

	<b>Planning and Zoning Commission STAFF REPORT</b>	<b>AGENDA</b>  # _____
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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** Keith Newman, City Planner  
**MEETING DATE:** November 7, 2013

**REQUEST**

**Request by Jackie Guthrie** for the following land use approval located at 1779 N. Thornton Rd., Casa Grande, AZ 85122, APN 503-34-019:

1. **DSA-13-00109: PAD Preliminary Development Plan** for a zone change from UR (Urban Ranch) to PAD RV (Planned Area Development Recreation Vehicle Park).
2. **DSA-13-00110: Major Site Plan/Final Development Plan** to construct an RV storage yard and various recreational amenities including four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court.

**APPLICANT/OWNER APPLICANT**

Jackie Guthrie  
2045 S. Vineyard Ave. Suite 101  
Mesa, AZ, 85210  
Phone: 520-560-4821  
Fax: 520-503-2258  
Email: jguthrie@epsgrgroup.inc

Sundance 1 LLC.  
George McGavin  
1779 N. Thornton Rd.  
Casa Grande, AZ 85122  
Phone: 602-980-9820  
Fax: N/A  
Email: N/A

**HISTORY**

**October 15, 2008-** *The Site was annexed by the City of Casa Grande as part of a larger annexation area (Ordinance No. 2535) and re-zoned by the City to UR (Urban Ranch).*

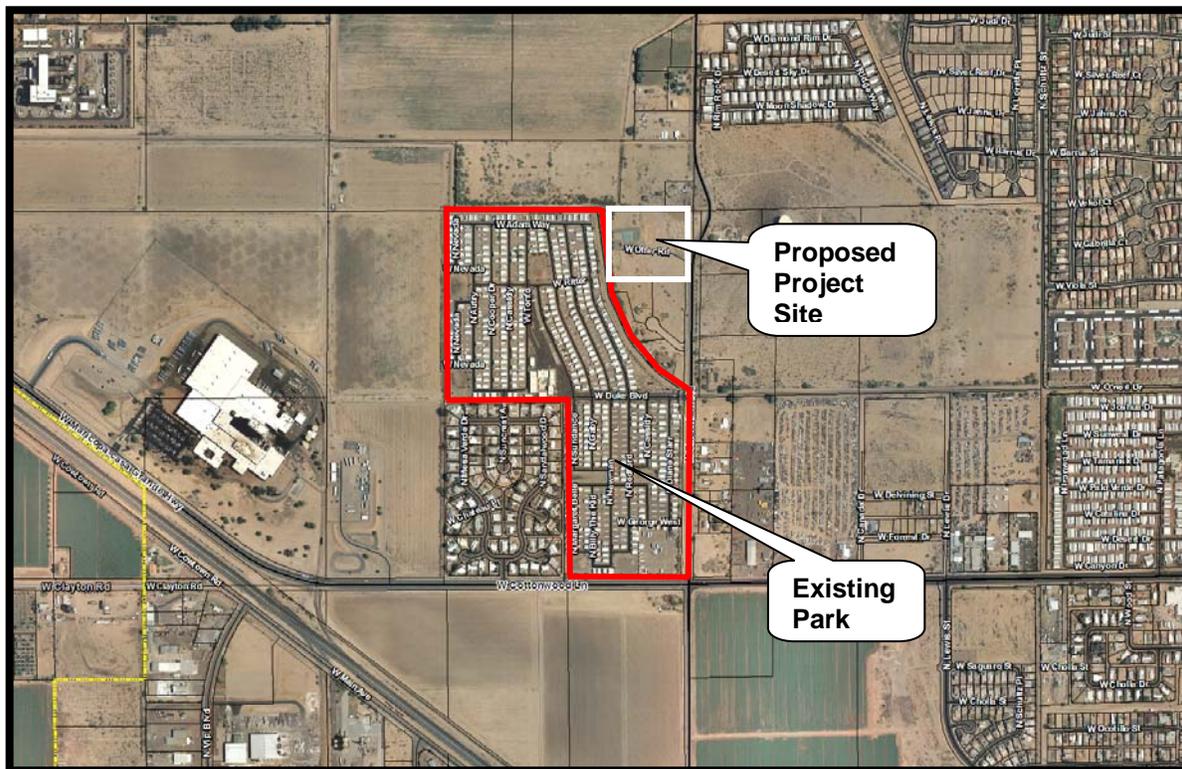
**PROJECT DESCRIPTION**

<b>Site Area</b> - - Proposed Expansion Area	7.51 ac.
<b>Existing Zoning</b> - - Proposed Expansion Area	UR (Urban Ranch)
<b>General Plan Designation</b>	Neighborhoods

## Surrounding Area Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	UR (Urban Ranch) & R-4 (Mobile Home Residential)	Existing & Undeveloped Residential Land
East	<i>Neighborhoods</i>	UR (Urban Ranch) & PAD (Planned Area Development)	Existing & Undeveloped Residential Land
South	<i>Neighborhoods</i>	UR (Urban Ranch)	Existing & Undeveloped Residential Land
West	<i>Neighborhoods</i>	PAD-RV (Planned Area Development Recreational Vehicle Park)	Existing RV Park

## Site Context/Aerial



## OVERVIEW:

The applicant is requesting the approval of a Preliminary and Final Development Plan on a 7.51 acre parcel located adjacent to the northwest corner of the existing Sundance RV Park which is located at the northwest corner of Thornton Rd. and Cottonwood Lane.

The proposed Preliminary Development Plan (PDP) is being requested to re-zone the proposed site which is partially developed as a recreation area for the Sundance RV Park from UR (Urban Ranch) to PAD-RV (Planned Area Development Recreational Vehicle Park). The recreation area is being expanded by adding an RV storage yard and new recreational amenities (*four (4) Pickle Ball courts, three (3) Bocce Ball courts, and one (1) Volleyball court*). The site which is currently legal non-conforming was originally developed and approved for recreational uses by Pinal County, but cannot be expanded beyond its current state due to the fact that all proposed and existing uses are not permitted in the Urban Ranch Zoning District. In order to allow the expansion of recreational uses and the proposed RV storage yard staff has determined that the site needs to be rezoned to match the PAD-RV zoning of the adjacent Sundance RV Park which does allow all uses.

The Final Development Plan (FDP) is being requested to approve the specific design of the proposed RV storage yard and new recreational amenities. Also included is the addition of perimeter boundary screen walls and landscaping within all onsite areas and within the Thornton Rd. right-of-way (ROW) which consists of a 260 ft. strip along the eastern boundary of the property.

<b>CONFORMANCE WITH PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA</b>
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In considering applications for Preliminary Development Plan approval, the Commission shall consider the following:

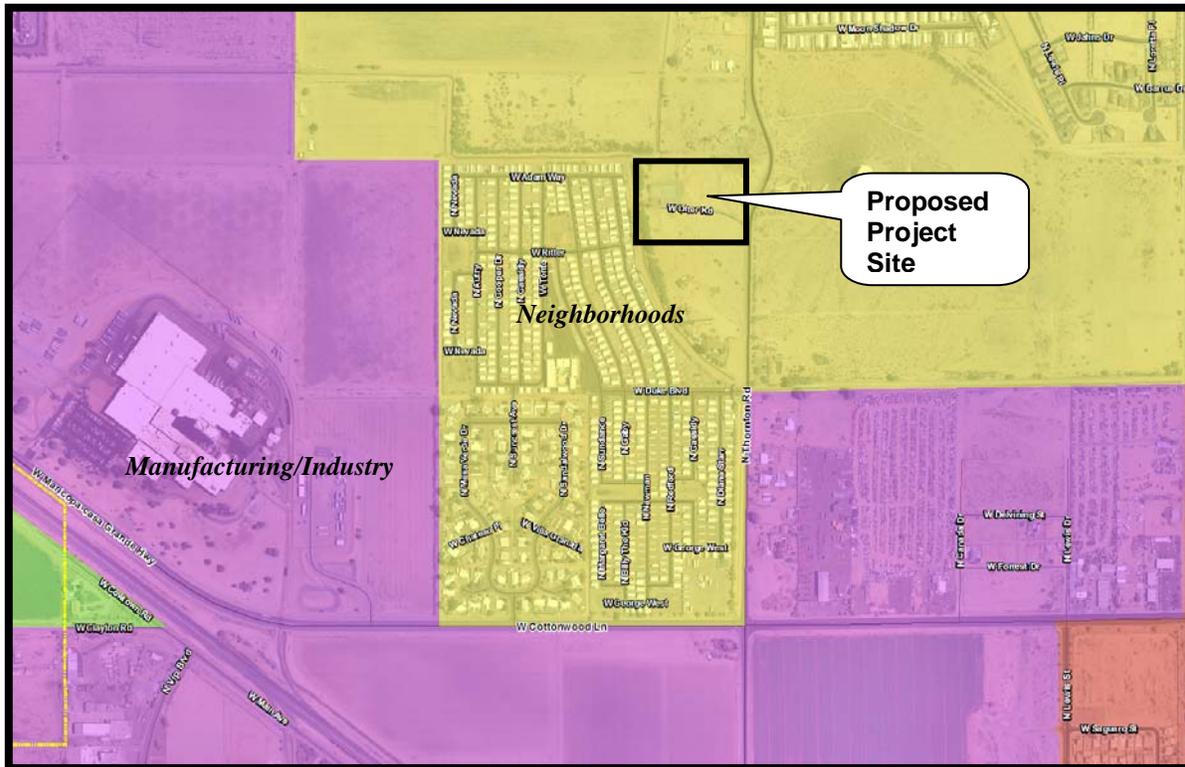
**Interrelationship with the plan elements to conditions both on and off the property:**

All site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The proposed site is will have adequate access via the existing entrance drive onto Thornton Rd. which will be improved with asphalt and public sidewalks per the specifications of the City Engineering Dept.

**Conformance to the General Plan guide:**

The site has been designated in the General Plan 2020 as *neighborhoods* and is surrounded by an existing RV Park to the west, and single family land uses to the north, west and south. The recreational use of the site is considered as an accessory use to the Sundance RV Park which is an appropriate land use in this category.

## General Plan 2020 Exhibit



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

All RV's and resident vehicle traffic will access the recreation area from one 26 ft. wide common entrance along Thornton Rd. which is located along the eastern boundary of the site. Said entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All RV's upon entering the recreation area will park in a gravel surfaced area at the southern half of the property. Twenty four parking stalls are provided in the middle of the site immediately adjacent to the recreation area for residents of the Sundance RV Park who drive to the recreational area.

A Traffic Impact Analysis (TIA) for the site was waived by the City Traffic Engineer due to the relatively low volume of additional daily traffic that will enter the site. It is anticipated that the site will generate less than 100 vehicle trips per day.

### **The adequacy of the plan with respect to land use;**

The proposed RV Park is in compliance with the following *Neighborhoods* Land Use standards as set forth in the General Plan 2020:

#### Infrastructure and Mobility

- The use is adjacent to Thornton Rd. which is paved arterial street connected to the City wide grid.

- All proposed landscaping along the street frontage will enhance the appearance of the adjacent City Street.

#### Spatial Form and Design

- The proposed use will provide direct vehicular access to arterial streets.
- Appropriate screening is provided around the perimeter of the site that will further buffer the proposed use from all adjacent uses.

#### **Pedestrian and vehicular ingress and egress, including handicapped accessibility;**

Pedestrian ingress/egress will be provided upon the development of the RV storage yard by a sidewalk along Thornton Rd. and by an informal pedestrian connection between the subject site and Sundance RV Park at the north west corner of the site.

Vehicular access to the site will be via one existing two way entrance off of Thornton Rd. The entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls have been designed to handle all vehicular traffic.

A Public Improvement Permit will have to be submitted and approved and all Thornton Rd. and sidewalk improvements installed prior to operation of the RV Storage Lot.

#### **Architectural design;**

N/A

#### **Landscaping;**

Landscaping will be planted along Thornton Rd. and within the interior open spaces of the site near the recreational amenities which will further enhance the site's overall appearance.

#### **Provisions for utilities;**

The existing bathroom facilities are served by a septic system and water service by Arizona Water Company. No additional water or wastewater service will be required as a result of this request.

#### **Site drainage;**

It is proposed that all site drainage be retained within a large on-site retention basin along the western boundary of the site. All site drainage and retention has been reviewed and approved as part of the Final Development Plan review process.

#### **Open space and/or public land dedications;**

All additional ROW to be dedicated along Thornton Rd. will reviewed and approved by the City Engineering staff and City Council prior to the development of the RV Storage area.

**Grading:**

All site grading has been reviewed and preliminarily approved as part of the Final Development Plan review process for the site. A Site Development (Grading) Permit will be required to be submitted and approved prior to construction of the RV storage lot.

**CONFORMANCE WITH FINAL DEVELOPMENT PLAN REVIEW CRITERIA**

*In considering applications for the approval of a Final Development Plan, the Planning and Zoning Commission shall consider the following:*

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

All site plan elements have been planned to properly relate to all existing on-site and off-site conditions. The proposed site is will have adequate access via the existing entrance drive to the recreation which will be improved with asphalt and public sidewalks per the specifications of the City Engineering Dept.

**Conformance to the City's General Plan:**

The site has been designated in the General Plan 2020 as *neighborhoods* and is surrounded by an existing RV Park to the west, and single family land uses to the north, west and south. The recreational use of the site is considered as an accessory use to the Sundance RV Park which is an appropriate land use in this category.

**Conformance to the City's Zoning Ordinance:**

The Final Development Plan has been reviewed by City Staff and has been found to be in compliance with Chapter 17.48 (Planned Area Development Recreational Vehicle Park Zoning District) except for the following development standards, which the applicant is proposing to vary as follows:

**Variation #1:**

**Allow decomposed granite (DG) surfacing to be installed for the RV storage yard, where asphalt or concrete paving is typically required.**

*City Staff supports this request due to the proposed infrequent use/nature of RV storage yards. In addition, the proposed DG surfacing complies with City Code Section 17.56.130, which allows storage lots for vehicles that are used on an infrequent basis to be surfaced with material which limits the emissions of dust. Lastly, the proposed DG RV storage yard will allow for greater storm water infiltration requiring less storm water retention.*

**Variation #2:**

**Section 17.48.060.D.2. requires that two (2) trees and five (5) shrubs be planted for each twenty feet of street frontage area. The street frontage area includes any unused right-of-way, plus the twenty feet screening wall setback area. The Landscape Plan illustrates the following landscape proposal:**

**Allow landscaping within the required 260 ft. street frontage area to be planted at a ratio of one (1) tree and three (3) shrubs per each 30 ft. of street frontage.**

*City Staff feels that the required trees and shrubs within the street frontage of Thornton Rd. would result in all plant materials being too close together to survive. The typical requirement as listed in City Code section 17.52.510 (one (1) tree and three (3) shrubs for each 30 feet of street frontage) is a reasonable amount of plant material that would still provide adequate screening along the ROW without over planting. PAD RV landscaping requirements within the ROW are more than double the typical standard requirement.*

Required and Proposed Plant Material within Thornton Rd. ROW:

<b>Required PAD RV ROW Landscaping:</b> - 2 trees & 5 shrubs per 20 ft.	<b>Required Conventional ROW Landscaping:</b> - 1 tree & 3 shrubs per 30 ft.	<b>Proposed ROW Landscaping</b>
26 Trees 65 Shrubs	8 Trees 24 Shrubs	8 Trees 39 Shrubs

**Variation #3:**

**Section 17.48.060.D.4 requires in addition to individual lot landscaping, all areas not used for parking, drive, lot or building are to be landscaped, with a plant ratio of one tree and three shrubs for each 250 square feet of area. This shall also apply to any interior retention or open space areas. The Landscape Plan illustrates the following proposal:**

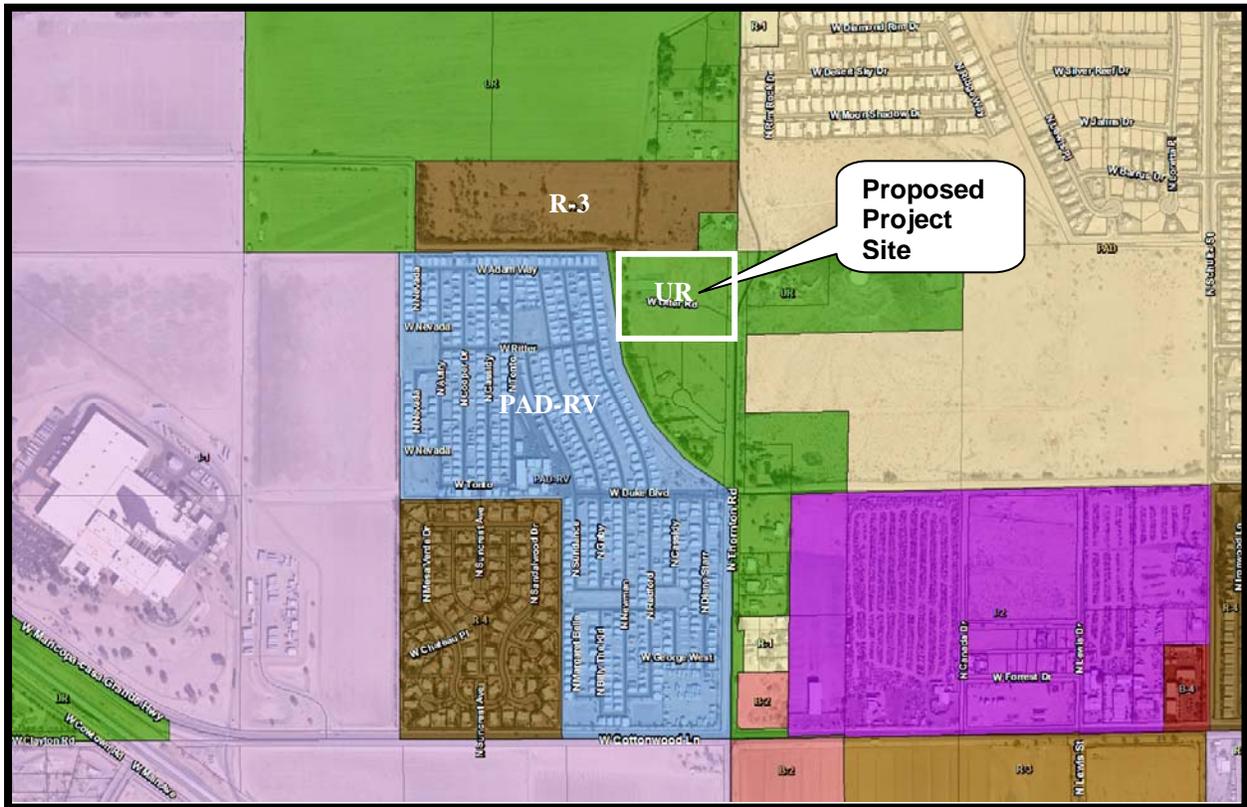
**Allow landscaping within the on-site area to be planted at a ratio of two (2) trees & five (5) shrubs for every five (5) parking spaces.**

*City Staff feels that the amount of required trees and shrubs within the onsite area would result in all plant materials being planted too close together for survival given that a relatively small area of 1.82 acres of land remains where the materials could be planted. A majority of the required on-site landscaping will be provided along the eastern property boundary just north of the 260 ft. Thornton Rd ROW, with some being proposed within the recreational amenities area. All open space areas which include the recreation amenities and required on-site landscaping area make up approx. 5 acres which is 38% open space, which exceeds the 10% open space requirement by City Code.*

Required and Proposed Plant Material within On-site Area:

<b>Required PAD RV On-site Landscaping:</b> - 1 tree & 3 shrubs per 250 sq ft	<b>Required Conventional On-site Landscaping:</b> - 2 trees & 5 shrubs for every 5 parking spaces	<b>Proposed On-site Landscaping</b>
317 Trees 951 Shrubs	8 Trees 20 Shrubs	21 Trees 37 Shrubs

## ZONING EXHIBIT



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

All RV's and resident vehicle traffic will access the recreation area from one 26 ft. wide common entrance along Thornton Rd. which is located along the eastern boundary of the site. Said entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All RV's upon entering the recreation area will park in a gravel surfaced area at the southern half of the property. Twenty four resident parking stalls are provided in the middle of the site immediately adjacent to the recreation area.

A Traffic Impact Analysis (TIA) for the site was waived by the City Traffic Engineer due to the relatively low volume of additional daily traffic that will enter the site. It is anticipated that the site will generate less than 100 vehicle trips per day.

### **The adequacy of the plan with respect to land use;**

The proposed RV Park is in compliance with the following *Neighborhoods* Land Use standards as set forth in the General Plan 2020:

#### Infrastructure and Mobility

- The use is adjacent to Thornton Rd. which is paved arterial street connected to the City wide grid.

- All proposed landscaping along the street frontage will enhance the appearance of the adjacent City Street.

#### Spatial Form and Design

- The proposed use will provide direct vehicular access to arterial streets.
- Appropriate screening is provided around the perimeter of the site that will further buffer the proposed use from all adjacent uses.

#### **Pedestrian and vehicular ingress and egress:**

Pedestrian ingress/egress will be provided upon the development of the RV storage yard by a sidewalk along Thornton Rd.

Vehicular access to the site will be via one existing two way entrance off of Thornton Rd. The entrance is sufficient in width and will adequately handle the ingress and egress of all on-site/off-site traffic. All on-site drive aisles and parking stalls have been designed to handle all vehicular traffic.

#### **Building location and height:**

Two (2) 144 sq. ft. ramadas at approx. 8 ft. tall will be constructed within the recreation amenity area.

#### **Landscaping:**

Landscaping will be planted along Thornton Rd. and within the interior open spaces of the site near the recreational amenities which will further enhance the site's overall appearance.

All proposed landscaping will be drought tolerant and be compatible to the existing RV Park plant palette.

As earlier noted, the applicant has requested a variance to provide less than the standard landscaping required of PAD RV Park developments. Staff recommends approval of the requested landscape variance.

#### **Lighting:**

N/A

#### **Provisions for utilities:**

N/A

#### **Site drainage:**

It is proposed that all site drainage be retained within a large on-site retention basin along the western boundary of the site. All site drainage and retention has been preliminarily reviewed and approved by City Engineering Staff. A Site Development Permit will have to be submitted and approved prior to construction of the site drainage and retention facilities. Said permitting and construction will be required prior to construction of the RV storage lot.

**Open space;**

The site will have 38% open space.

**Loading and unloading areas;**

N/A

**Grading;**

Site grading as shown on the Grading & Drainage plan has been reviewed and preliminarily approved by the City Engineering Department. A Site Development Permit will have to be submitted and approved prior to grading the site.

**Signage;**

N/A

**Screening;**

New six (6) ft tall CMU walls will be provided on or adjacent to the perimeter boundary of the recreation area. The screen wall along the entire eastern boundary will be setback 20 ft to accommodate landscaping along the ROW which will further screen the site from public view. The screening wall will be required to be constructed prior to construction of the RV Storage Lot.

**Setbacks;**

All site elements will comply with the required PAD-RV setbacks.

<b>PUBLIC NOTIFICATION/COMMENTS</b>
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**Notification**

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

- A notice was published in the Casa Grande Dispatch on October 22, 2013 for the November 7th Planning & Zoning Commission public hearing.
- Notice was mailed by the City on October 23, 2013 at least 15 days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.
- A sign was posted by the applicant on October 23, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

**Inquiries/Comments**

N/A

<b>RECOMMENDED MOTION</b>
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Staff recommends the Commission forward a favorable recommendation to the City Council for DSA-13-00109, Preliminary Development Plan for the Sundance RV Park Recreation Area.

Staff Recommends the Commission approve DSA-13-00110, Final Development Plan for the Sundance RV Park Recreation Area, subject to the following conditions:

1. All site and Thornton Rd. improvements must be completed prior to the construction and use of the RV storage lot.

**Attachments:**

- Exhibit A- Project Narrative
- Exhibit B- Preliminary/Final Development Plan Package
- Exhibit C- TIA Waiver Letter
- Exhibit D- Landscaping Variance Request Letter

Exhibit A- Project Narrative

# **Sundance RV Park, Recreation/RV Storage PAD Amendment Preliminary/Final Development Plan**

## **NARRATIVE**

### **Introduction:**

This request is for rezoning from UR Urban Ranch to PAD Recreational Vehicle Park Overlay Zoning District on 7.51 acres located at 1779 N. Thornton Road. The parcel is owned by Sundance I LLC, the owners of the adjacent Sundance RV Resort. See Vicinity Map attached.

The property is legally described as:

A parcel of land situated in the Northeast quarter of the Southeast quarter of Section 13, Township 6 South, Range 5 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, and more particularly described as follows:

BEGINNING at the East quarter corner of Section 13, Township 6 South, Range 5 East, Gila and Salt River Base and Meridian, Pinal County, Arizona; Thence South 0 degrees 54 minutes West along the East Boundary of Section 13, 489.57 feet; Thence North 89 degrees 06 minutes West 628.17 feet to the centerline of a ditch; Thence North 8 degrees 12 minutes 49 seconds West along the centerline of the ditch, 484.72 feet; Thence South 89 degrees 58 minutes East along the East West quarter Section line 705.13 feet to the POINT OF BEGINNING.

Parcel # 503-34-019

### **Background:**

The property was annexed into the City of Casa Grande on September 15, 2008, Ordinance No.2535, as part of a larger annexation. With the same Ordinance the property was zoned from county zoning GR General Rural to city zoning UR Urban Ranch. Uses existing on the property, at the time of annexation, were developed in accordance to Pinal County regulations. Existing uses include a restroom facility, served by a septic system, shuffleboard courts, bocce ball, horseshoe pits and a remote control race car track.

In February 2012 the adjacent Sundance RV Resort (west of the canal) was rezoned to PAD Recreational Vehicle Park Overlay Zone. The subject parcel was not included in the rezone and remains as a non-conforming use in the UR Zone. The owners desire to rezone the parcel to be consistent with the Sundance RV Resort zoning. In addition, the owners propose to add additional recreational facilities and RV Storage to serve the residents of the Sundance RV Resort.

The General Plan 2020 Land Use Category is Neighborhoods.

Adjacent Surrounding properties include:

North: Residential, R-4 and UR Zoning  
West: Sundance RV Resort, PAD RV Zoning  
South: Residential, UR Zoning  
East: Residential, vacant, UR and PAD Zoning

Major access is provided by Thornton Road currently a two lane paved principal arterial.

**Development:**

The development of the site will include the addition of pickle ball courts, volley ball courts, and bocce ball. The southern area of the site has been planned for RV storage. The northeast area of the site is reserved for future recreational facilities and/or additional RV storage. See Preliminary/Final Development Plan.

In addition to the new recreational facilities, a wall will be constructed along the east property line with a 25 foot strip of landscape in accordance to City of Casa Grande code requirements. Trees, ramadas and benches are proposed in the recreation area .

An exception to paving is requested for on-site parking spaces and the RV storage area. In accordance to Ordinance # 1397.17.40, “parking areas and access drives that are used on an infrequent basis may be surfaced with material which limits the emissions of dust”. The driveway will be surfaced with asphalt; the remainder of the site will be covered with a dust free aggregate.

**Conclusion:**

The recreational facilities will provide active amenities for the winter visitors and full time residents of the Sundance RV Park. The perimeter wall and landscape along Thornton Road will be an attractive improvement to the streetscape.

We respectfully request approval of the Sundance RV Park PAD- RV Park Overlay Zoning Amendment and Development Plan to include the 7.51 acre site to allow the development of recreational facilities and RV storage area.

Exhibit B- Preliminary/Final Development Plan Package

# SUNDANCE RV PARK

A PORTION OF THE SOUTHEAST QUARTER, SECTION 13, T.6S., R.5 E., GILMA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**OWNER:** SUNNANCE LLC  
**DESIGNER:** BR GROUP INC  
**CONSULTANT:** BR GROUP INC  
**REGISTERED PROFESSIONAL ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT:** BR GROUP INC  
**REGISTERED PROFESSIONAL ARCHITECT:** BR GROUP INC  
**REGISTERED PROFESSIONAL CIVIL ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL ELECTRICAL ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL MECHANICAL ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL PLUMBING ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL SURVEYOR:** BR GROUP INC  
**REGISTERED PROFESSIONAL TREE CARE SPECIALIST:** BR GROUP INC  
**REGISTERED PROFESSIONAL WATER RESOURCES ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL WIND ENGINEER:** BR GROUP INC  
**REGISTERED PROFESSIONAL WOOD PRESERVATION SPECIALIST:** BR GROUP INC  
**REGISTERED PROFESSIONAL YARD DESIGNER:** BR GROUP INC

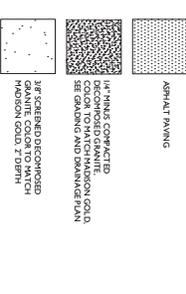
### PROJECT DATA

**DATE:** 03/14/10  
**PROJECT:** URBAN RANCH  
**PHASE:** PRELIMINARY DEVELOPMENT PLAN  
**AREA:** 4.21 ACRES  
**NET AREA:** 4.21 ACRES  
**OPEN SPACE:** 4.21 ACRES (100%)

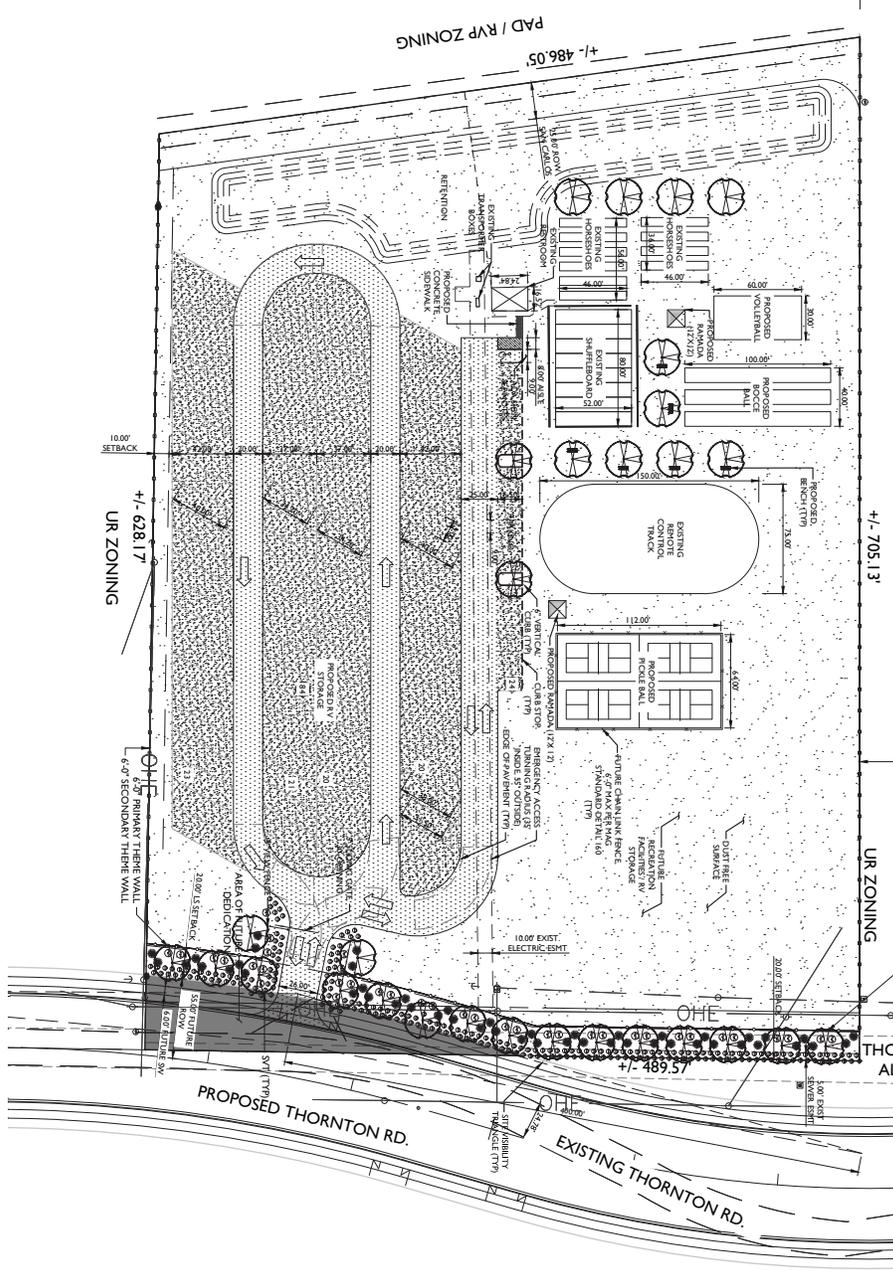
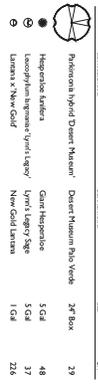
### NOTES

1. FUTURE RV PARKING WILL BE DIRT PARKING. NO SEWER SERVICE.
2. FENCE ON NORTH AND SOUTH PROPERTY LINE TO BE REPLACED WITH 6' TALL WOOD POST AND RAIL FENCE ON PARKING SHIPMENTS.
3. ALLOWANCE FOR REMAINING BY OWNER.
4. WATER SERVICE SHALL BE PROVIDED BY OWNER.
5. CONC. TO MATCH EXISTING WITH EXIST. CONC. SIZE: 12" THICK, C15P-27 FINISH.
6. 27" MINIMUM MANHOLE DEPTH SHALL BE 12" X 12" WITH THE TOP OF THE HOLE 27" ABOVE FINISHED GRADE BOTTOM OF THE PAVE ABOUT FINISHED GRADE. THE HOLES SHALL BE CENTERED ON THE 6" FROM THE FRONT OF THE MANHOLE SPACE.

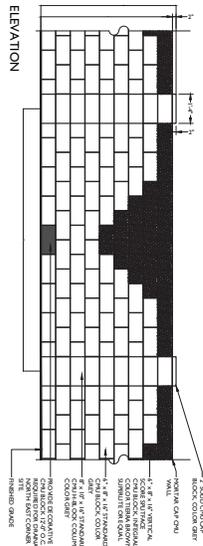
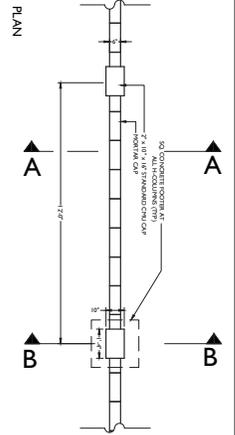
### MATERIALS LEGEND



### PLANT LEGEND

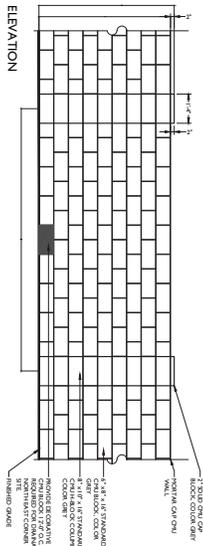


	FEBRUARY 2013 - PRE-APP SUBMITTAL JULY 2013 - 1ST CITY SUBMITTAL OCTOBER 4, 2013 - 2ND CITY SUBMITTAL OCTOBER 22, 2013 - 3RD CITY SUBMITTAL OCTOBER 29, 2013 - REVISED PER 3RD CITY SUBMITTAL	PROJECT: <b>SUNDANCE RV PARK RECREATION AREA</b> PRELIMINARY/FINAL DEVELOPMENT PLAN Casa Grande, AZ	2045 S. Vineyard Ave, Suite 101 Mesa, AZ 85210 T: 480.503.2250   F: 480.503.2258 www.epsgroupinc.com
	SHEET NO: <b>13-052</b> SHEET TITLE: <b>SP01</b> SCALE: 1" = 40'-0"	CONTRACT NO: <b>13-052</b> SHEET NO: <b>SP01</b> DATE: 10/29/13	



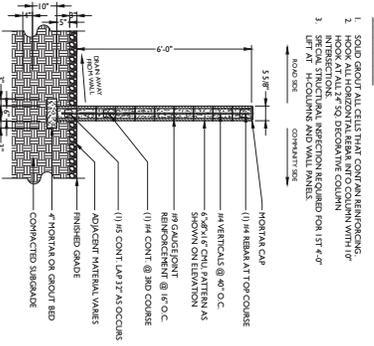
**1** PRIMARY WALL ELEVATION  
Scale: 1" = 1/2"

NOTE: ALL STRUCTURAL CALCULATIONS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.

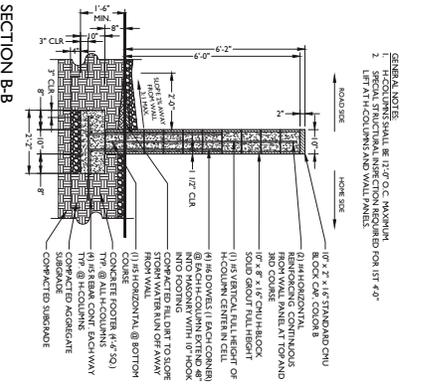


**2** SECONDARY WALL ELEVATION  
Scale: 1" = 1/2"

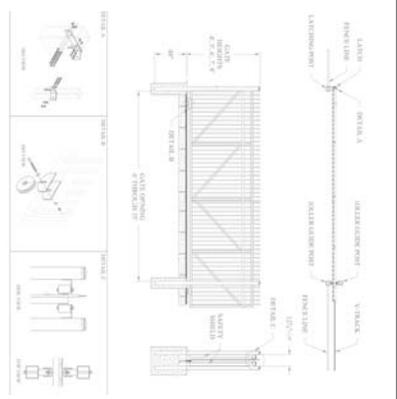
NOTE: ALL STRUCTURAL CALCULATIONS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.



**3** WALL SECTIONS  
Scale: 1" = 1/2"

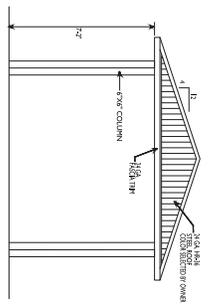


NOTE: ALL STRUCTURAL CALCULATIONS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.



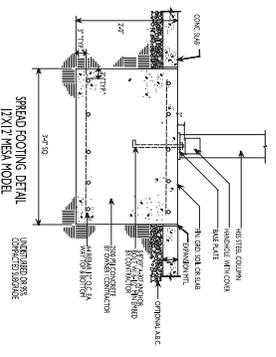
**4** ORNAMENTAL ROLL GATE BY AMERISTAR  
NTS

NOTE: ALL MANUFACTURER'S & STRUCTURAL ENGINEER'S RECOMMENDATIONS SHOWN. MODEL TO BE SELECTED BY OWNER.

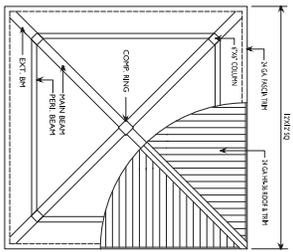


**ELEVATION**  
12X12 MESA MODEL

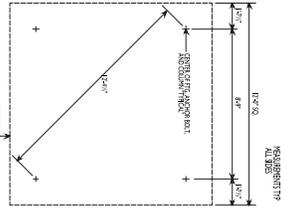
NOTE: ALL MANUFACTURER'S & STRUCTURAL ENGINEER'S RECOMMENDATIONS SHOWN.



**SPREAD FOOTING DETAIL**  
12X12 MESA MODEL



**PLAN VIEW**  
12X12 MESA MODEL



**FOOTING & COLUMN LAYOUT**  
12X12 MESA MODEL

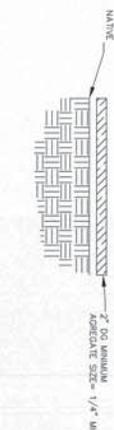
NOTE: ALL STRUCTURAL CALCULATIONS TO BE CONFIRMED BY A STRUCTURAL ENGINEER.

**5** RAMADA DETAILS - BY CLASSIC RECREATION SYSTEMS  
SCALE AS NOTED

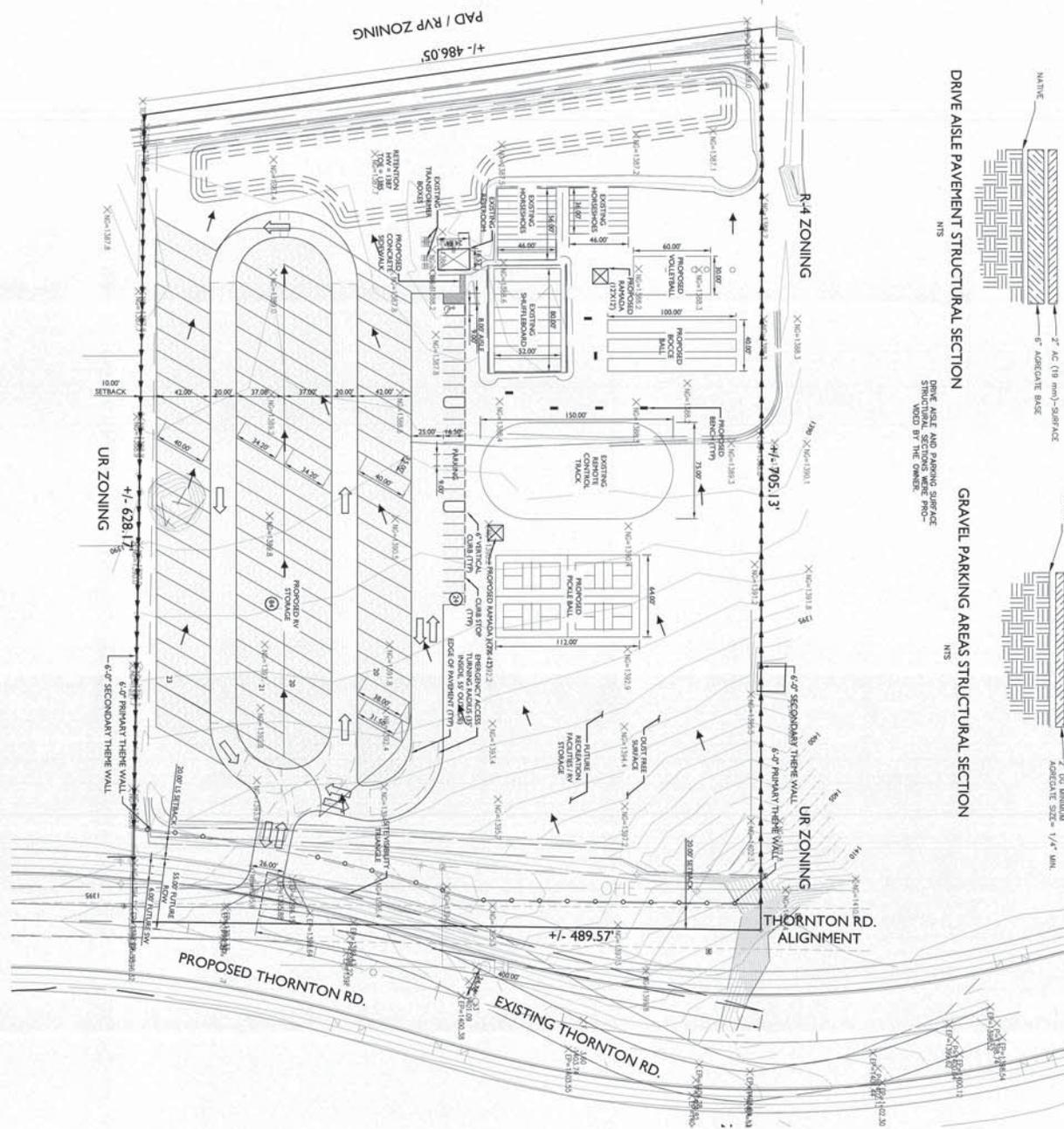
NOTE: ALL STRUCTURAL CALCULATIONS TO BE CONFIRMED BY A STRUCTURAL ENGINEER'S RECOMMENDATIONS SHOWN.



DRIVE AISLE PAVEMENT STRUCTURAL SECTION  
N/S



GRAVEL PARKING AREAS STRUCTURAL SECTION  
N/S



# SUNDANCE RV PARK

A PORTION OF THE SOUTHEAST QUARTER, SECTION 13, T.6 S., R.5 E., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

## VICINITY MAP



## STORM WATER RETENTION CALCULATIONS

**WEIGHTED RUNOFF COEFFICIENTS**  
Subsidence BY PAV

Category	Area (sq ft)	Coefficient	Weighted Coefficient
Asphalt	100,000	0.85	85,000
Concrete	50,000	0.80	40,000
Grass	200,000	0.10	20,000
<b>TOTAL</b>	<b>350,000</b>	<b>0.55</b>	<b>145,000</b>

**RETENTION REQUIRED**  
Based on retention calculations based on 100-year 2-hour return period.

Retention	Area (sq ft)	Depth (ft)	Volume (cu ft)
Retention 1	100,000	2.0	2,000,000
Retention 2	50,000	2.0	1,000,000
<b>TOTAL</b>	<b>150,000</b>	<b>2.0</b>	<b>3,000,000</b>

**RETENTION PROVIDED**

Basin #	Retention Area (sq ft)	Depth (ft)	Volume (cu ft)
Basin 1	100,000	2.0	2,000,000
Basin 2	50,000	2.0	1,000,000
<b>TOTAL</b>	<b>150,000</b>	<b>2.0</b>	<b>3,000,000</b>

**RETENTION SUMMARY**

Retention Provided	Retention Required	Excess Volume
3,000,000	3,000,000	0



**BENCHMARK**  
USDA BENCH MARK, 5000 100' X 100' CONCRETE, 1.42' ELEVATION, 11/18/2013, 4' MARKER 3134

Exhibit C- TIA Waiver Letter



**paul hansen**  
Civil Engineering PLLC

115 S. Main Street  
Coolidge, AZ 85128  
(520) 723-3561  
(520) 723-3739 fax

June 12, 2013

Keith Newman  
Planning & Development Department  
City of Casa Grande  
510 East Florence Blvd  
Casa Grande, AZ 85122

RE: Sundance RV Resort – New Recreation Building  
Traffic Impact

Dear Mr. Newman,

I spoke with Duane Eitel in the City's Traffic Engineering office and was informed that if a proposed facility generates less than 100 trips per day then a traffic impact study is not required but the owner must provide a letter sealed by an engineer explaining situation.

The proposed 4,000 square foot building will be for recreation. No additional lots will accompany this project and since the resort is a gated community the users will be almost exclusively existing resort residents. The trips generated will be less than 100 trips per day.

I can be reached at 520-705-0299 or [larrybhansen@yahoo.com](mailto:larrybhansen@yahoo.com) if you have questions.

Sincerely,

Larry B. Hansen, P.E.

cc: Linda Pearce, Project Manager



Exhibit D- Landscaping Variance Request Letter



October 4, 2013

Keith Newman  
Planner  
City of Casa Grande  
Development Center  
510 E Florence Boulevard  
Casa Grande, AZ 85122

**RE:** Sundance RV Park Recreational Facility  
DSA-13-00109 & DSA-13-00110  
Second submittal

Mr. Newman:

In response to the Casa Grande Project (DSA) Review dated September 4, 2013 we are submitting a revised Site Plan for your review.

The Public Works Department provided us with a conceptual layout for the future Thornton Road alignment. We over-laid this alignment on the ALTA survey and incorporated it into the plan. The site visibility triangle has been shown on the plan and a site distance to the north both vertically and horizontally has been verified as requested. The entrance has been realigned to meet Thornton Road at a 90 degree angle.

Percolation tests have been ordered and results will be provided to Cesar Adamos by October 9<sup>th</sup>.

Parking spaces and drives will be finished with asphalt. RV Parking areas will be finished with decomposed granite as will future development areas.

A sidewalk will be installed providing a connection between the ADA parking stall and the restrooms.

In regards to the landscape requirements for RV PAD's we request a variance as allowed in Section 17.52.320 of the Zoning Code. The number of trees and shrubs required by the RV-PAD along Thornton Road seems excessive. The number of trees required within the 20' setback in front of the wall along Thornton Road would possibly result in the trees being too close together to survive. We are requesting that the typical city standard be utilized in determining the tree and shrub count. The typical standard is one tree and three shrubs for



each thirty feet of street frontage, 17.52.510. The RV Park-PAD Overlay requirement is two trees and five shrubs for every twenty five feet of street frontage, 17.48.060 D.1. This is more than double the standard requirement. The trees provided will have a 25' canopy, will be 30' on center and will adequately screen the recreational area.

Approximately 4 acres of the site will remain as open space or future development area. In accordance to the Zoning Code 17.48.060 D.4., a plant ratio of one tree and three shrubs per 250 square feet of area is required. On four acres this results in over 700 trees and 2100 shrubs.

The proposed use of the site, for recreational facilities and temporary storage, is an ancillary use to an existing RV Park and not an RV Park in itself. We respectfully request a variance to the plant count along Thornton Road frontage and within the site.

Please contact me if you have any questions or require additional information. My e-mail address is: [jackie.guthrie@epsgroupinc.com](mailto:jackie.guthrie@epsgroupinc.com)

Sincerely,

  
Jackie L. Guthrie, AICP

