

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

FROM: James Gagliardi, AICP, Planner

MEETING DATE: November 6, 2014

REQUEST

Request by Alan Beaudoin-LVA Urban Design Studio, on behalf of Marathon Farming Investments, for the following land use approval on approximately 445 acres of land (APN # 401-10-001F, 401-10-003C, 401-10-003E, 401-09-007A, 401-09-007B):

- 1. DSA-14-00083: Major amendment to the Overfield Farms Planned Area Development (PAD) (Exhibit A). Said amendment includes the following changes:**
 1. Refining 445 acres of the 3,714-acre Overfield Farms PAD as Alcea at Overfield Farms specifying development standards for this area.
 2. Inclusion of development master plans including land use; landscape and open space; streets; pedestrian, bicycle and trails; drainage; water; wastewater; and phasing.
 3. Re-arranging locations of previously-approved land uses.

APPLICANT/OWNER

Alan Beaudoin—LVA Design Studio, LLC	Marathon Farming Investments
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Tempe, AZ 85281	Casa Grande, AZ 85122
602-490-0535	520-424-3593
abeaudoin@lvadesign.com	

HISTORY

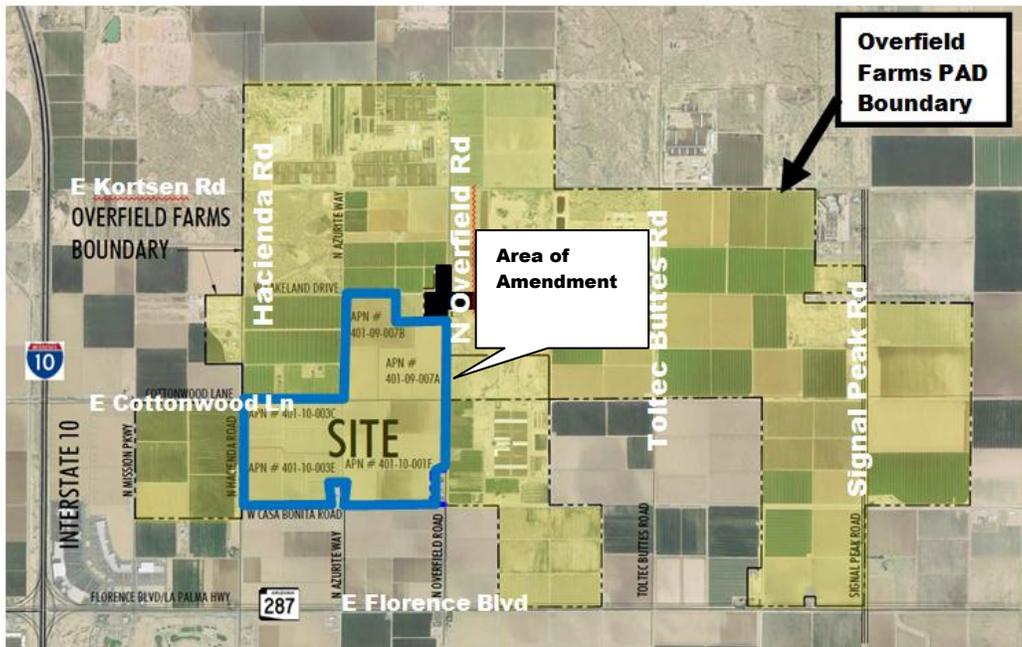
December 17, 2007: The City Council adopted Ordinance No. 2488 annexing 4,890 acres property into the City of Casa

Grande. At the same hearing, 3,714 acres of this land was zoned as Overfield Farms PAD via Ordinance No. 1178.313.

PROJECT DESCRIPTION	
Site Area	445 acres
Zoning	Planned Area Development (PAD) Overfield Farms
General Plan Designation	<i>Neighborhoods</i>

SURROUNDING LAND USE AND ZONING			
Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	Overfield Farms PAD / UR	Undeveloped / Single-family residence
South	<i>Neighborhoods</i>	UR	Single family residences / Agriculture
East	<i>Neighborhoods</i>	Overfield Farms PAD/UR	Undeveloped
West	<i>Neighborhoods</i>	Overfield Farms PAD	Undeveloped

SITE AERIAL



An amendment is necessary because the applicant proposes to rearrange the land uses as shown for their ownership area of the PAD. The amount of commercial land use is being reduced from 56 acres to 26 acres.

Overall, there is also a decrease in the proposed number of dwelling units within the Alcea portion of Overfield Farms:

Dwelling Unit Comparison

Density Type	Amendment Area as Existing	Amendment Area as Proposed	Unit increase/decrease
Low Density Residential	1228 units	1352 units	+124 units
Medium Density Residential	480 units	137 units	- 343 units
High Density Residential	416 units	397 units	-19 units
Total	2124 units	1,886 units	238 unit decrease

Though there is an increase in the number of single-family dwelling units proposed, there is a reduction in both the medium and high density residential categories. The amendment entails creating three categories of low-density residential land use, each prescribing minimum lot areas and minimum lot widths specific to each category. These categories are identified as areas LDR-6, LDR-7, and LDR-8 on the proposed land use master plan (Exhibit C) and will provide residential diversity within the community, including a variety of lot sizes within each phase of development. The three proposed low density residential designations serving the 1352 proposed single-family units are noted as follows:

- LDR-6: Minimum lot size of 6,000 sq. ft., minimum lot width of 55 ft.
- LDR-7: Minimum lot size of 7,000 sq. ft., minimum lot width of 60 ft.
- LDR-8: Minimum lot size of 8,500 sq. ft., minimum lot width of 70 ft.

Though there are a variety of single-family lot sizes within the existing Overfield Farms PAD, the majority of the lots are 6,000 sq. ft., with a small percentage being estate lots over 21,000 sq. ft. in size. Within Alcea, the 26-acre commercial area proposes a list of permitted uses similar to those commercial uses allowed within the other commercial areas of Overfield Farms. It recognizes the existence of the present agricultural uses, and identifies that this use will be phased out as Alcea develops. The list of conditionally-permitted uses is more specified than the existing PAD. Alcea lists the conditional uses, whereas the currently approved PAD simply references conditionally-permitted uses within the City Code (Pg. 37-39. Exhibit A).

To ensure well-coordinated development to the benefit of the developer and the City, the PAD amendment introduces a consortium of master development plans to ensure cohesive fulfillment of the PAD over three phases and multiple years of implementation. These include:

- Land use master plan (Figure 4, Exhibit A)
- Landscape and open space master plan (Figure 5, Exhibit A)
- Streets master plan (Figure 8, Exhibit A)
- Pedestrian, Bicycle and Trails Master Plan (Figure 9, Exhibit A)
- Drainage Master Plan (Figure 11, Exhibit A)
- Water Master Plan (Figure 12, Exhibit A)
- Wastewater Master Plan (Figure 13, Exhibit A)
- Phasing Master Plan (Figure 14, Exhibit A)

Code Criteria

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;

Overfield Farms, and particularly Alcea at Overfield Farms, is flat agricultural land largely occupied by dairy farms, different by contrast to many areas on the west-side of Interstate 10, the more urbanized area of the City, which has more desert-type characteristics. With the absence of desert vegetation, Overfield Farms provides a “blank slate” to incorporate agrarian principles with extensive trail and park systems which is part of the Overfield Farms’ original scope.

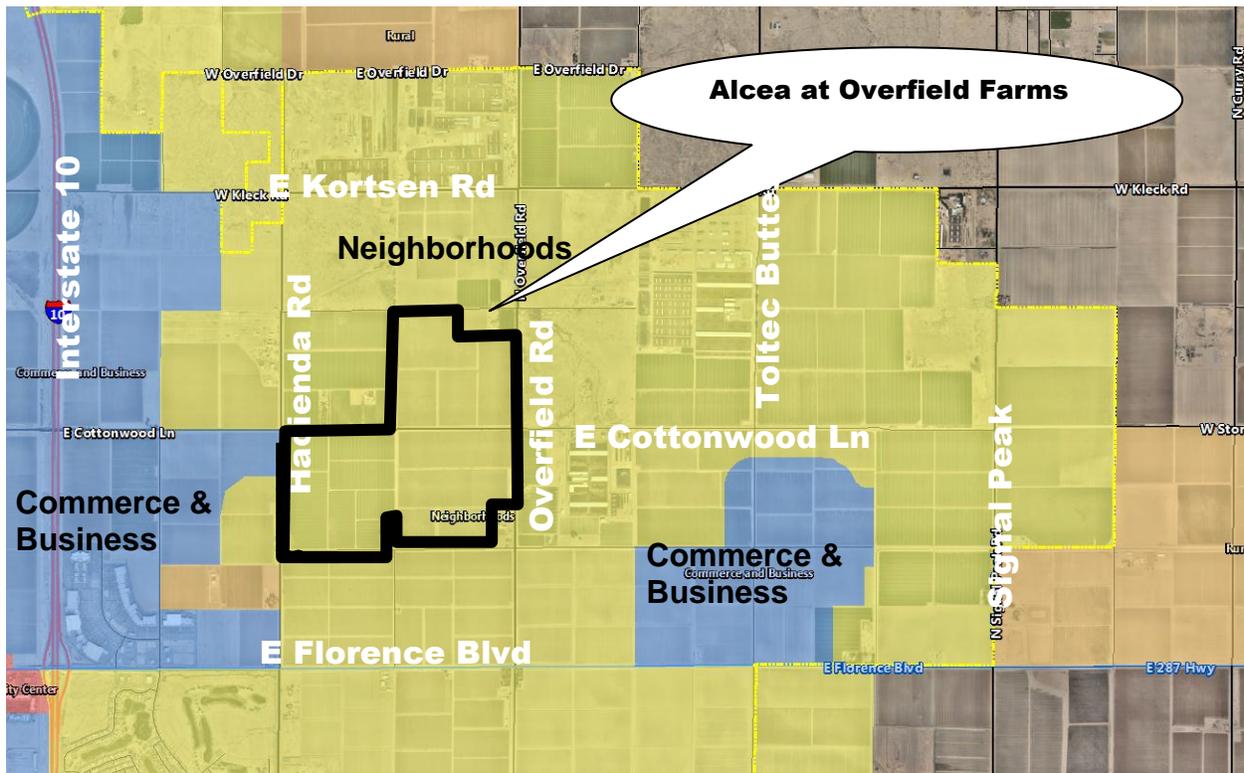
Since this amendment refines characteristics for only 445 acres of the 3,714-acre PAD, an examination was made to determine what affects the changes proposed within Alcea at Overfield Farms has on the overall PAD. Though new standards are proposed for Alcea including a specified but complementary theme, landscaping, open spaces, housing types, etc.; the sheer size of the PAD lends itself to varying styles to prevent sameness over such a large area. Regardless of these refinements, the relationship with the remainder of the PAD is maintained with regard to density as well as connectivity of streets, trails, utilities and drainage infrastructure.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for an assortment of residential neighborhoods with a range of densities. The primary objective is to have a mix of residential neighborhoods that are well designed places.

Overall density is proposed to decrease with the amendment. Currently there are a maximum of 2,124 planned dwelling units within the area of the Overfield Farms PAD that is to be amended as Alcea. Alcea at Overfield Farms is proposed to have a maximum of 1,886 dwelling units. The existing PAD was approved for 14,856 dwelling units with a requirement that the overall density shall not exceed 4 dwelling units per acre. The *Neighborhoods* land use category of the 2020 General Plan's also has an overall target density of 4 dwelling units per acre. By reducing the number of dwelling units within the amended portion of the PAD it ensures that this requirement is met.

For commercial development, the General Plan requires that the floor area ratio shall be no greater than .35 within the *Neighborhoods* land use designation. Alcea calls for a floor area ratio maximum of .30; therefore the amendment also meets the commercial target of the General Plan. A floor area ratio of .30 also maintains a less dense environment, which is ideal for developments at the edges of the City so there is a better transition from the rural landscape that borders the community



Conformance to the City's Zoning Ordinance: PAD Design Standards;

In addition to the zoning criteria for Planned Area Developments, a development agreement was executed at the time of annexation that restricts minimum single-family residential lot width to 55 ft. As a PAD, this property is subject to Section 17.40.015 of the City Code under Planned Area Developments. This section requires PAD's to comply with the 2003 edition of "Design Standards for Planned Area Developments",

adopted via Resolution No. 2694.2, and made part hereof in this ordinance. These standards cover various requirements such as open space allotment, front yard landscaping, housing product, and lot sizes and setbacks. Though Alcea generally complies with the requirements, the applicant is asking for deviation from the standards that pertain to the required balance of lot size mix, side yard setbacks, and multi-family building height.

Within the *Design Standards for Planned Area Developments*, it is stated that the Planning and Zoning Commission and Council may find that departure from some of these standards is warranted if it can be demonstrated that the development proposal is so unique to the City that strict conformance with all of the design standards would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD. Council may alternatively approve the use of unlisted requirements if the desired diversity objectives are achieved.

Below is the list of modifications to the *Design Standards for Planned Area Developments*, citing which particular section and standard that the applicant is requesting be modified, the proposed modification, and the applicant justification for the requested change. Following each is the staff response and recommendation:

Design Standards for Planned Area Developments

Section 2: Single-family lot sizes:

- ***For every single-family lot less than 7,000 sq. ft. in area, an equal number of lots that are at least 8,000 sq. ft. in area shall be provided.***

Proposed Modification: For every single-family lot less than 7,000 sq. ft. in area and equal number of lots greater than 7,000 sq. ft. shall be provided, including a minimum of 40% of the lots greater than 7,000 sq. ft. to be at least 8,500 sq. ft.

Applicant Justification: *The intent of the Alcea master plan is to provide a wide range of housing product types and price ranges to ensure a diverse community, with opportunities for various lifestyle choices, demographic and economic backgrounds. The residential standards require a minimum of three different lots sizes. This will ensure a diverse mix of product types and price ranges, creating a sustainable community that is attainable for a wide variety of potential buyers of various income levels.*

Staff Response and Recommendation: The intent of this PAD design standard is to ensure that the average lot size is at least 7,000 sq. ft. This is assumed because lots within a PAD per the Design Standards can be as small as 6,000 sq. ft. For every 6,000 sq. ft. lot, there would have to be an equal number of lots that are at least 8,000 sq. ft. Below is a table of the Low Density Residential categories proposed within Alcea with their respective lot sizes and density within each category:

Low Density Residential Categories	Minimum lot area in sq. ft.	No. of lots	No. of net acres	Dwelling units per net acre
LDR-6	6,000	639	160	3.99
LDR-7	7,000	408	107	3.81
LDR-8	8,500	304	94	3.23
Average:	7,064			3.74

Whereas there are 639 lots within the LDR-6 category, with a minimum lot area of 6,000 sq. ft.; there are 712 lots that are at least 7,000 sq. ft. and an overall average lot size of 7,064 sq. ft. within Alcea. The intent of this standard is met; therefore, staff recommends approval of this modification

Section 3: Setbacks:

- ***A minimum 10 foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard***

Proposed Modification: A minimum of a 5 foot side yard setback shall be provided on one side for every lot within the single-family residential categories with a total side setback for both side yards to be 15 ft.

Applicant Justification: *A five foot side setback on one side with a ten foot side setback on the other are the minimum setbacks allowed within the approved Overfield Farms PAD.*

Staff Response and Recommendation: Setbacks proposed for Alcea are provided on Page 40 within Exhibit A. As the applicant carries forward the existing Overfield Farms allowance for side yard setbacks of 5 ft. on one side and 10 ft. on the other within the Low Density Residential areas, staff also agrees that 5 ft. and 10 ft. side yard setbacks allow adequate access to the back yard; which is the intent of that particular standard. Staff recommends support for this exception. Many PADs have been allowed these reduced setbacks, but staff would not support this if other PAD design standards were being deviated such the requirement to vary front setbacks every three homes, or a house product submittal that offered less than 5 different floor plans as is required. There will be enough variety among the other standards that the single-family neighborhoods will be of high quality design and appearance. Additionally, the allowance for 5 ft. on one side allows for more flexible housing choices for the various types of home buyers that Alcea is intended to attract.

Section 4: Multi-family & single-family attached development

- ***Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.***

Proposed Modification: Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories *unless a minimum 75 foot setback is provided* between the single-family residential property line and any building exceeding two-stories.

Applicant Justification: *The adjacency of a multi-family building to a single-family residential parcel is irrelevant when a setback of 75 ft. is provided. If this setback is not provided; then the adjacent multi-family building will comply with the design standard requirement as-is.*

Staff Response and Recommendation: Staff agrees with the applicant. Spacing of 75 ft. provides a sufficient buffer and diminishes any negative impact of this relationship and alleviates the relative adjacency between the two uses.

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

Parking requirements within the PAD are per Section 17.53 of the City Code.

A Traffic Impact Analysis (TIA) has been prepared by CivTech and reviewed by the City Traffic Engineer. The TIA evaluates proposed on-site and off-site roadways, including trip generation rates, level of service, number of lanes, and future traffic signals to serve the area. The street network serving Alcea and the local streets proposed therein comply with the Small Area Transportation Study (SATS), except as specifically modified within the PAD and the associated Traffic Impact Analysis. Modifications to the SATS are allowed if they are determined acceptable by the City Traffic Engineer.

The TIA and PAD classifies Cottonwood Ln as a minor arterial (110 ft. wide) (Exhibit D). The designation of Cottonwood Ln in the SATS manual, however, identifies it as a principal arterial of 140 ft. wide (Exhibit E). The TIA for Alcea indicates that at full build-out of the project and all surrounding developments (including PhoenixMart), the total volume on Cottonwood Lane is approximately 32,000 vehicles per day, within the performance threshold of a 4-lane minor arterial road. Additionally, the traffic report prepared for the PhoenixMart project indicates that at full build-out, the total traffic along Cottonwood Lane would be 29,781 vehicles (Exhibit F). Both traffic reports confirm that Cottonwood Lane is well within the performance threshold for a 4-lane minor arterial roadway. The SATS manual depicts Cottonwood to be a principal arterial in part because it does not account for an interchange at Kortsen Rd and Interstate 10. To comply with the intent of the SATS manual, staff supports a cross-section for Cottonwood that provides for four lanes of traffic and 110 ft. of right of way that a minor arterial typically would have; however, the sidewalks on both sides of the street that would typically be within the right of way are to go into tracts adjacent to both sides of the right of way. Moving the public sidewalk into tracts allow for 18 feet of unused right of way to remain between the roadway curb and the outside edge of the right of way. This 18 foot area can be used to accommodate an additional travel lane, allowing

Cottonwood Lane to be increased from 4 to 6 lanes in the future if that becomes necessary. Thus the cross-section proposed by the applicant has the ability to function as a principal arterial, meeting the intent of the SATS guide.

The adequacy of the plan with respect to land use;

The proposed land use map (Exhibit C) proposes an arrangement of uses that places the most intense uses such as commercial and high-density residential adjacent to major roads, while single-family residential is placed internally within Alcea. This allows for an organized transition of uses from most intense next to roadways to least intense internal to the development. It is also compatible with the land uses upon the adjacent areas of the PAD.

Pedestrian and vehicular ingress and egress;

The PAD proposes an internal street network found acceptable by staff. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system that will connect the existing trail system within the Overfield Farms PAD.

Building location, height & Building Elevations;

All low-density residential areas within Alcea are proposed to be a maximum height of 30 ft. medium and high density residential areas as well as the commercial area is proposed to have a maximum height of 35 ft. The particular locations of buildings are detailed within the proposed development standards (Exhibit G). Elevations will be provided within housing product submittals for the single family residential areas to be considered by Planning Commission. The PAD guide suggests a traditional farmhouse style theme. For multi-family and commercial development, elevations will be submitted as part of the Final Development Plan review, also to be considered by Planning Commission.

Landscaping;

A landscaping master plan, plant pallet, and landscape cross section has been proposed for the PAD (Exhibit H). As each parcel develops, specific landscape plans will be provided and reviewed for adherence to the PAD and City Code in conjunction with the Preliminary Plat review for single-family areas and along with the Final Development Plan review for multi-family and commercial developments. Per the *Design Standards for Planned Area Developments*, a landscape package will be provided at the time of housing product review for individual front yard landscaping.

Lighting;

Parking lot and building lighting standards will be evaluated in conjunction with future Final Development Plan submittals. Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

Provisions for utilities;

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water - Arizona Water Company
- Electricity - ED2 District
- Gas - Southwest Gas
- Communications - Cox Cable
- Qwest Communications

Site drainage;

The preliminary drainage report has been accepted by the City Drainage Engineer. Within the PAD amendment, a Preliminary Drainage Plan (See Exhibit I) has been provided identifying flow directions and conceptual basin locations. None of the area is within a floodplain or floodway.

Open space;

The PAD proposes open space through the provision of four neighborhood parks, a series of mini parks, with perimeter landscaping, buffer areas, entry monuments and trails. It is also adjacent to a planned Community Park with the Overfield Farms PAD. Within the single-family residential districts, a minimum of 15% of the net parcel area will be designated as open space, which meets the minimum amount required for PADs. Along Cottonwood lies a T-4 Community Trail recognized within the City of Casa Grande Trails Plan to be placed within a 30-foot wide corridor. This will double as the 10 ft. sidewalk being provided within the tract adjacent to the right of way (Exhibit H).

Loading and unloading areas;

This will be reviewed during individual site development.

Grading;

See *site drainage*, above.

Signage, Walls;

Monument and entry signage is proposed with this PAD with the intent to use block wall

of earth-tone colors (Exhibit J), as well as split rail fencing. Sign permits will be required at time of individual site development. A Comprehensive Sign Plan is required to be considered by the Planning Commission as an amendment to Alcea at Overfield Farms for all or a portion of the property which will determine the number, size and design of entryway signs as well as for signage within commercial areas.

Screening:

Screening will be reviewed during individual site development.

Setbacks

Setbacks as proposed (See Exhibit G) are adequate to provide sufficient space between structures.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification included:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on October 21, 2014 (originally sent on August 19, 2014, prior to the applicant requesting item be postponed for further refinement).
- A notice was mailed on October 22, 2014 to the property owners within 300 ft. of the PAD. An affidavit confirming this mailing is within the project file. (A notice was originally mailed August 20, 2014; however the applicant requested the item be postponed for further refinement.)
- A notice was posted by the applicant in three locations around the subject site since August 13, 2014, and updated by October 22, 2014. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

To date no comments or inquires have been made except the enclosed letters of support from some of the property owners within the Overfield Farms PAD (Exhibit K).

STAFF RECOMMENDATION

Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00083) for Alcea at Overfield Farms PAD to City Council

Exhibits

- A – PAD Guide
- B – Project Narrative
- C – Land Use Plan
- D – Street Cross Sections
- E – SATS
- F – CivTech Engineering Memo regarding TIA
- G – Development Standards
- H – Landscaping
- I – Drainage
- J – Monument signage, fences, walls
- K – Letters of support

Exhibit A – PAD Guide

Provided as a separate document

Exhibit B – Project Narrative

1.0 Introduction and Overview

1.1 Amendment Property Description and Location

Alcea at Overfield Farms is a 445-acre property that represents approximately 12% of the overall 3,714-acre Overfield Farms Planned Area Development (PAD). The Alcea property is generally defined as including portions of the southeast quarter of Section 18 and the north half of Section 19, Township 6 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, and located to the northeast, southeast, and southwest corners of Cottonwood Lane and the N. Azurite Way alignment in Casa Grande, Arizona. A more precise legal description of the property is provided in **Appendix E, Alcea Amendment Area Legal Description. Figure 1, Alcea Property and Overfield Farms PAD Boundary**, also shows the precise location of the property in relation to the Overfield Farms PAD and surrounding area.

1.2 Purpose and Intent of Amendment

The Overfield Farms PAD is a 3,714-acre collection of properties located east of Interstate-10 and generally between Overfield Drive on the north and Florence Boulevard on the south. The collection of properties spans approximately four miles from west to east and represents a collection of twelve property ownership entities. The planning process for Overfield Farms occurred in 2007 and involved land use planning, annexation, and the adoption of some basic development standards.

One of the participating families, the Scott family, would like to take the next step in the planning, entitlement and development process through a refinement of the Overfield Farms PAD with the specific intent of promoting a series of master plans that will position the property for development. This process will include an Amendment to the Overfield Farms PAD to introduce Alcea at Overfield Farms, and will include a refined development plan and associated master plans designed for the commencement and phasing of development over the next several years.

The proposed Amendment to the Overfield Farms PAD will include a series of Development Master Plans (DMP's) for the Alcea property, and refined regulatory development standards that will guide the development of the property on a phased basis. The actual housing product submittal will be presented to the Planning Commission at a later time when individual parcels develop. The DMP's proposed for this amendment are defined below:

- **Land Use Master Plan:** The intent of the Land Use Master Plan is to refine the property development parcels and land use designations, clearly define a balance of uses, define the land use densities and intensities for each development parcel, including the definition of minimum lot sizes associated with the single-family residential development parcels, and establish the planned limits on residential unit count and density for the property. The Land Use Master Plan will be utilized for the programming of infrastructure to be constructed in support of the community.
- **Landscape and Open Space Master Plan:** The intent of this DMP is to define the overall open space and recreation plan, the community theme and landscape plan for the development. This will include the location and designation of parks, trail connections, entry monuments, amenity areas, theme walls and landscape material palette for the Alcea community. The DMP will demonstrate how low water use

plant materials will be utilized, the relationship between retention areas, drainage facilities, recreation areas, neighborhoods, trails and non-residential areas and how the landscape architecture design concepts strengthen these relationships.

- Streets Master Plan: The intent of this DMP is to identify the proposed location, alignment, classification and treatment of future roadways. The master plan will include all primary roadway cross sections, including number of traffic lanes and widths, center turn lanes/medians, bicycle lanes, landscaping, roadway right-of-way and public utility easements.
- Pedestrian, Bicycle and Trails Master Plan: The intent of this DMP is to illustrate adequacy of safe, convenient and accessible non-vehicular connections between neighborhoods, parks, commercial services and public places. The Plan will demonstrate connectivity to planned trails and recreational facilities located within and adjacent to the boundaries of the project, and will provide details such as the location of pedestrian sidewalks and trails, bicycle lanes, landscape treatment, and other multi-modal circulation elements.
- Drainage Master Plan: The intent of the Drainage Master Plan is to define off-site flows, promote a plan to manage storm water flows onto and through the property, and address on-site stormwater retention for the project.
- Water Master Plan: The intent of the Water Master Plan is to define the regional water main distribution lines and service facilities necessary to support the domestic water needs of the property in the context of the overall Overfield Farms PAD.
- Wastewater Master Plan: The intent of the Wastewater Master Plan is to define the regional sewer service routes and identify the necessary extension of sewer services to the development.
- Phasing Master Plan: The intent of the Phasing Master Plan is to clearly identify the development phasing strategy for the overall development of the Alcea property, including the phasing of all necessary infrastructure and utilities to serve the property, as well as ensure a balanced mix of uses to maximize market absorption within each phase of development.

Exhibit C – Land Use Plan

ALCEA

FIGURE 4
Land Use Master Plan

LEGEND

- SITE BOUNDARY
- LDR-6 PAD (6,000 S.F. LOT)
- LDR-7 PAD (7,000 S.F. LOT)
- LDR-8 PAD (6,000 S.F. LOT)
- MDR PAD (4'-0" SIDE DRIVE)
- LDR-6 PAD (6,000 S.F. LOT)
- LDR-7 PAD (7,000 S.F. LOT)
- COMM. PAD

PROJECT TEAM

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Engineer: LVA Urban Design Studio, LLC
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 Phone: (904) 994-0994
 Fax: (904) 994-7332

City of Gainesville Representative: [Blank]

City of Tallahassee Representative: [Blank]

Project No. 10016/14

Date: 10/16/14

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LVA urban design studio
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PURPOSE AND INTENT

The Development Master Plan for Alcea is intended to promote the future land use intensity and density programmed for the subject property. The Land Use Program provided in association with the Land Use Plan provides the projected number of future residential units and commercial uses. The Land Use Program is intended to be used in support of the planned community. This information then directly relates to the water demand, wastewater discharge, traffic volumes, electrical demand and the demand for other future public facilities associated with a high quality of life.

PLAN CONCEPT

The Alcea Development Master Plan establishes the land use relationships between the multiple development parcels while defining the circulation and open space concepts. The plan is organized by three development phases and three single family residential lot sizes / product types. The plan anticipates the creation of community entry monuments to enhance the daily arrival experience for the future residents. In support of the single family residential land use, the Land Use Plan offers a multifamily residential use to promote diversity of residential housing and a proportionally sized commercial center intended to provide neighborhood services to the surrounding community. The plan is intended to be used in support of the Development Master Plan for the subject property. The plan is intended to be used in support of the Development Master Plan for the subject property. The plan is intended to be used in support of the Development Master Plan for the subject property.

LAND USE PROGRAM

Parcel #	Zoning		Minimum		Maximum	
	Units	Estimate	Units	Estimate	Units	Estimate
1	1	1	1	1	1	1
2	1	1	1	1	1	1
3	1	1	1	1	1	1
4	1	1	1	1	1	1
5	1	1	1	1	1	1
6	1	1	1	1	1	1
7	1	1	1	1	1	1
8	1	1	1	1	1	1
9	1	1	1	1	1	1
10	1	1	1	1	1	1
11	1	1	1	1	1	1
12	1	1	1	1	1	1
13	1	1	1	1	1	1
14	1	1	1	1	1	1
TOTAL	14	14	14	14	14	14

PROJECT SUMMARY

Site Area	445.0
Projected Population (2.8 pop/1)	4,927
Projected Residential Units	1,886
Projected Single Family Homes	1,400
Projected Multi-Family Homes	397
Projected Commercial Sq.Ft.	359,207
Projected Office Sq.Ft.	1,000
Projected School Age Students	1,000
Projected 16-18 Age Students	377
General Plans Units Range	859 - 2,124

VICINITY MAP

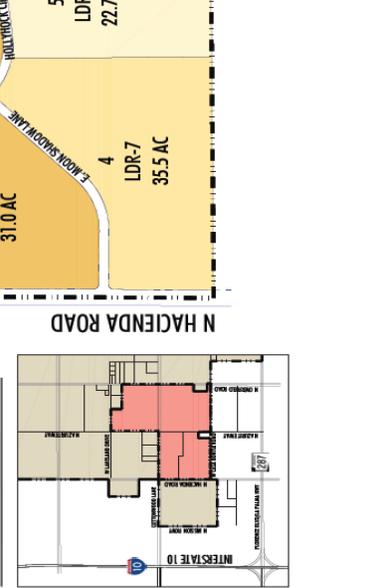
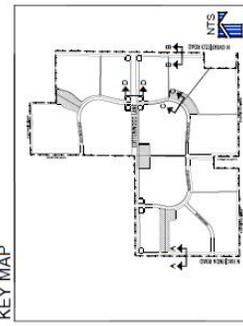


Exhibit D- Street Cross Sections

ALCEA



FIGURE 10
Street and Trail Cross Sections



KEY MAP

PROJECT TEAM

Owner: City of Tempe / Mr. Dean Location: Planning Instruments 800 BIRD STREET TEMPE, ARIZONA, AZ 85282 Phone: (602) 424-3533	Lead Designer: COO: Alan Robinson LVA Urban Design Studio, LLC 1205 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 984-0984 Fax: (480) 984-7332	Engineer: LVA Urban Design Studio, LLC 1911 E. Camelback Rd. Phoenix, AZ 85016 Phone: (602) 424-0535 Fax: (602) 424-0535
Landscape Architect: COO: Laura Thomas LVA Urban Design Studio, LLC 1205 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 984-0984 Fax: (480) 984-7332	APPROVALS CITY OF GAINESVILLE REPRESENTATIVE: _____ Date: _____ CITY OF GAINESVILLE REPRESENTATIVE: _____ Date: _____	

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
 Date: 10/15/14 Project No. 1335.1

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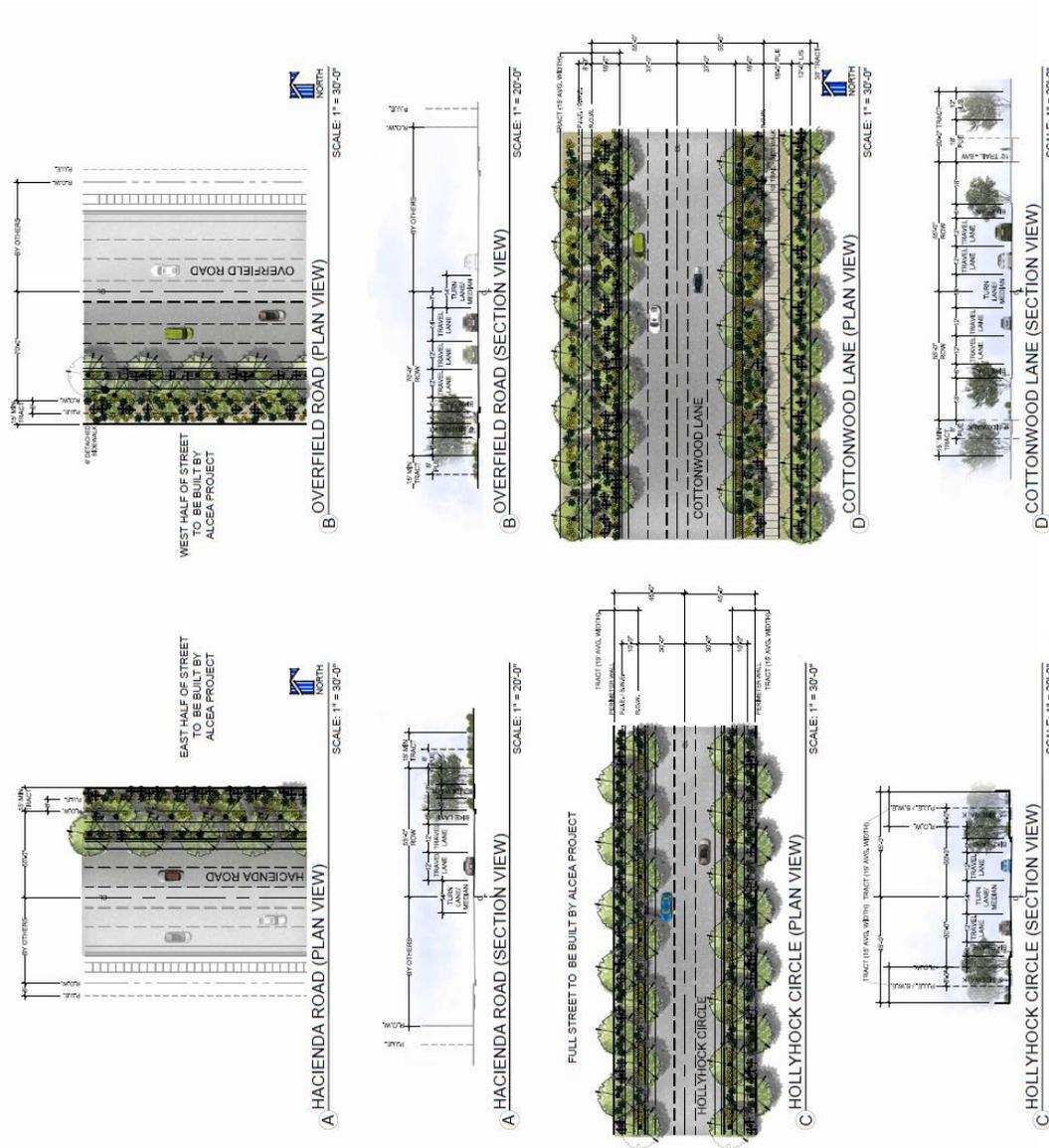


Exhibit E – SATS

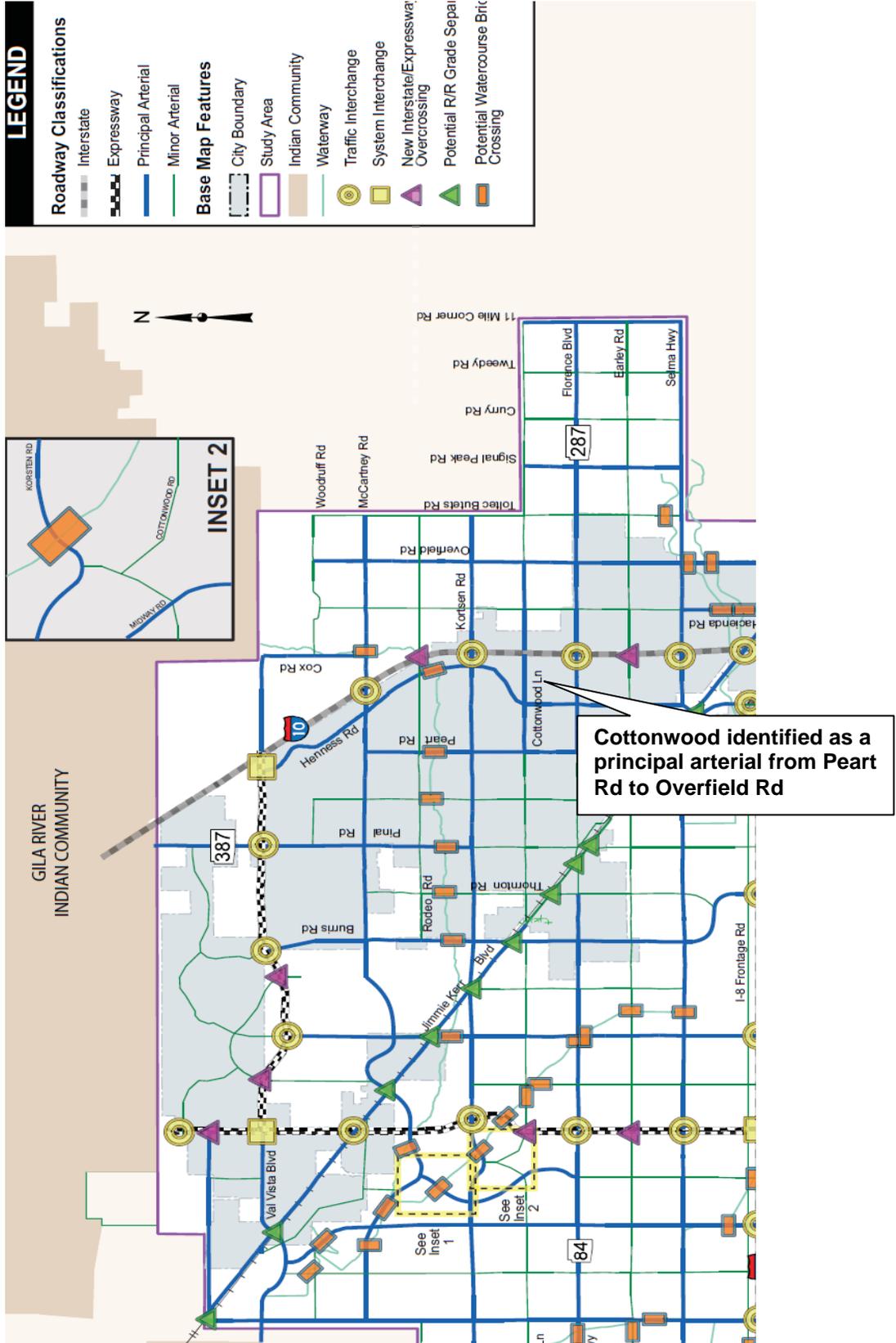


Exhibit F – CivTech Engineering Memo regarding TIA



October 1, 2014

Mr. Darrell Wilson
HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016

RE: Cottonwood Road Future Traffic Volumes and Proposed Roadway Classification

Mr. Wilson,

CivTech has reviewed the traffic volumes proposed within Alcea development traffic impact analysis (TIA) and compared the findings with the future traffic volumes presented within the Phoenix Mart TIA and the future traffic volumes presented in the Kortsen Road traffic interchange (TI) design concept report (DCR).

According to the Phoenix Mart TIA, prepared by Kimley-Horn and Associates, Phoenix Mart will add 7,110 cars to Cottonwood Road at buildout. The Phoenix Mart TIA does not provide information for the total anticipated traffic along Cottonwood Road in the future but it does provide the traffic that can be attributed to the development of the site.

Traffic modeling was completed by Jacobs Engineering for the Kortsen Road TI DCR using a future horizon year of 2040. The DCR projects a total volume of 22,671 daily vehicles in 2040. This total may or may not include the traffic from Phoenix Mart. More information would be required from the study's author to determine the inclusion of the Phoenix Mart development. In the most conservative view, assuming the DCR traffic projections do not contain any traffic from Phoenix Mart, the total projected traffic along Cottonwood Road would be 29,781 vehicles. This includes the 22,671 vehicles projected by the Kortsen Road TI DCR as well as the 7,110 vehicles projected from Phoenix Mart. This traffic volume is within the performance threshold of a 4-lane minor arterial roadway. Phoenix Mart has proposed to construct the half street improvements along Cottonwood which indicate that at its ultimate condition, Cottonwood will only provide 4-lanes.

The Alcea TIA conservatively estimates a total future traffic volume of approximately 32,000 vehicles per day at build out. This volume is also within the performance threshold of a 4-lane minor arterial roadway.

The three studies utilized for this comparison were prepared by three different consulting engineering companies, each representing a different Client. Since the results of these studies have consistent findings for future traffic volumes along Cottonwood Road, it is recommended that Cottonwood Road be designed as a 4-lane minor arterial roadway within the vicinity of the Alcea site.

Respectfully,

A handwritten signature in black ink, appearing to read "Dawn D. Cartier", written over a horizontal line.

Dawn D. Cartier
President

CivTech Inc. • 10605 North Hayden Road • Suite 140 • Scottsdale, Arizona 85260
Office 480.659.4250 • Fax 480.659.0566

Exhibit G –Development Standards

Residential:

<i>Table 6: Single-Family Residential (LDR PAD) Development Standards</i>			
Standard	LDR-8 PAD	LDR-7 PAD	LDR-6 PAD
Minimum Lot Area (sq. ft.)	8,500	7,000	6,000
Minimum Lot Width (feet)	70	60	55
Perimeter Building Setbacks (feet) (perimeter of district only)			
Street (front, rear, or side)	15	15	15
Rear Property Line (1-Story/2-Story)	15/20	15/20	15/20
Side Property Line (1-Story/2-Story)	10/15	10/15	10/15
Interior Building Setbacks (feet)			
Front Yard (1) (2)	15	15	10
Front-Loaded Garage (from back of sidewalk)	20	20	20
Minimum Side	5	5	5
Total Both Sides (3)	15	15	15
Side Adjacent to a Public Street (4)	10	10	10
Rear (5)	20	15	15
Maximum Building Height (feet)	30	30	30
Maximum Lot Coverage (6)	45%	50%	55%
Landscape Setback Backing or Siding Public Street (feet)	8	8	8
Minimum Open Space (7)	15%	15%	15%

Footnotes:

(1) Front porches and side entry garages can encroach into the front setback by up to five (5) feet, so long as a minimum of ten (10) feet is provided.

(2) Front yard setbacks are to be staggered by at least three (3) feet for every third or fourth home per Casa Grande's Residential Design Standards for Planned Area Developments.

(3) A maximum three (3) foot encroachment within a side yard of eight (8) feet or greater is permitted for bay windows, entertainment niches, chimneys, or other architectural elements.

(4) A minimum five (5) foot setback is permitted if a minimum eight (8) foot landscaped tract is provided between a corner lot and the adjacent public right-of-way.

(5) Rear covered patios can encroach up to ten (10) feet of the rear property line.

(6) Lot coverage means the percentage of the lot occupied by a principal building and any accessory buildings (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

(7) Minimum open space is based on net parcel area for each applicable LDR designation. Open space can be cumulative for multiple parcels within each phase so long as the overall requirements are met collectively within each phase of development.

Table 7: Medium Density Residential (MDR PAD) Development Standards		
Standard per Use Type	Residential Attached	Residential Detached / Cluster
Average Lot Area (sq. ft.) (1)	3,500	3,500
Minimum Lot Width (feet)	30	35
Perimeter Building Setbacks (feet) (perimeter of district only)		
Street (front, rear, or side)	20	20
Rear Property Line (1-Story/2-Story+)	15/20	15/20
Side Property Line (1-Story/2-Story+)	10/15	10/15
Interior Building Setbacks (feet)		
Front Yard	10	10
Front-Loaded Garage w/parking in driveway	20	20
Side (for attached sides, no setback required)	5	5
Street Side (2)	10	10
Rear	10	10
Maximum Building Height (feet)	35	35
Maximum Lot Coverage (3)	65%	65%
Maximum Gross Density (du/ac)	8.0	8.0
Landscape Setback Abutting a Perimeter Public Street (feet)	8	8
Common Open Space (net parcel area)	5%	5%

Footnotes:

(1) Average lot area is defined by dividing the gross parcel area, minus perimeter right-of-way, by the total number of residential units.

(2) A minimum five (5) foot setback is permitted if a minimum eight (8) foot landscaped tract is provided between a corner lot and the adjacent public right-of-way.

(3) Lot coverage means the percentage of the lot occupied by a principal building and any accessory building (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

Standard per Use Type	Multi-Family Residential (single lot)	Residential Attached	Residential Detached / Cluster
Average Lot Area (sq. ft.) (1)	N/A	3,500	3,500
Minimum Lot Width (feet)	None	30	35
Perimeter Building Setbacks (feet)			
Street (front, rear, or side)	20	20	20
Rear Property Line (1-Story/2-Story+)	20/20	15/20	15/20
Side Property Line (1-Story/2-Story+)	20/20	10/15	10/15
Interior Building Setbacks (feet)			
Front Yard	N/A	10	10
Front-Loaded Garage w/parking in driveway	20	20	20
Side (for attached sides, no setback required)	N/A	5	5
Street Side	N/A	10	10
Rear	N/A	10	10
Maximum Building Height (feet)	35	35	35
Maximum Lot Coverage (2)	65%	65%	65%
Maximum Gross Density (du/ac)	16	12	10
Landscape Setback Abutting a Perimeter Public Street (feet)	15	8	8
Common Open Space (gross project area)	5%	5%	5%

Footnotes:

(1) Average lot area is defined by dividing the gross parcel area, minimum perimeter right-of-way, by the total number of residential units.

(2) Lot coverage means the percentage of the lot occupied by a principal building and any accessory building (not including non-enclosed patios or other open architectural appurtenances), by dividing the total gross floor area by the total area of the lot.

Commercial:

Standards	Commercial
Minimum Lot Area	None
Building Setbacks (feet)	
Perimeter Adjacent to a Property Line	20
Perimeter Adjacent to a Street	20
Interior Front, Side and Rear	0
Loading Docks Facing Residential Use or District	50
Landscape Setback (feet)	
Abutting a Street (feet)	20
Abutting a Residential Use or District	20
Abutting Non-Residential Use or District	20
Maximum Building Height (feet)	35
Maximum Floor Area Ratio	0.30

Exhibit H- Landscaping

A L C E A

FIGURE 5

Landscaping and Open Space Master Plan

LEGEND

- PRIMARY ENTRY MONUMENTATION LOCATION
SEE DETAIL 1, SHEET L-2
- SECONDARY ENTRY MONUMENTATION LOCATION
SEE DETAIL 2, SHEET L-2
- MAJOR AMENITY AREA: NEIGHBORHOOD PARK
MULTIPLE RAMADAS, TOT LOT, SPORT COURT
- MINI PARK
- RAMADA WITH TOT LOT, OPEN PLAY LAWN
- NEIGHBORHOOD TRAIL
- T-4 TRAIL - STORY LANE COMMUNITY TRAIL
- THEMED STREET TREE

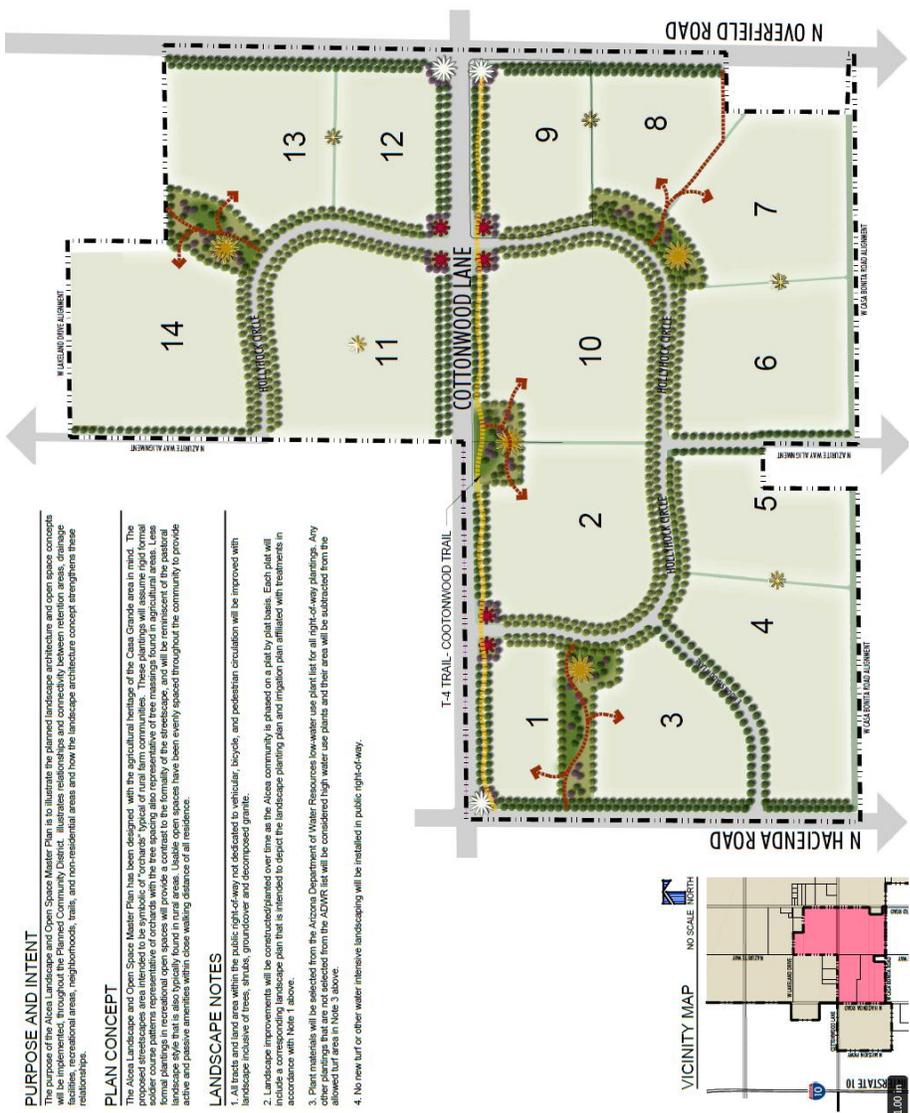
PROJECT TEAM

<p>Owner: CDA, Inc. / Mr. Collin Moranston Farming Investments Phone: (602) 424-2603</p>	<p>Landscaper: 120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 944-0044 Fax: (480) 944-7332</p> <p>Engineer: CMA urban design studio 1011 E. Camelback Rd Phoenix, AZ 85016 Phone: (602) 460-6258</p>	<p>Architect: 1305 E. 10th Avenue Tempe, AZ 85281 Phone: (480) 944-0094 Fax: (480) 944-7332</p>
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APPROVALS

CITY OF CANYON REPRESENTATIVE	DATE
CITY OF CANYON REPRESENTATIVE	DATE

PRELIMINARY - NOT FOR CONSTRUCTION - COPYRIGHT URBAN DESIGN STUDIO, LLC
 Date: 05/20/14 | Project No. 1335.1



PURPOSE AND INTENT
 The purpose of the Alice Landscaping and Open Space Master Plan is to illustrate the planned landscape architecture and open space concepts that will be implemented throughout the Planned Community District. It illustrates relationships and connectivity between recreation areas, drainage facilities, recreational areas, neighborhoods, trails, and non-residential areas and how the landscape architecture concept arranges these relationships.

PLAN CONCEPT
 The Alice Landscaping and Open Space Master Plan has been designed with the agricultural heritage of the Casa Grande area in mind. The proposed streetscape area is intended to be symbolic of "vibrant, typical of rural farm communities. These plantings will assume rigid formal soldier course patterns representative of corridors with tree spacing also representative of tree spacings found in agricultural areas. Use of a traditional landscape style that is also typically found in rural areas. Unlike open spaces have been evenly spaced throughout the community to provide active and passive amenities within close walking distance of all residence.

LANDSCAPE NOTES

- All trade and land area within the public right-of-way not dedicated to vehicular, bicycle, and pedestrian circulation will be improved with landscape inclusive of trees, shrubs, groundcover and decomposed granite.
- Landscape improvements will be constructed/planted over time as the Alice community is phased on a plot by plot basis. Each plot will include a corresponding landscape plan that is intended to depict the landscape planting plan and irrigation plan affiliated with treatments in accordance with Note 1 above.
- Plant materials will be selected from the Arizona Department of Water Resources low-water use plant list for all right-of-way plantings. Any plantings not included from the ADWR list will be considered high water use plants and their area will be subtracted from the allowed turf area in Note 3 above.
- No new turf or other water intensive landscaping will be installed in public right-of-way.

Exhibit J – Monument Signage, Fences, Walls

A L C E A



FIGURE 7
Theme Walls and Typical
Landscape Cross Sections

PROJECT TEAM

City: Mc. Crag, State: FL, City: Tallahassee
 Agency: Metropolitan Planning Investments
 Phone: (904) 424-3333

Lead Designer:
 City: Tallahassee, FL
 Phone: (904) 394-0294
 Fax: (904) 394-0294
 Email: info@lva-urban.com

City: Tallahassee, FL
 Phone: (904) 394-0294
 Fax: (904) 394-0294
 Email: info@lva-urban.com

APPROVALS

CITY OF TALLAHASSEE REPRESENTATIVE: _____ Date: _____

CITY OF GADSDEN REPRESENTATIVE: _____ Date: _____

DATE: 05/20/14 Project No.: 1335.1

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LVA urban design studio

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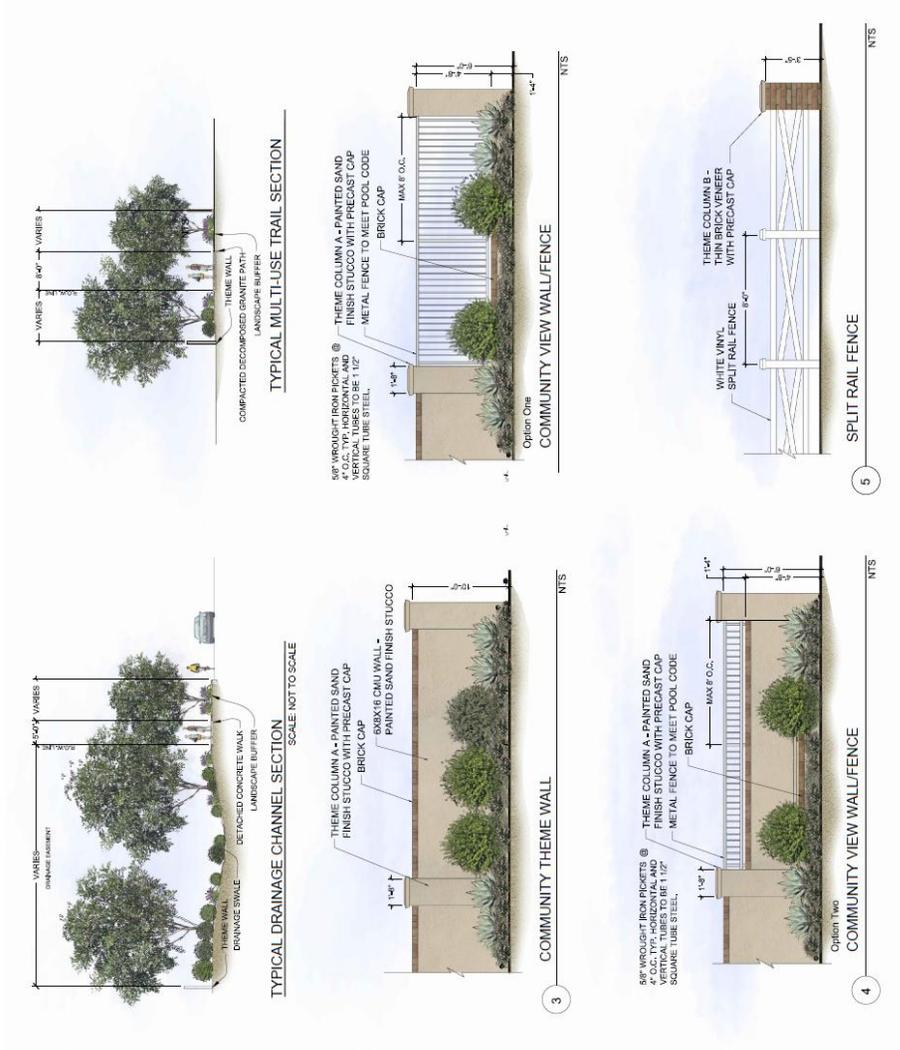


Exhibit K- Letters of Support



TRIPLE 'D' DAIRY

July 7, 2014

Casa Grande Planning & Zoning

Re: ALCEA PAD

Dear Sirs:

We have reviewed the ALCEA planned area development and any concerns we had have been addressed. We are in full support of this plan.

Sincerely,

Handwritten signature of Dennis Dugan in cursive.

Dennis Dugan

Triple D Dairy

Handwritten signature of Pat Dugan in cursive.

Pat Dugan

Du-Brook Dairy

Handwritten signature of Casey Dugan in cursive.

Casey Dugan

Desperado Dairy

Handwritten signature of Dan Dugan in cursive.

Dan Dugan

Dan Dugan Dairy

STOREY & HACIENDA, L.L.C.

3402 N. 191ST AVENUE
LITCHFIELD PARK, ARIZONA 85340

August 31, 2014

Mr. Craig Scott
Mr. Colin Scott
Marathon Farming Investments, LLC
PO Box 11248
Casa Grande, AZ 85230-1248

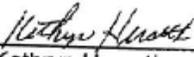
RE: Alcea Planned Area Development, City of Casa Grande, Pinal County, Arizona.

Dear Messrs. Scott:

This letter is to inform you that on behalf of Storey & Hacienda, LLC, I have reviewed Alcea PAD files. As one of your neighbors immediately west of Hacienda, I appreciate the chance to comment on your proposed development.

After reviewing the plans, I think that the project, if approved, would be an asset to the immediate neighborhood. I have no objections to the project. Please feel free to share this letter with Casa Grande city officials.

Sincerely,
Storey & Hacienda, L.L.C.


By: Kathryn Herse
Its: Manager

TELEPHONE 623-853-0032