

AGENDA ITEM _____
DATE _____

Regular Meeting
March 7, 2013

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE
PLANNING AND ZONING COMMISSION HELD ON THURSDAY,
MARCH 7, 2013 AT 6:00 P.M. IN THE COUNCIL CHAMBERS AT CITY
HALL, 510 E. FLORENCE BOULEVARD, CASA GRANDE, ARIZONA.**

I. Call to Order/Pledge:

Chairman Sam called the meeting to order at 6:01 p.m.

II. Roll Call:

Members Present:

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

Absent:

City Staff Present:

Paul Tice, Planning and Development Director
Laura Blakeman, Planner
Keith Newman, Planner
Melanie Podolak, Administrative Assistant
Mark Graffius, Assistant City Attorney
Greg Smith, Deputy Public Works Director
Duane Eitel, Traffic Engineer

III. Approval of Minutes:

February 7, 2013

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

IV. Changes to the Agenda:

There were no changes to report.

V. New Business:

A. Request by the City of Casa Grande for the following land use request:

- 1. DSA-13- 00021: Zone Change** from B-4 (Community Services Zone) to B-3 (Central Business Zone) for the City of Casa Grande Police Dispatch Facility located at 520 N. Marshall St. (APN 507-07-178).

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman noted that the current zoning of the property as B-4 (Community Business Zone) is not an appropriate zoning for the downtown area. Changing the zoning to the Central Business Zone (B-3) will match the existing zoning of the Library as well as that of the surrounding downtown properties. Mr. Newman stated that the development standards of the B-3 zoning allows for the creation of the urban form (buildings located close to the street, strong pedestrian orientation, parking in the rear of the buildings or on the adjacent streets) called for in the General Plan Community Center land use category in which this property is located. Mr. Newman noted that the city sent out notices to the surrounding property owners within 300 feet of the site. As a result of the public notice process, staff received two general inquires, but no concerns were expressed.

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

Vice-Chairman Lavender made a motion to forward a favorable recommendation to the City Council regarding DSA-13-00021 Zone Change from B-4 to B-3 for the City of Casa Grande Police Dispatch Facility.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

- 2. DSA-13-00022: Preliminary Plat** for the **Police Dispatch & Library Complex Plat** a re-subdivision of Casa Grande Townsite block 27, lots 1 to 10 and block 32, lots 1 to 20 and the Block 32 Alley and the west 40 ft. of Picacho St. located

between the north boundary of the block 27 alley and 5th St., and the east 40 ft. of Picacho St. located between 4th St. and 5th St. (APN's 507-07-178, 184,185 & 186).

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman noted that this request is a companion application to the previous zone change case. He stated the City is requesting to re-subdivide a portion of blocks 27 and 32 of the Casa Grande Town Site which was recorded in 1892. City Staff is doing some "clean-up" and is requesting to take the 30 lots that were platted in 1892, and combine them into one large lot, which also will include the abandonment of a portion of the Picacho Street right of way (ROW). Mr. Newman stated the ROW abandonment is needed for the proposed PV structures which will encroach into the ROW, in addition to this, the west side of the city Library complex is also encroaching into the ROW. Re-platting these lots and abandoned right of way into one large lot will result in all of the existing city buildings and proposed structures to be in compliance with the Zoning Code requirements. Mr. Newman pointed out that with the partial abandonment of the ROW, the existing roadway and circulation for the surrounding businesses will continue to exist; the alley will still be accessible by the City for trash pick-up and the developed portion of Picacho St. between 4th St. and the mid-block alley will be open and available for general public use. Mr. Newman then noted that the surrounding property owners within 300 feet were noticed, and the same two people who inquired about the previous case also had general questions regarding this case.

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

Member Braunstein made a motion to approve case DSA-13-00022 Preliminary Plat for the Police Dispatch and Library Complex Plat, a re-subdivision of Casa Grande Townsite block 27, lots 1 to 10 and block 32, lots 1 to 20 and the Block 32 Alley and the 80 ft. Picacho St. right-of-way located between the north boundary of the block 27 alley and 5th St.

Vice-Chairman Lavender seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

B. Request by Jenny Vitale, P.E., for the following land use approvals located north of Florence Boulevard and east of Peart Road, a portion of APN: 505-22-009M:

1. DSA-12-00104: Major Amendment to an approved PAD Zone/Preliminary Development Plan. The request is to amend The Reserve at Peart PAD to create the Odyssey PAD and the amendment involves:

a. Changing the land use from Residential (51 z-lots) to a Commercial/School use.

2. DSA-13-00009: Major Site Plan/Final Development Plan for the Odyssey Preparatory Academy

Laura Blakeman, Planner, came forward and presented a brief overview of the cases as stated in the Staff Report. Ms. Blakeman stated the first request is to change the land use from residential to commercial school use, and the Major Site Plan/Final Development Plan (MSP/FSP) request is for the development of the Odyssey Charter School. She noted the 8.6 acre site will be used for the creation of school and commercial uses. Ms. Blakeman then overviewed the review criteria for a Major Amendment to an approved PAD Zone/Preliminary Development Plan and the Major Site Plan/Final Development Plan. Ms. Blakeman pointed out the school is a good transitional use between the residential subdivision to the north and the commercial/big box to the south. Ms. Blakeman stated the site will be accessed off of Peart Road, which also has a proposed deceleration lane and will be right-in and right-out only. On site the traffic is circulated counter-clockwise. Ms. Blakeman stated the site will have separate bus circulation areas, and can queue up to 34 vehicles. The parking lot will have 150 parking spaces of which 107 will be available for parent's pick-up/drop-off. Ms. Blakeman noted the school will be a two story building, with a football field and play ground area to the right of the building. The school plans on starting with grades K-5 and then each year thereafter adding another grade up to grade 8, with a max enrollment of 756 students and 50 staff members; the site will be developed in three phases. Ms. Blakeman mentioned that the site has an emergency access that extends south to connect with the Home Depot development. The emergency access will come from Florence Boulevard go north through the Home Depot site and extend north through the site and turn west, they will also exit onto Florence Boulevard if the Peart Road access is blocked. Ms. Blakeman then stated the school building will be facing to the west. She explained this design sites the building with an east-west orientation to lessen the view impact to the adjacent residents on the north; the proposed building will be 32 feet in height and 34,573 square feet. She noted the applicant is requesting a turf waiver to allow 76% of their landscaped area to consist of turf grasses where the city code only allows 10%. Ms. Blakeman stated staff is in support of the waiver request because the applicant will be using bermuda grass which is drought resistant and feeds

on the sun. The primary need for the increased use of the turf grasses is due to provide grass on the football and playfields.

Ms. Blakeman stated a neighborhood meeting was held and one resident (Carla Rich) attended the meeting. Ms. Rich expressed her concerns with having trees along the northern boundary of the site citing it would cause debris and maintenance issues for the residents, therefore the applicant has not proposed trees on the northern boundary, instead there will be a lot of shrubbery and ground cover. Ms. Blakeman also stated staff received an email inquiry which has been included in the staff report and a letter from the Home Depot stating they wanted to be included in further notices of the project. Ms. Blakeman noted that on case DSA-12-00104 condition number 1 has been revised to read as follows:

1. The school use of the property is limited to a K-8 charter school with the maximum student population of 756 students based on the Traffic Impact Study dated January 17, 2013.

All the other conditions on the staff report remain the same.

Member Braunstein commented that bermuda grass is drought resistant but is ugly in the winter; people tend to over seed the grass. He questioned if the grass will be usable in the winter.

Ms. Blakeman deferred the question to the applicant.

Member Braunstein then questioned the commercial use for the site.

Ms. Blakeman explained that if something were to happen to Odyssey Charter School and it does not come to fruition the site will then be permitted to develop commercially. She noted the typical types of commercial for this site would be office uses.

Member Braunstein commented that a football field can be noisy and bright with all the lighting; has this been taken into consideration.

Ms. Blakeman directed the noise and hours to the applicant to address. She stated staff added the condition addressing lighting since no lighting was shown on the site plan.

Vice-Chairman Lavender pointed out that the numbers in the TIA do not make sense. The TIA states 1133 trips a day, 411 in the morning and 274 evening. He questioned why the discrepancy between the morning and evening trips.

Duane Eitel, City Traffic Engineer, stated that in the morning you have students and staff arriving, and in the evening it is just the students leaving during the peak hours.

Vice-Chairman Lavender stated there are no buses factored into the TIA, yet there are nine buses; are there going to be buses?

Ms. Blakeman stated the applicant is showing nine buses in the queuing area along the south portion of the site.

Traffic Engineer Eitel noted the buses were taken into account in the TIA.

Member Henderson questioned if the TIA showed the traffic without buses.

Traffic Engineer Eitel replied "no".

Member Tucker questioned how their on-site traffic flow is going to work with that many vehicles. He commented that he felt the traffic will be backed up to Florence Boulevard.

Traffic Engineer Eitel stated that according to the TIA there is enough space on site to accommodate all the vehicles arriving to drop-off and pick-up students. He pointed out that on the first day or two there might be an issue, but once parents figure out how the drop-off/pick-up works, the TIA states there is enough room on-site.

Greg Smith, Deputy Public Works Director, stated that staff requires sites such as this to provide an on-site traffic management plan, and if they do what they are supposed to do they will be able to handle all the traffic on-site.

Member Henderson questioned if there is a possibility of staggering the start times.

Traffic Engineer Eitel stated they have spoke with the applicant, but the TIA did not show it was needed, but it will be one of the fall backs if the traffic flow does not work out as well as we think it will. He mentioned that one of the problems with staggered hours is that you have families with children in different grades and it makes it difficult on the parents.

Ms. Blakeman mentioned that condition four of the MSP/FDP. She stated there was an overall parking calculation staff was looking for, and on the latest plan submitted it was not clear based on our code requirements of how many parking spaces per room were needed, however the applicant has since provided staff the details and they meet the parking space requirements.

Chairman Sam asked for clarification on how the cross-walk area will work and if there will be speed limit signage.

Ms. Blakeman explained that the cross-walk is shown on Ninth Street and Peart Road, and will have signage based on the TIA.

Traffic Engineer Eitel stated there will be a roll out speed limit sign.

Chairman Sam questioned if staff feels having the students crossing from the east side of Peart Road to the west side and from the west side to the east side is far enough away from the Florence Boulevard and Peart Road intersection. He expressed his concern with students' safety.

Traffic Engineer Eitel stated the students will cross whether we have a cross-walk there or not, so to be safe a cross-walk was added.

Member Henderson asked staff to address the drainage.

Deputy Public Works Director Smith stated the Drainage Report submitted by the applicant states there is no off-site drainage, but he disagrees. He noted the applicant needs to make sure that when the site is designed they make provisions for the off-site areas to be able to drain into and through the site. The outlet for the site should be on to Peart Road and will ultimately end up in the Santa Cruz Wash.

Jennifer Vitale, applicant/Project Engineer, 3321 N. Nebraska Street, Chandler, came forward to address the Commission. Ms. Vitale addressed some of the questions that were raised by the Commission. She first addressed the drainage issue by noting they are still working with staff to hash out the off-site flow and the storm outfalls, and has suggested meeting with staff to resolve the issue. Ms. Vitale noted the topo of the is a mound, the site is long and narrow with a high spot in the middle and it wants to sheet flow east and west. She will work with Staff on how to address this issue, and if the grade needs to be adjusted to get the water flowing in a different direction, they have the dirt and room to do it.

Deputy Public Works Director Smith commented that staff always encourages the applicants and their consultants to meet with staff outside of the normal review process so that when we get to it we are moving forward.

Ms. Vitale pointed out that the sites west property line actually extends to the center line of Peart Road which is the middle of the median. Part of the drainage requirements are that they have to retain the right-of-way, so in addition to retaining what they consider the site they are also accommodating retention for the Peart Road right-of-way. She stated their proposed retention basins are large enough to accommodate the water if ever needed. Ms. Vitale then addressed the turf waiver. She stated she spoke with the operators of the school and the other two schools they operate also have big multi-purpose fields which they just let it brown out in the winter. They do not water the grass nor do they over seed. She stated they have not had any issues with getting big patches of dirt on the fields. Ms. Vitale commented if this is a concern of staff the operator will over seed and address the problem that way. Next Ms. Vitale addressed the question of other commercial uses; she stated if the school does not get built on this site there are other commercial uses listed in the PAD guide that can be built. She mentioned that they have also paired down the different types of uses in the PAD to restrict what could go in, in the event the Charter School is not built. Ms. Vitale noted that at the neighborhood meeting the noise from the field was not brought up, however

the school is only a K-8, with no organized teams playing other schools; it will just be used for gym class and exercise. There is zero lighting proposed for the fields; it will not be used at night or after hours.

Ms. Vitale then addressed the expressed concerns with the traffic. She stated the school will operate Monday through Thursday from 7:30 a.m to 4:00 p.m. Ms. Vitale explained that to get parents used to the drop-off/pick-up scheme they do a "soft opening". They first week they ask the parents to come anytime between 7:00 a.m. and 9:30 a.m. to get them acquainted to the flow of the traffic and parking lot. She also mentioned they are not sure how many buses they will run; it could be anywhere from one to nine. Ms. Vitale commented that most of the children will either walk or ride their bikes, with about half the children getting carpooled. Ms. Vitale then explained that the parents are assigned a queuing lane all of which are color coated with sidewalks down the middle and along the sides of the lanes. The teachers will walk out the students to the appropriate queuing lanes; the school can be totally discharged within 15 minutes. She noted that if a parent wants to be first in line everyday then they will be parked, and have to wait until everyone else leaves. Ms. Vitale stated the site has plenty of queuing space so the vehicles will not be backed up on to Florence Boulevard. Ms. Vitale explained that their kindergarten classes are staggered, and are only half days.

Chairman Sam asked Ms. Vitale to address his concerns with the cross-walk.

Ms. Vitale stated she had worked with the City Traffic Engineer on the location of the cross-walk. The cross-walk will be marked, have a crossing guard and they will use the roll out signage. She mentioned that the area does not allow u-turns, and they will be connecting their sidewalk with the existing sidewalks in the area.

Vice-Chairman Lavender asked Ms. Vitale to explain their projection that half the students will walk or bike to the school. He commented that there are no neighborhoods that feed directly into the school; all the students will have to come down Peart Road and cross at Ninth Street.

Ms. Vitale replied it is what the school operators have seen at their other schools. She stated busing will be the least used, followed by walkers/bikers and then carpoolers. Ms. Vitale commented that until enrollment they can not tell exactly where all the students will be coming from or how they will get to the school. The school is open enrollment, first come first served.

Vice-Chairman Lavender then questioned the maximum number of vehicles that can be in the parking lot at anyone time.

Ms. Vitale stated there are 150 parking spaces with enough room for another 150 to 175 vehicles. They have also looked at doing double queuing lines down the center.

Traffic Engineer Eitel cited the TIA did not use 50% of the students walking/biking; a lesser number was used.

Member Braunstein questioned why a charter school and why at this location; what is the advantage.

Ms. Vitale replied that charter schools offer a slightly different avenue. Depending on the type of education and environment provided for a host of different reasons some children do better in public schools and other do better in charter schools.

Member Braunstein stated he feels Ms. Vitale is wrong, he stated charter schools are robbing the public schools and that is why we are seeing more and more children who can not deal with public schools, because the resources are being robbed.

Ms. Vitale stated she respects Member Braunstein's opinion. She stated the way she looks at it is that we live in a free enterprise market and what it forces everyone to do is in order for the charter school to get students to enroll they need to have a really good program. And to keep their students they need to maintain that program; parents will not jeopardize their children's education, and it forces the public schools to "step up their game", so the children are the winners.

Member Tucker interjected and commented so with the free enterprise system the school is not publically funded at all.

Ms. Vitale stated she is not sure what that has to do with this request.

Member Tucker commented that Ms. Vitale brought up the free enterprise system.

Ms. Vitale stated she sensed some hostility and she stated she hopes she is not offending the Commission in any way; she was just trying to answer the questions that were presented. Ms. Vitale stated as far as why a charter school at this location is because the property is large and works with the building and playground that they would like to construct. The property is a great piece of transitional property, between a residential neighborhood and commercial business.

Member Braunstein asked Ms. Vitale to answer Member Tucker's question regarding public funding. He stated he feels charters schools are an education for profit situation.

Ms. Vitale stated both public and charter schools are publically funded. She stated you have your opinion about charter schools which you are entitled too. Ms. Vitale mentioned that when the school opens if they get to that stage she asked the Commission to come and see what the school is all about, and maybe it will help to sway their opinions regarding charter schools. Ms. Vitale stated she is not going to get into a philosophical fight about public and charter schools.

Member Braunstein stated you are still asking us to approve a charter school here.

Ms. Vitale replied, yes, she is asking the Commission to approve the charter school based on the applicant meeting all the conditions of the zoning requirements and site development.

Director Tice reminded the Commission that the issue of the school being public or charter is irrelevant to the land use discussion and is not the issue tonight. The issue is whether or not this is an appropriate location for a school.

Member Braunstein stated that your point is that it is a zoning issue, but not a planning issue, as we have discussed this before.

Director Tice stated what the Commission is considering tonight is a zone change from one PAD to a new PAD. There are certain review criteria to consider, but they are all related to the physical impacts of the land use and the compatibility with the surrounding land uses.

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

Member Henderson stated he believes Ms. Vitale has met all the requirements that were placed on them, so that is the decision that should be made.

Member Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-12-00104 Major Amendment to an approved PAD Zone/Preliminary Development Plan for the Reserve at Peart PAD to create the Odyssey PAD with the conditions noted in the Staff Report as well as the new condition added by Staff as stated below:

1. The school use of the property is limited to a K-8 charter school with the maximum student population of 756 students based on the Traffic Impact Study dated January 17, 2013.

Member Benedict seconded the motion.

Member Braunstein commented that he agrees with Member Henderson that we are here to look at the zoning and he will base his decision upon what he feels are difficulties with the zoning.

The following roll call vote was recorded:

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

The motion passed 4 – 3.

Member Benedict made a motion to approve case DSA-13-00009 Major Site Plan/Final Development Plan for the Odyssey Preparatory Academy, with the conditions as stated below:

1. Any future exterior lighting shall require an amendment to the Major Site Plan/Final Development and a photometric plan shall be provided with the amendment.
2. Prior to issuance of a building permit, the Map of Dedication for the Peart Road right-of-way dedication shall be recorded.
3. Future phases shall require a Major Site Plan/Final Development Plan.
4. An overall parking plan calculation shall be submitted to indicate how the parking will be accommodated with future phases.
5. The following review comments from the Public Works Department shall be addressed with the Final Drainage Report and Improvement Plans:
 - a. Section 2.2; According to the Master Drainage Study of Casa Grande (1985 revised 1987); the site area appears to be under the impact of offsite flows from local watershed. A drainage easement has been proposed on the west side of Peart Road. The proposed project should do due diligence of the offsite watershed area which may impact the project site and should delineated with appropriate estimation of stormwater flows with their paths to and through the project site (15.40.080) for both pre-development and post development conditions (15.40.680).
 - b. Please specify how the stormwater runoff from the site is collected and conveyed to the proposed retention basins. If curb openings, catch basins or other structures are proposed then please provide hydrological & hydraulic calculations, erosion control, scour protection design and other design parameters, when applicable.
 - c. Please provide bleed off calculations for the retention volume. A shallow pit percolation tests shall be performed in retention areas to determine natural percolation. Test results shall be submitted to the city engineer prior to approval of drainage plans (15.40.1290C).
 - d. The ultimate outfall of the eastern project site appears to be opposite of the existing/regional natural drainage. Please indicate in the drainage report that the change in the ultimate outfall will not impact neighboring properties. The minimum finished floor elevation should be at least 12" (preferably 14") above

the low outfall elevation of the drainage basins areas and/or project ultimate outfall/s.

Member Lynch seconded the motion.

The following roll call vote was recorded:

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

The motion passed 4 – 3.

Chairman Sam clarified that DSA-12-00104, this request is to forward a favorable recommendation for the approval of the Major Amendment to an approved PAD.

C. Request by AZ Outlet Investment, LLC, for the following land use approvals located at 2300 E. Tanger Drive; APN's 511-20-009A, 511-20-012A and 511-20-012B:

1. DSA-12-00069: Major Amendment to an approved PAD Zone/Preliminary Development plan for Tanger Outlet Center PAD to include:

- a. Expand the types of uses allowed to include: commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
- b. Modify and/or creating development standards
- c. Amend the architectural elements and style for the center
- d. Modify the landscaping requirements
- e. Changes to the signage guidelines requires approval of a Comprehensive Sign Plan
- f. Change the name from the "Tanger Outlet Center at Casa Grande" to "The Station"

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman explained case if for several requests. The first request is to modify and update the development standards which having a defined list of uses will help staff administer. Also, the types of uses will be expanded and clarified. The applicant is also requesting to amend the architectural elements for the center. These changes will reflect Casa Grande's railroad history. They are proposing to modify the landscaping guidelines to conform to code standards. Ms. Blakeman stated that a comprehensive sign plan modifying the signage standards would be submitted in the future for the Commission's consideration. Lastly the applicant is

requesting to change the name of the PAD from the Tanger Outlet Center to The Station. Ms. Blakeman then overviewed the review criteria for a PAD Zone/Preliminary Development plan, noting the site has access off of Jimmie Kerr Boulevard which is a signalized intersection. Also noted were any architectural features and towers will be limited to 80 feet in height. Ms. Blakeman stated a letter of support was received from the owner of the vacant restaurant site, located within this site.

Scott McCoy, with the McCoy Law Group, representative for the property owner, came forward to address the Commission. Mr. McCoy stated in July 2011, his client purchased the property with notions that it would be a support facility to the Phoenix Mart, but that model has changed and the Phoenix Mart will not be occupying the site. He conveyed that if approved the center will go through an architectural enhancement that will hopefully draw retail users. Mr. McCoy stated the site currently has 200,000 square feet of finished floor space, with only 40,000 square feet occupied. Also, they have "The Station II" PAD currently under review by staff, and that will be comprised of the 34 acres directly to the west of this site, with the goal to integrate the two sites to allow for free flow for the pedestrians and vehicles. Mr. McCoy stated the applicant would like to make this a premier gateway to the city. Mr. McCoy mentioned that the technical conditions in the staff report have been addressed and will be submitted later this evening, and he stated they are in agreement with the one condition as stated.

Member Henderson questioned the obstacles for the Phoenix Mart that were mentioned at the Mayor's luncheon, and if the same obstacles are going to affect this development.

Mr. McCoy stated this ownership group is separate from the Phoenix Mart; it is a stand alone site.

Member Henderson questioned the time schedule.

Mr. McCoy stated they have an Architect employed who is working on the embellishments. Also, there are significant improvements that have to be made such as the heating and cooling systems. Mr. McCoy stated they anticipate the improvements being completed in a year.

Member Lynch commented that she is thrilled with seeing the plans. She stated she hopes their vision includes restaurants and that they will provide a nice southern gateway to our city.

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

Member Lynch made a motion to forward a favorable recommendation to the City Council regarding DSA-12-00069, Major Amendment to an approved PAD Zone/Preliminary Development plan for Tanger Outlet Center PAD, with the conditions as stated below:

1. Any new construction is subject to Large Single Retail Use and Large Multiple

Use Shopping Center development standards as set forth in Section 17.40.020S of the Zoning Code as applicable.

2. The PAD Development Guide must be revised to reflect the following technical corrections:
 - a) Eliminate the blank page – 17.
 - b) Update Exhibit B to reflect future access points to the Lonesome Valley PAD and future I-10 frontage roads between Selma and Jimmie Kerr.
 - c) Update Exhibit B to eliminate the strikethrough on “Conceptual Site Plan”
 - d) Label the Land Use Plan as Exhibit C.
 - e) Label the Legal Description as Exhibit D.
 - f) Indicate the location of the “outparcels” on the Land Use Plan.
 - g) Color code Parcel 3 as “Green” indicating this as open space on the Land Use Plan.
 - h) Update “Development Standards Table” to reflect the verbiage on Page 8 of the Staff Report.
 - i) Update the “Signage” section on Page 16 to include verbiage “Tanger Outlet Center at Casa Grande” signage requirements shall remain in place until a Comprehensive Sign Plan is approved by the Planning Commission.

Member Benedict seconded the motion.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

D. Request by EPS Group, Inc., for the following land use approvals located at 2060/2080 E. Jimmie Kerr Boulevard; APN 511-21-017C:

1. **DSA-12-00110: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:**
 - a. Change the land use from Single Family Residential to Major Commercial and Light Industrial uses
 - b. Modify and/or creating development standards
 - c. Establish an architectural style for the center

- d. Establish a landscape character for the center
- e. Changes to the signage guidelines requires approval of a Comprehensive Sign Plan
- f. Change the name from the "The Shops at Palm Court" to "Lonesome Valley Farms"

Laura Blakeman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Ms. Blakeman stated the request is for several changes. The applicant is changing the land use from residential to commercial and light industrial uses, modifying the development standards for the commercial portion which is needed because the original site was residential. They also are amending the architectural style to fit the proposed uses listed within the PAD amendment, and modifying the landscaping theme to comply with the city code. Ms. Blakeman noted that any changes to the signage standards will require approval of a Comprehensive Sign Plan and lastly the applicant is requesting a name change from The Shops at Palm Court to Lonesome Valley Farms. Ms. Blakeman stated the proposed Lonesome Valley Farms project has a proposed 80 foot collector road (Mitchell), which exists to the west and west of Mitchell Road is the Casa Vista Subdivision. The primary access to this site is off of Jimmie Kerr Boulevard. Ms. Blakeman noted the site is 8.75 acres of commercial on the west and 74 acres of commercial/light industrial uses on the east portion of the site. Ms. Blakeman then overviewed the review criteria for a Major Amendment to an approved PAD Zone/Preliminary Development Plan; she noted that recently the Planning Commission gave a favorable recommendation to the City Council for the MGPA request to change the land use from Neighborhoods to Commerce and Business. The MGPA request was heard by the City Council and was tabled until this PAD zoning request can be considered along with the MGPA request. Ms. Blakeman then explained that staff had received concerns from Mr. Curley who represents the owner of the Casa Vista subdivision. Some of the concerns expressed were with some of the intense proposed commercial land uses. Several meetings were held and the applicant has agreed to modify some of the land uses within the 8 acre site. The applicant will also provide a 30 foot buffer and a three foot screen wall along Mitchell Road. Ms. Blakeman stated that staff believes that Mr. Curley's concerns have been addressed. Ms. Blakeman noted that condition number one has been revised for clarification as follows:

1. Any Large Single Retail Use or Large Multiple Use Shopping Center in the Commercial/Industrial mixed use area shall be subject to the development standards as set forth in Section 17.40.020S of the Zoning Code as applicable.

Member Braunstein questioned the signage.

Director Tice stated that since this is currently a vacant site there is no signage in the area and signage can not be created until a comprehensive sign plan is submitted by the applicant and approved by the Commission.

Member Henderson questioned if Mitchell Road will paved and connect to Selma Road.

Deputy Public Works Director Smith stated that at some point all of the arterial and collectors will be paved.

Traffic Engineer Eitel stated at one time an interchange was proposed at Selma and I-10 and is still in the plans but not for another 10 to 20 years.

Member Lynch questioned if the 8+acre office and commercial use area will be designated in the PAD.

Ms. Blakeman stated the applicant has a defined area for the 8 acre commercial site, which will be a permanent part of the PAD.

Jackie Guthrie, 19710 W. Black Knob, Casa Grande, applicant, came forward to address the Commission. Ms. Guthrie stated when they were before the Commission in November with their MGPA there were concerns expressed by Mr. Curley in regards to the subdivision to the west (Casa Vista), so when the MGPA went before the City Council the property owner agreed to defer the MGPA until the PAD was compiled, so they could show the property owners to the west exactly what uses they were proposing in the commercial buffer. Ms. Guthrie noted that in the process of doing the PAD they eliminated a lot of uses that typically are seen in the B-4 zones, and with staff's encouragement they also wrote additional definitions of uses, further defining them and putting in to the PAD restrictions of certain uses. Ms. Guthrie stated there is an additional condition that the adjacent property owners are asking for; it is that they limit any convenience commercial use to the corner of Mitchell Road and Jimmie Kerr Boulevard; they are agreeable to add this as a condition.

Chairman Sam made a call to the public.

Mike Curley, 3101 N. Central, representative for the Casa Vista property owner, came forward to address the Commission. Mr. Curley stated he is in support of this request primarily because both staff and Jackie have been very accommodating in terms of sitting down with them and addressing all their concerns. Mr. Curley expressed his gratitude to Jackie and city staff.

Member Henderson made a motion to forward a favorable recommendation to the City Council regarding DSA-12-00110, Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD, with the conditions as stated below, including the added condition by the applicant.

1. Any Large Single Retail Use or Large Multiple Use Shopping Center in the Commercial/Industrial mixed use area shall be subject to the development standards as set forth in Section 17.40.020S of the Zoning Code as applicable.

2. The PAD Development Guide must be revised to reflect the following technical corrections:
 - a) Modify the land uses within the 8+ acre "Office and Commercial Use area as follows:
 - 1) Eliminate Automobile, boat or recreational vehicle sales, maintenance and rental.
 - 2) Restrict the Automobile Repair Service (Minor) to a Conditional Use.
 - 3) Eliminate Commercial Outdoor Recreation uses.
 - 4) Restrict general retail sales to a Conditional Use.
 - b) Provide a 30' foot wide landscape buffer along Mitchell Road.
 - c) Provide a 3' foot parking lot screening wall along Mitchell Road.
 - d) Update all Exhibits to reflect the north boundary collector road as a "straight alignment" with future access point to The Station PAD and/or future I-10 frontage roads between Selma and Jimmie Kerr.
 - e) Update the "Signage" section on Page 10 to include verbiage "The Shops at Palm Court PAD" signage requirements shall remain in place until a Comprehensive Sign Plan is approved by the Planning Commission.

Member Tucker seconded the motion.

Director Tice clarified that the added condition will be number 3 and read as follows:

3. The convenience store will be restricted to the corner of Mitchell Road and Jimmie Kerr Boulevard.

The following roll call vote was recorded:

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

The motion passed 7 – 0.

E. Request by Arizona Water Company for the following land use request:

1. **DSA-13-00018: Conditional Use Permit** to construct perimeter fencing and a materials storage yard as accessory uses prior to the construction of the principal use, located at the North East corner of Thornton Rd. and Gila Bend Highway (APN's 504-24-011A, 012C and 026).

Keith Newman, Planner, came forward and presented a brief overview of the case as stated in the Staff Report. Mr. Newman stated the request is to install trespass fencing

and a material storage yard on 4.39 acres located on the northeast corner of Gila Bend Highway and Thornton Road. The storage yard fencing will be eight feet tall with one foot of barbed wire on the top and will include screening material. The trespass fencing will be four feet tall, with four wires of smooth fencing that will be along the perimeter of the property. Mr. Newman explained that the Arizona Water Company recently purchased the property for the purpose of constructing a future water tank and associated buildings, but in the interim the trespass fencing is requested to stop the semi-trucks from parking illegally on the site. City staff feels the trespass fencing is appropriate. He noted currently there are code violations on the site associated with the illegal parking of semi-trucks and trailers. Mr. Newman then stated the applicant is also requesting to create a storage yard at the northwest corner of the property, and will join their fence with the existing fence on the east. Mr. Newman overviewed the review criteria for a Conditional Use Permit. He pointed out that access to the storage yard will be from Thornton Road. The portion of right-of-way that has not been dedicated to the city will need to be dedicated and the required half-street improvements built by the applicant when they submit for the construction of the water tank and/or other buildings. Mr. Newman cited two reasons that this request will not have an adverse affect on the abutting property. The storage yard will be screened from view with a fabric/mesh type screening attached to the fence. The two homes to the east of the site currently have access from a recorded 30 foot access easement, that runs along the north 30 feet of the AZ Water Company property from Thornton Road to the residential property to the east. Mr. Newman stated that originally the two residential properties to the east were located on one parcel, but at some point it was split. At the time the parcel was split, the owner of the property established and recorded a 30 foot access easement along the western boundary of the northerly lot, so the property to the south will have legal access to Thornton Rd. through the property to the north. He noted there is a trailer in the way of the access that the property owner to the south will need to remove. Staff feels that because of the recorded access agreement on the western 30 feet of the property to the north there are no adverse affects on the abutting property owners. Mr. Newman explained that it appears that historically the property owner to the south had been accessing their property by cutting across the AZ Water Company property to get to Thornton Rd. and/or Gila Bend Highway. With the installation of the new fencing on the AZ Water Company site the southern residential property will have to access their property via the recorded easement to the north.

Mr. Newman stated staff received one inquiry. The couple who live to the south of this property came to the development center and discussed their concerns with the access. At that point staff did not have the recorded easement information, but by finding the recorded easement it does show the property owner's access will not be blocked.

Mr. Newman read the condition in the staff report into record; he also read two additional conditions into record that are listed in the CUP Resolution. They are as follows.

2. Half street right-of-way dedications and improvements for all street frontages will be required with the construction of the future water tank and or buildings.

3. The materials storage yard must be screened from all adjacent properties and rights-of-way.

Chairman Sam questioned the remark that the fence that will be installed is going to connect with an existing fence; is the owner of the existing fence ok with this?

Mr. Newman deferred the question to the applicant.

Mike Loggins, representative for Arizona Water Company, came forward to address the Commission. Mr. Loggins stated they purchased the property in the last six months for future fire and water flow demands for this area. He then stated they would like to keep the trespassing down in the area, and the storage yard will be for pipe, fittings and some equipment. Mr. Loggins stated they agree to dedicate the right-of-way when the property is developed.

Chairman Sam asked Mr. Loggins to address the fencing connection.

Mr. Loggins stated they have not spoke with the property owners on the northeast of their site. He explained their fence is not going to tie-into the other fence. The Water Company's fence will be on their property.

Deputy Public Works Director Smith thanked Arizona Water for being willing to dedicate the ROW in the future, but as part of the city's capital improvement program, this area slated for reworking this year and into next year. Deputy Public Works Director Smith asked if the applicant would agree, if determined, to dedicate the ROW at the time the city is doing their rework of Thornton Road.

Mr. Loggins replied "yes", they would agree to dedicate the ROW early if needed.

Chairman Sam questioned if this needed to be added as a condition.

Deputy Public Works Director Smith stated if they could add the condition it would be appreciated.

Member Tucker questioned if the city's assessment of the right of way needs for the Thornton Rd. improvements would be completed before the applicant constructed their fence.

Deputy Public Works Director Smith asked the applicant to work with staff prior to the fence construction.

Mr. Loggins stated they agree to work with staff prior to the construction of the fence, and move it if necessary for the future ROW.

Mark Graffius, Assistant City Attorney, stated conditions that are placed on a project are requirements for them to obtain a CUP, and generally the dedication of the ROW does not happen until the development of the site. He stated he would not feel comfortable with adding the ROW dedication as a condition, but the decision is up to the Commission.

Chairman Sam asked Deputy Public Works Director Smith if he was ok with not adding the condition.

Both Deputy Public Works Director Smith and Mr. Loggins agreed not to add the condition.

Chairman Sam made a call to the public.

Virginia Wingate, daughter of Teresa DeLeon, 804 ½ N. Thornton Road, came forward to address the Commission. Ms. Wingate stated they do not have a problem with Arizona Water wanting to have a material storage yard their issue is with the fencing. She said the fence will force them to cross her Aunt's property to get to the mentioned easement. Ms. Wingate stated that for over 50 years they have been using two different access points, one was straight out to Florence Boulevard (Hwy 84), but it now has a sidewalk, so the other access is straight out crossing Arizona Water Company's property. She stated they are asking for a way to get to their drive-way without cutting through her Aunt's property. Ms. Wingate questioned the easement recorded in 1991, stating her parents moved there in 1964. There used to be four parcels of land. She explained she has done research to find when the property was split but can not find anything beyond 1974.

Chairman Sam clarified that when Ms. Wingate and her family turn off of Thornton Road on the 30 foot easement you can not take a right with the next 30 foot easement?

Ms. Wingate stated they can take a right on the other side of the fence. She stated an alley used to be there and it was used to separate the location of the two parcels, but the documentation can not be located.

Chairman Sam asked if they can get to their property through the recorded 30 foot easement.

Ms. Wingate stated no both their properties are surrounded by block walls, trees and an existing trailer. She commented it would cost them a lot of money and work to change the access.

Assistant City Attorney Graffius questioned the north/south easement that was recorded in 1991.

Ms. Wingate interjected and stated the property was split prior to 1991, but they can not find any documentation to prove the split.

Assistant City Attorney Graffius asked who Teresa DeLeon is.

Ms. Wingate stated Teresa DeLeon is her mother.

Assistant City Attorney Graffius stated Teresa DeLeon quit claimed the property to Roxanne DeLeon in 1991

Ms. Wingate noted Roxanne is her younger sister. She reiterated that there were four homes with an alley between two of the homes.

Director Tice directed the Commission to the graphic on their monitors. The graphic indicated the 30 foot easement comes from Thornton Road and provides access to the home on the north, the other easement that runs north/south, does not need to provide access to the house on the north, it is for the benefit of the house to the south. Director Tice stated that the mobile home that is blocking their access is an illegal structure, and does not comply with building or zoning regulations. Also, the walls have been constructed that block the easement will have to be removed in order to use their easement. Director Tice stated the Commission has heard testimony that there has been historical use across the AZ Water Company property and reference to prescriptive rights to continue to use this historical accessway, but there is a legal process to establish those rights, and to his knowledge they have not been done.

Member Henderson questioned if the easement could have been part of the Arizona Water Company's property and part of Ms. Wingate's property or was the easement totally on the residential lots.

Ms. Wingate stated she is not sure.

Assistant City Attorney Graffius stated Ms. Wingate has historical information, but this is the reason documents get recorded. When properties are purchased they need to know what kind of easements and right-of-ways encumbers that property. He stated from the City's research and Arizona Water's research there are only two recorded easements that could be found. Assistant City Attorney Graffius stated a few years ago the previous property owner of this site came before the Commission and we had this exact same discussion. He stated we have to go by what is presented and recorded, and Arizona Water Company is providing the easement and will not build anything to block that easement. Assistant City Attorney Graffius stated the prescriptive easements or the adverse possession is a decision that will have to be made by a court of law.

Ms. Wingate stated on the northwest side of Thornton Road there is a 550 foot recorded easement where Arizona Water wants to build their fence. She stated they are just asking for space to get out of their two drive-ways and not have to cross her Aunt's property.

Mr. Loggins stated the easement that was mentioned is an APS easement that allows Arizona Water Company to construct the fence in the area. He stated they are not blocking off the residents access to their homes.

Shirley DeLeon, 812 ½ Thornton Road, came forward to address the Commission. Ms. DeLeon stated in 1977 they purchased the property on the north and there were no easements in front of her property, there was only one easement along the side. She stated if an easement was recorded in 1991 she did not give permission for it to be done. Ms. DeLeon explained that where they are now showing the easement across the front 30 feet of her property, she has a gas meter in the area, trees, and scrubs that will all have to be moved.

Director Tice again questioned who Teresa DeLeon is.

Ms. DeLeon replied that Teresa is her sister-in-law, and they live to the south.

Director Tice asked if Teresa was the owner of the property on the north.

Ms. DeLeon stated not since 1977, when she purchased the property.

Director Tice stated the quit claim deed signed by Teresa DeLeon granted the easement.

Assistant City Attorney Graffius stated the deed states that there is an easement for the north 30 feet of the following property, which describes the entire property, but the easement is for the north 30 feet. He explained that the City has to go by what is recorded; we can not make assumptions about anything else.

Ms. DeLeon questioned if anyone can put an easement on her property without her permission.

Chairman Sam stated there is a recorded document showing the 30 foot easement on the west side of your property.

Assistant City Attorney Graffius mentioned that in all fairness if the 30 foot easement access was not there, the southern most property owner would not have any access. The easement was designed to give access to the property to the south, which belongs to Teresa DeLeon.

Ms. Wingate stated it is not their fault that the Recorder and Planning and Zoning can not keep track of documents. She again stated there were at one time four lots with an alley.

Assistant City Attorney Graffius stated as far as the city is concerned we can not hinder this property owner because of something that may or may not have been there in the past.

Member Henderson stated there is a problem and we have no solution, could Arizona Water Company solve the problem.

Mr. Loggins replied not at this time. He stated they did a title report, and nothing else showed on the report except the recorded easements.

Member Henderson asked if they could try to find a solution, and could the case be continued.

Director Tice stated the only issue is are there any other easements across the Arizona Water Company's property that would provide access to the home to the south. Arizona Water Company testified they did a title report and there were no other easements showed up in the report, based on that statement staff will have to assume there are no other easements. Director Tice stated neither of the homes are land-locked, they both have legal and adequate access.

Member Henderson asked Mr. Loggins to meet with the DeLeon's to resolve this issue.

Mr. Loggins stated they have done their due diligence, and both homes have adequate access.

Ms. DeLeon stated she did not know her sister-in-law recorded the easement.

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

Vice-Chairman Lavender made a motion to approve Resolution DSA-13-00018, Conditional Use Permit to construct perimeter fencing and a materials storage yard as an accessory use prior to the construction of the principal use, with the conditions as stated below:

1. All fencing on the site must be removed with the future construction of the water tank(s) and or buildings. Future fence locations and design will be determined with the future Major Site Plan approval.

Member Tucker seconded the motion.

Member Henderson made a motion to continue the case to the April 4, 2013, Planning and Zoning Commission meeting. Member Benedict seconded the motion.

Roberts Rules of Order were cited, and the motion to continue takes precedence over the motion to approve.

The following roll call vote to continue case DSA-13-00018 a Resolution for a Conditional Use Permit to construct perimeter fencing and materials storage yard as an

accessory use prior to the construction of the principal use to the April 4, 2013, Planning and Zoning Commission meeting was recorded:

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

The motion passed 6 – 1.

Chairman Sam stated the case will be continued to the April 4, 2013, Planning and Zoning Commission meeting.

VI. Call to the Public:

There were no comments received from the public.

VII. Report by Planning Director:

There were no items to report

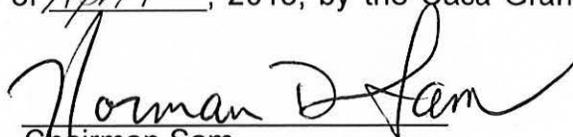
VIII. Adjournment:

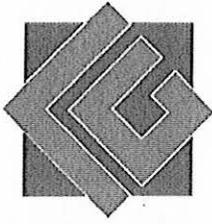
Member Henderson motioned for adjournment, a voice call vote was called and all were in favor.

Chairman Sam called for adjournment at 8:27 p.m.

Submitted this **22nd day of March, 2013** by Melanie Podolak, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Approved this 4 day of April, 2013, by the Casa Grande Planning & Zoning Commission.


Chairman Sam



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: March 7, 2013

REQUEST

Request by the City of Casa Grande for the following land use request:

1. **DSA-13-00021: Zone Change** from B-4 (Community Services Zone) to B-3 (Central Business Zone) for the City of Casa Grande Police Dispatch Facility located at 520 N. Marshall St. (APN 507-07-178).

APPLICANT/OWNER

Applicant

City of Casa Grande
510 E. Florence Blvd.
Casa Grande, AZ 85122
P: 520-421-8600

Owner

Same as applicant

HISTORY

1915: The City of Casa Grande is incorporated including this site.

June 28, 1948: The site's zoning is established as "Class A Business"

December 21, 1964: The site is zoned R-2 (multi-family) with adoption of Ordinance 321.

January 18, 2000: The site is zoned B-4 (Community Services Zone) with the adoption of Ordinance 1178.136.

PROJECT DESCRIPTION

Site Area	.67 acres
Current General Plan 2020 Land Use	<i>Community Center</i>
Existing Zoning	B-4 (Community Services Zone)
Proposed Zoning	B-3 (Central Business Zone)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	Community Center	R-1 (Single Family Residential)
East	Community Center	B-3 (Central Business)
South	Community Center	B-3 (Central Business)
West	Community Center	R-1 (Single Family Residential)

SITE CONTEXT AERIAL



General Discussion:

The City is requesting to re-zone the existing .67 acre Police Dispatch site from B-4 (Community Services) to B-3 (Central Business) to accommodate the future construction of a solar PV/shade structure and to match the existing zoning of the Main Public Library building to the east. The site is specifically located at 520 N. Marshall St. at the southeast corner of N. Marshall St. and the undeveloped 5th St. right of way.

While both B-4 and B-3 zoning districts permit the construction of PV solar structures as accessory uses, they have significantly different setback development standards. One of the reasons for this request is to allow the PV/shade structures to utilize the zero (0) foot setbacks of the B-3 zone district as well as to place the Police Dispatch building and the Public Library building in the same zone district.

Building Setbacks

	B-4	B-3
Front	35'	0'
Rear	15'	0'
Interior Side	*15'	0'
Corner Side	25'	0'
Residential Zone Buffer	45'	20'

**Both side yard setbacks, when added together must total 15 feet.*

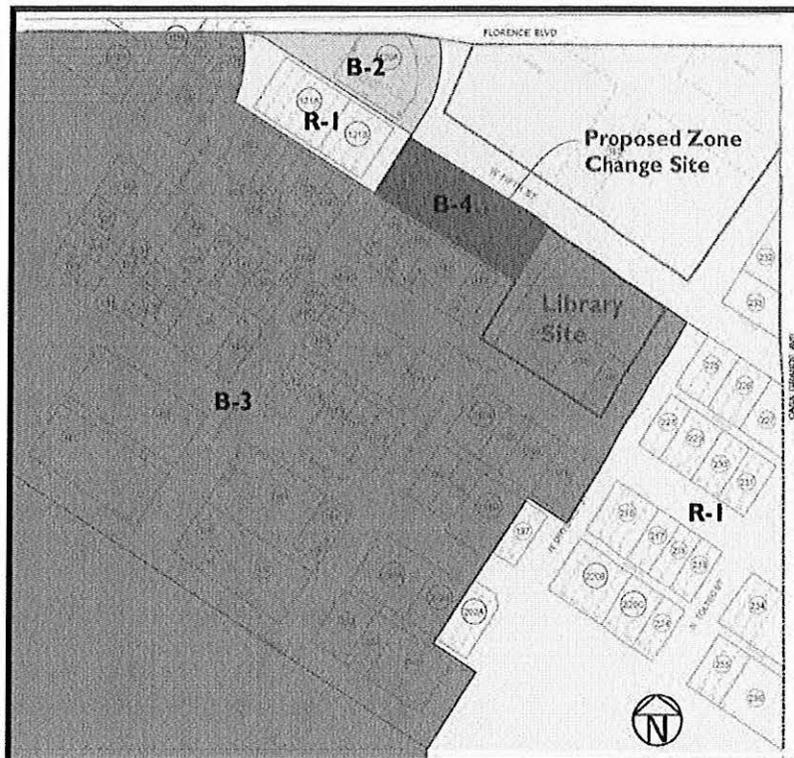
In addition to creating more flexible setbacks for future site development the City is proposing a companion application (see DSA-13-00022) for a Preliminary Plat to re-subdivide the Police Dispatch Facility and the Main Library Facility and combine them into one (1) large parcel. In order to do this both facilities must have the same zoning. This re-subdivision will also include the abandonment of a portion of the Picacho St. right-of-way previously platted between the dispatch and library facilities.

Future Development

The City is planning on constructing a PV/shade structure in the south east corner of the site that will be restricted by its current B-4 zoning and associated building setbacks. The City would likely take advantage of the reduced setbacks if the re-zoning is approved.

Surrounding Area

The site is located in downtown Casa Grande and is surrounded by various business and retail uses most of which are zoned B-3.



General Plan Compliance

The site's General Plan 2020 land use designation is *Community Center*. The requested B-3 zoning district complies with this Land Use designation.



PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on February 19, 2013 for the March 7th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on February 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on February 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

- Surrounding property owner Steve Brandt called and asked general questions concerning the request.
- Gordon Nedom stopped by the Development Center to ask why the re-zone is being done.

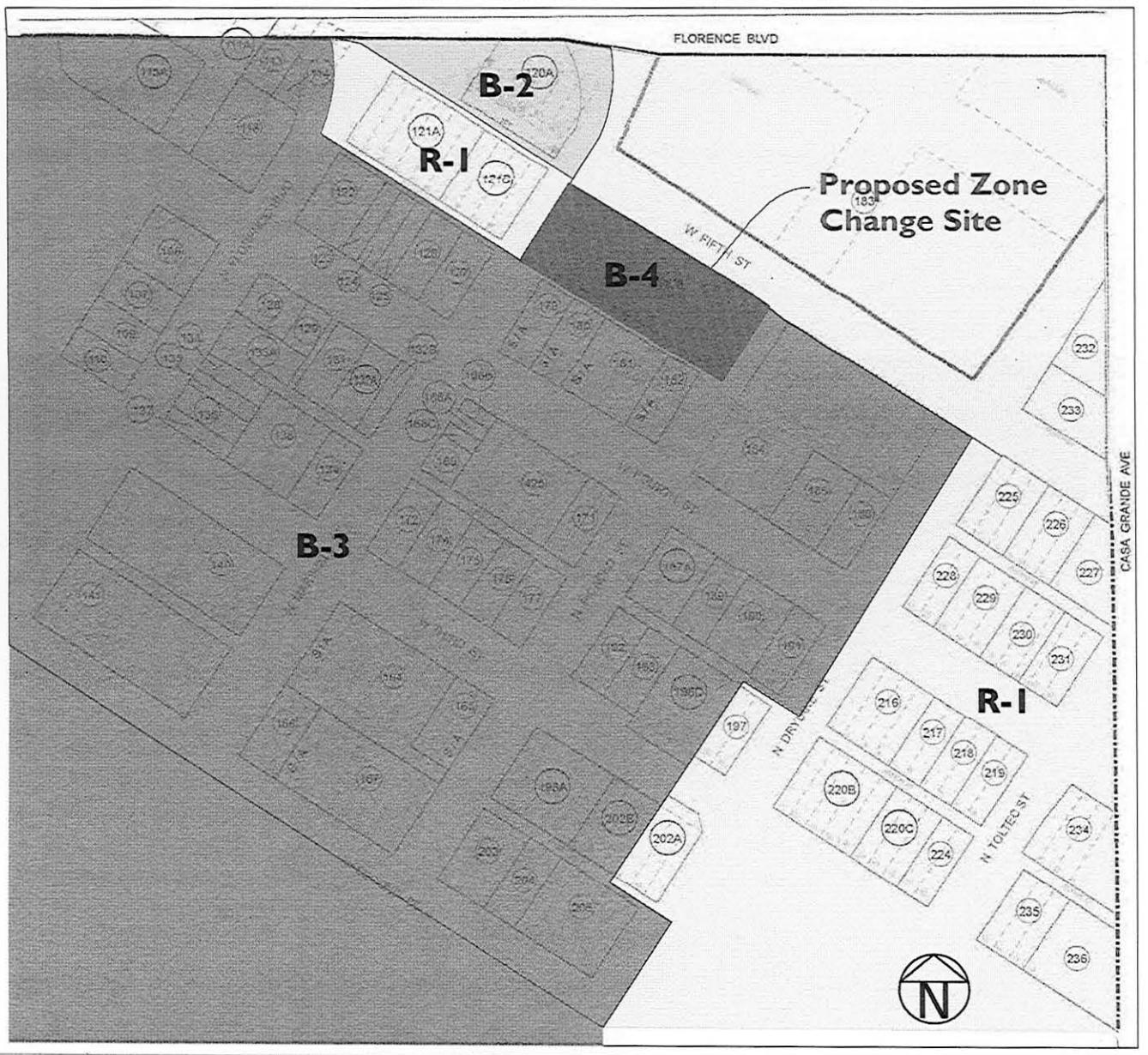
STAFF RECOMMENDATION

Staff recommends the Commission approve **DSA-13-00021, Zone Change** from B-4 (Community Services Zone) to B-3 (Central Business Zone) for the City of Casa Grande Police Dispatch Facility located at 520 N. Marshall St. (APN 507-07-178).

Exhibits:

Exhibit A – Zone Change Exhibit

Exhibit A – Zone Change Exhibit



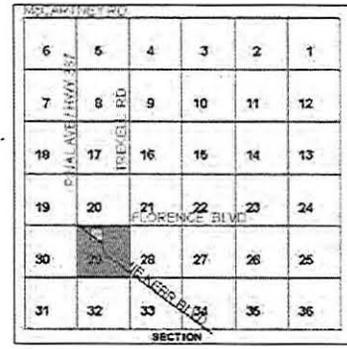
Site Info

Current Zoning: B-4
 Proposed Zoning: B-3
 General Plan: Community Center
 Site Area: = .67 Acres
 APN: 507-07-178

Legal Description:
 Casa Grande Townsite, Block 27,
 Lots 1 - 10

1 Vicinity Map

Not to scale



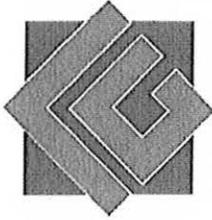
Police Dispatch Facility Zone Change

No.	Revision/Issue	Date

City of Casa Grande
 510 E. Florence Blvd.
 Casa Grande, AZ 85122

Project Name and Address
 Police Dispatch Facility
 Zone Change

Project DSA-13-00021	Sheet 1 of 1
Date 2/19/2013	
Scale Not To Scale	



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: March 7, 2013

REQUEST

Request by the City of Casa Grande for the following land use request:

- 1. DSA-13-00022: Preliminary Plat for the Police Dispatch & Library Complex Plat** a re-subdivision of Casa Grande Townsite block 27, lots 1 to 10 and block 32, lots 1 to 20 and the Block 32 Alley and the west 40 ft. of Picacho St. located between the north boundary of the block 27 alley and 5th St., and the east 40 ft. of Picacho St. located between 4th St. and 5th St. (APN's 507-07-178, 184, 185 & 186).

APPLICANT/OWNER

Applicant

City of Casa Grande
 510 E. Florence Blvd.
 Casa Grande, AZ 85122
 P: 520-421-8600

Owner

Same as applicant

HISTORY

- July 19, 1890: The Casa Grande Townsite plat is established.
 January 5, 1892: The Casa Grande Townsite plat is amended.

PROJECT DESCRIPTION

Site Area	2.45 acres
Current Land Use	Public Library
Existing Zoning	B-3 (Central Business)
Existing General Plan 2020 Land Use	<i>Community Center</i>

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Community Center</i>	R-1 (Single Family Residential)

East	<i>Community Center</i>	B-3 (Central Business)
South	<i>Community Center</i>	B-3 (Central Business)
West	<i>Community Center</i>	R-1 (Single Family Residential)

General Discussion

The applicant is requesting approval of a Preliminary Plat to re-subdivide a portion of Blocks 27 and 32 of the previously recorded Casa Grande Townsite Final Plat (see *Exhibit A*). The subject area currently consists of four (4) separate parcels that make up the Police Dispatch property, Library property and a portion of the Picacho St. Right-of way. The current Final Plat was recorded on January 5, 1892. The site is zoned B-4 with a current proposal to rezone it to B-3 matching the Public Library site.

SITE CONTEXT/AERIAL



In addition to the proposed re-subdivision the City has submitted an application (DSA-13-00027) to the City Council to abandon the west 40 ft. of Picacho St. located between the north boundary of the block 27 alley and 5th St., and the east 40 ft. of Picacho St. located between 4th St. and 5th St. of the previously platted Picacho St. right-of-way located between the two buildings. This abandonment is primarily being done to remove the library facility from the easterly 40 ft. of the Picacho St. Right-of-way and to allow the city to construct a solar PV/shade structure in the westerly 40 ft.

The proposed re-subdivision is simply being done at this time in order to combine the current four (4) parcel configuration and the described Picacho St. right-of-way into one (1) large parcel that will allow all current and future development to be on one (1) lot. Currently the library building and the south east corner of the said parking lot have old

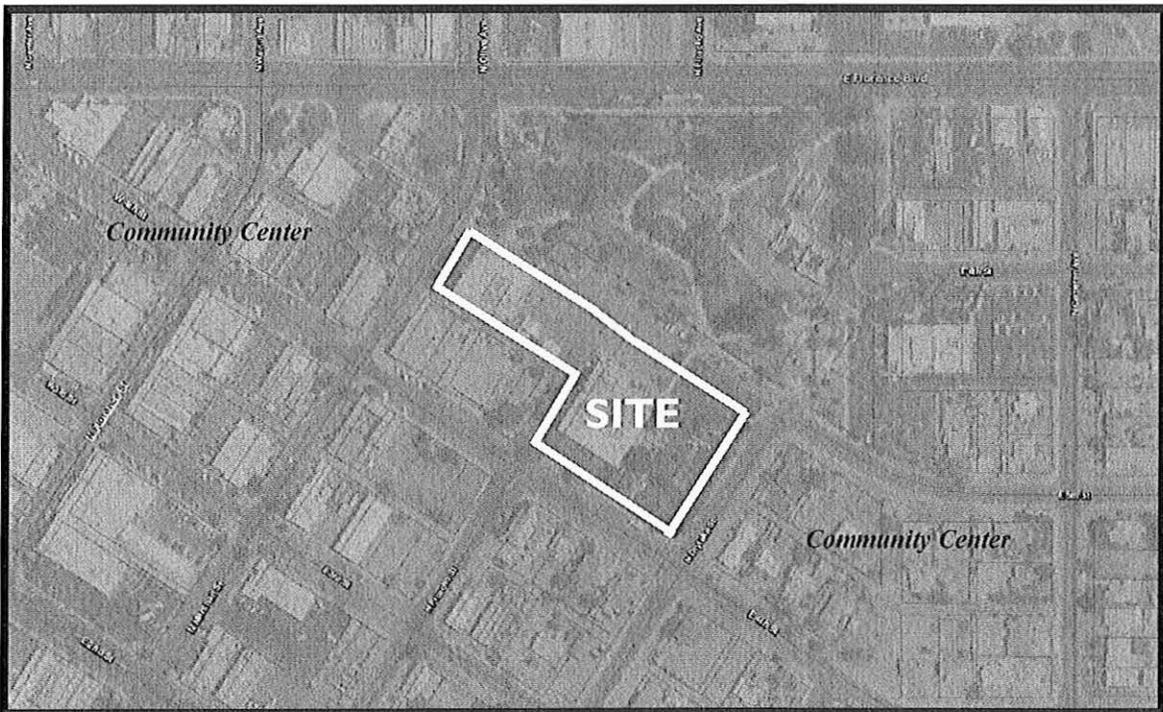
parcels running through them that will not allow compliance with current setbacks standards. With this re-subdivision and the subsequent zone change of the Police Dispatch site to B-3 all current and future buildings/structures will be in compliance with all City setback standards.

The proposed re-subdivision will be processed as both a Preliminary and Final Plat in accordance with Section 16.12.290 C. of the City Code. Pending Planning Commission's approval of the Preliminary Plat, the Final Plat will be scheduled for final approval by the City Council.

Conformance to the General Plan;

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

General Plan 2020 Exhibit



Conformance with Existing and Proposed Zoning;

The subject site currently is zoned B-3 (Library Facility) and B-4 (Police Dispatch Facility). Concurrently with this application the City has submitted an application to re-zone the Police Dispatch Facility to B-3 which will match the zoning of the Library Facility making the property one zoning designation. The existing uses of both sites are principally permitted with the B-3 Zoning District.

RECOMMENDED MOTION

Staff recommends the Commission approve **DSA-13-00022: Preliminary Plat** for the **Police Dispatch & Library Complex Plat** a re-subdivision of Casa Grande Townsite block 27, lots 1 to 10 and block 32, lots 1 to 20 and the Block 32 Alley and the west 40 ft. of Picacho St. located between the north boundary of the block 27 alley and 5th St., and the east 40 ft. of Picacho St. located between 4th St. and 5th St. (APN's 507-07-178, 184, 185 & 186).

Exhibits

- Exhibit A- Previously Approved Casa Grande Townsite Final Plat
- Exhibit B- Current Pinal County Parcel Map
- Exhibit C- Proposed Police Dispatch & Library Complex Preliminary Plat

Exhibit A - Previously Approved Casa Grande Townsite Final Plat



ALL LOTS 1/4 SECTION 37
 MARKED "R.S."

Filed and recorded in the office of the
 Co. Recorder, Pinal County, at 9:30 A.M.
 on Jan. 5, 1922.

Scale: 1/4" = 100'

Exhibit B- Current Pinal County Parcel Map

SEE BOOK 506



SEE MAP 507-07_1

SEE MAP 507-07_3

SEE MAP 507-03_2

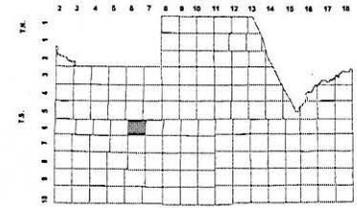
BOOK - MAP

507-07_2

NE NW SEC. 29 T.06S. R.06E.

CASA GRANDE TOWNSITE
BK 01 - SLD 11, 12

LOCATION MAPS
R.C.



TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
10	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

SECTION



Revised: 10/06/2010

By: clw



PINAL COUNTY
wide open opportunity

Pinal County Assessor

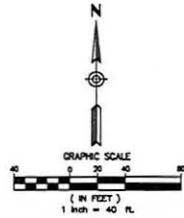
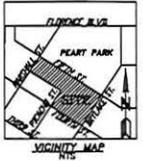
THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN, EITHER EXPRESSED OR IMPLIED BY PINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.

Exhibit B- Proposed Police Dispatch & Library Complex Preliminary Plat

PRELIMINARY PLAT

POLICE DISPATCH & LIBRARY COMPLEX

A RE-SUBDIVISION OF CASA GRANDE TOWNSITE BLOCK 27, LOTS 1 TO 10 AND BLOCK 32, LOTS 1 TO 20 AND THE BLOCK 32 ALLEY AND, THE WEST 40 FT. OF PICACHO STREET RIGHT-OF-WAY LOCATED BETWEEN THE NORTH BOUNDARY OF THE BLOCK 27 ALLEY AND 5TH STREET, AND THE EAST 40 FT. OF PICACHO STREET RIGHT-OF-WAY LOCATED BETWEEN FOURTH STREET AND FIFTH STREET, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF MAPS, PAGE 11 P.C.R. SITUATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.



LEGEND

- PD CITY BRASS CAP AT ST. INTERSECTION
- PD BRASS CAP IN HAND HOLE (NO I.D.)
- (330) RECORD DISTANCE PER TOWNSITE PLAT

LEGAL DESCRIPTION

EXISTING PROPERTY FOR TITLE REPORT

PARCEL 1

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 27, OF CASA GRANDE TOWNSITE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN BOOK 1 OF MAPS, PAGE 11.

PARCEL 2

LOTS 1 THROUGH 20, BLOCK 32, OF CASA GRANDE TOWNSITE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN BOOK 1 OF MAPS, PAGE 11.

BASIS OF BEARINGS

S00°24'18"W ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 29, T16S, R16E BETWEEN MONUMENTS AS SHOWN HEREON.

NOTES

1. THIS SURVEY WAS PERFORMED WITH THE AID OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 500-07826-TO EFFECTIVE DATE FEBRUARY 7, 2013 AT 02:30AM.
2. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED, UNLESS OTHERWISE NOTED.
3. UTILITIES SHOWN BY SURFACE EVIDENCE AND ELEVATION MARKINGS ONLY, UNLESS OTHERWISE NOTED.
4. NO MONUMENTATION FOUND AT S TH & DRYLAKE, IT FALLS IN GUTTER OF CURB. HELD MARSHALL ST. COURSE & DISTANCE TO ESTABLISH C/A DRYLAKE STREET.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT, CONSISTING OF 2 SHEETS REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND THAT THE PROPERTY CORNERS AND SURVEY MONUMENTS EXIST AS SHOWN HEREON.



COPIES: 8/30/2013

PRELIMINARY PLAT	
SLAUGHTER SURVEYING	
P.O. BOX 842	
PEARCE, ARIZONA 85625	
520-260-4029	
DATE	SHEET
7-27-13	1 OF 2

BOUNDARY INFORMATION

SEE SHEET 2 FOR TOPOGRAPHY

LAND AREA

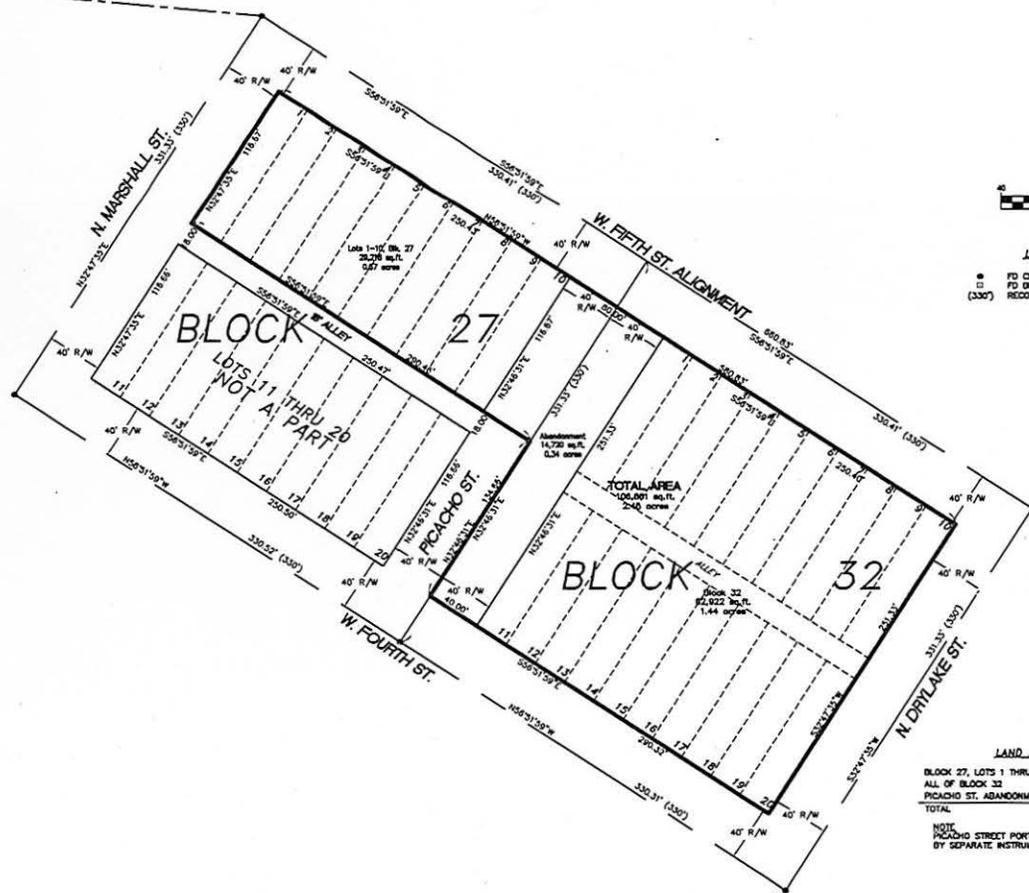
BLOCK 27, LOTS 1 THRU 10	0.87 acres
ALL OF BLOCK 32	1.44 acres
PICACHO ST. ABANDONMENT	0.34 acres
TOTAL	2.45 acres

NOTE: PICACHO STREET PORTION TO BE ABANDONED BY SEPARATE INSTRUMENT.

SECTION CORNER
FD. BRASS CAP
IN HANDHOLE IN
EASTBOUND LANE
OF FLORENCE BLVD.
AT INTERSECTION
OF PINAL AVE.

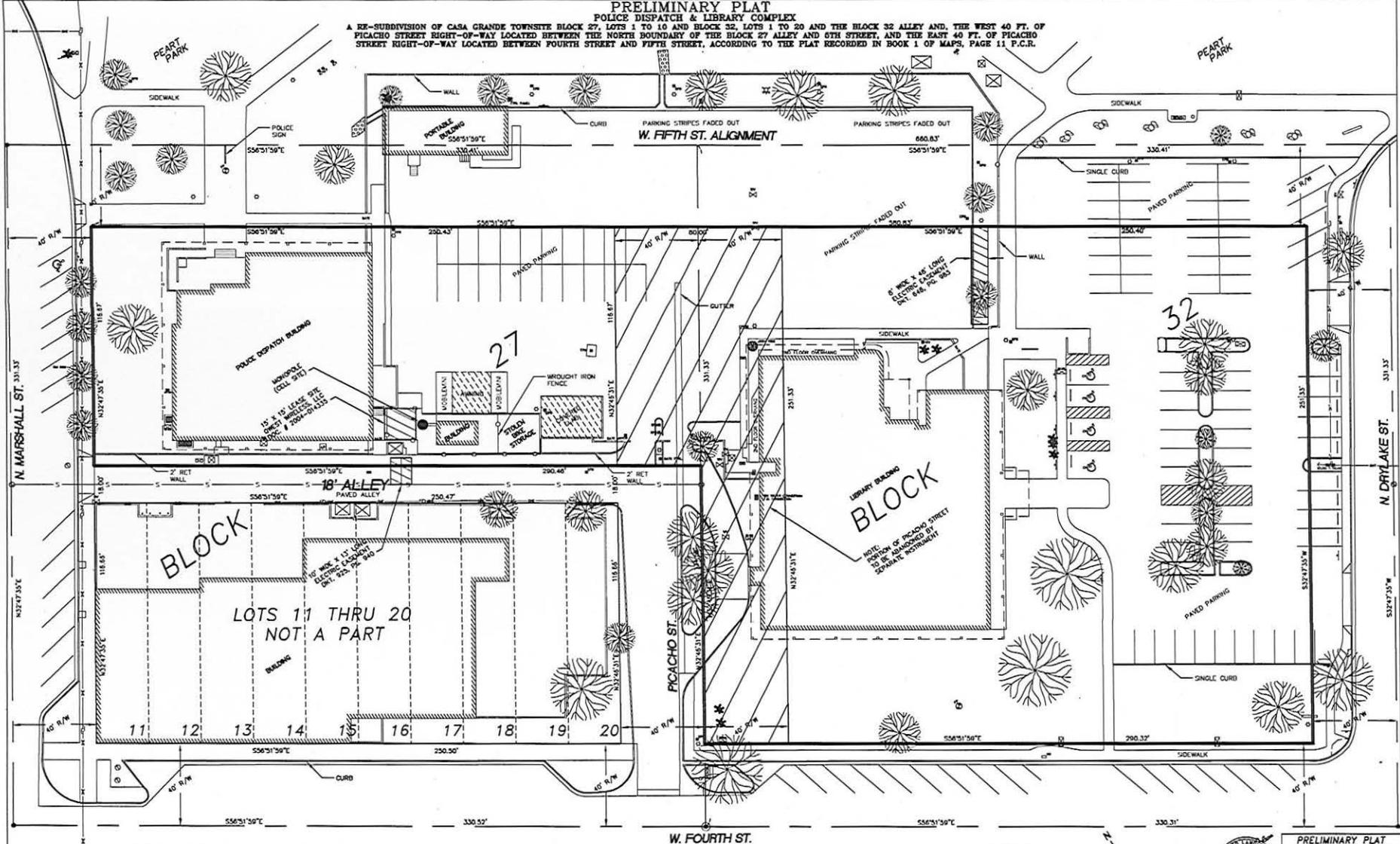
SOUTHWEST
BASIS OF BEARINGS

QUARTER CORNER
FD. BRASS CAP
IN HANDHOLE AT
INTERSECTION OF
FLORENCE ST. &
ASH AVE. WESTBOUND

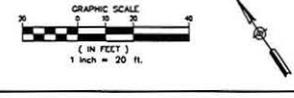


PRELIMINARY PLAT

POLICE DISPATCH & LIBRARY COMPLEX
 A RE-SUBDIVISION OF CASA GRANDE TOWNSITE BLOCK 27, LOTS 1 TO 10 AND BLOCK 32, LOTS 1 TO 20 AND THE BLOCK 32 ALLEY AND, THE WEST 40 FT. OF PICACHO STREET RIGHT-OF-WAY LOCATED BETWEEN THE NORTH BOUNDARY OF THE BLOCK 27 ALLEY AND, 0TH STREET, AND THE EAST 40 FT. OF PICACHO STREET RIGHT-OF-WAY LOCATED BETWEEN FOURTH STREET AND FIFTH STREET, ACCORDING TO THE PLAT RECORDED IN BOOK 1 OF MAPS, PAGE 11, P.C.R.

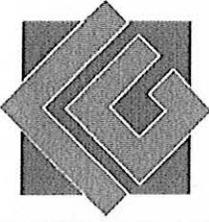


LEGEND	
	OVERHEAD ELECTRIC
	ELECTRIC PULLBOX
	LIGHT POLE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	ELECTRIC CONTROL PANEL
	OVERHEAD TELEPHONE
	ELECTRIC TRANSFORMER (UNLESS OTHERWISE NOTED)
	SANITARY SEWER MANHOLE
	TELEPHONE MANHOLE
	UTILITY POLE
	CONCRETE FILLED PIPE BOLLARDS
	SIGN
	AIR CONDITIONING UNIT
	GAS METER
	H.C. PARKING
	PALM TREE
	MAILBOX
	TREE
	RRPRAP
	TELEPHONE JUNCTION BOX
	FLAG POLE
	LANDSCAPE BOULDER
	WATER METER BOX
	WATER VALVE
	GAS VALVE
	MONOPOLE
	GUY WIRE
	BLUMPER CURB



PRELIMINARY PLAT
 SLAUGHTER SURVEYING
 P.O. BOX 842
 PEARCE, ARIZONA 85625
 520-260-4029

SECTION 20, T15S, R10E
 DATE: 7-27-13 JOB # 1 SHEET 2 OF 2
 EXPIRES: 6/30/2015



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: March 7, 2013

REQUEST

Request by Jenny Vitale, P.E., for the following land use approvals located north of Florence Boulevard and east of Peart Road, a portion of APN: 505-22-009M:

1. **DSA-12-00104: Major Amendment to an approved PAD Zone/Preliminary Development Plan.** The request is to amend The Reserve at Peart PAD to create the Odyssey PAD and the amendment involves:
 - a. Changing the land use from Residential (51 z-lots) to a Commercial/School use.
2. **DSA-13-00009: Major Site Plan/Final Development Plan** for the Odyssey Preparatory Academy

APPLICANT/OWNER

Jennifer Vitale, P.E.
3321 N. Nebraska Street
Chandler, AZ 85225
P: 602-684-8857
Email: j.vitale@cox.net

Kingdale Investment Corporation I
19829 Leslie Street
Queensville, ON
Canada L0G-1R0
kingdalehomes@sympatico.ca

HISTORY

- April 16, 1973:* The City Council adopted Ordinance No. 459 annexing said property into the City of Casa Grande.
- November 2, 1987:* The site was zoned R-3 (Multi-family Residential) with the official adoption of the Zoning Ordinance and map.
- November 21, 2005:* CGPZ-203-005: The City Council approved the Minor General

Plan Amendment to change the land use from High Density Residential to Medium Density Residential #1.

CGPZ-204-005: The City Council approved the Zone Change request from R-3 (Multi-family Residential) to PAD (Planned Area Development) for The Reserve at Peart.

February 2, 2006: CPGZ-048-006: The Planning and Zoning Commission approved the Preliminary Plat for a 51-lot (Z-lot product) subdivision.

December 7, 2006: CGPZ-282-006: The Planning and Zoning Commission approved the housing product.

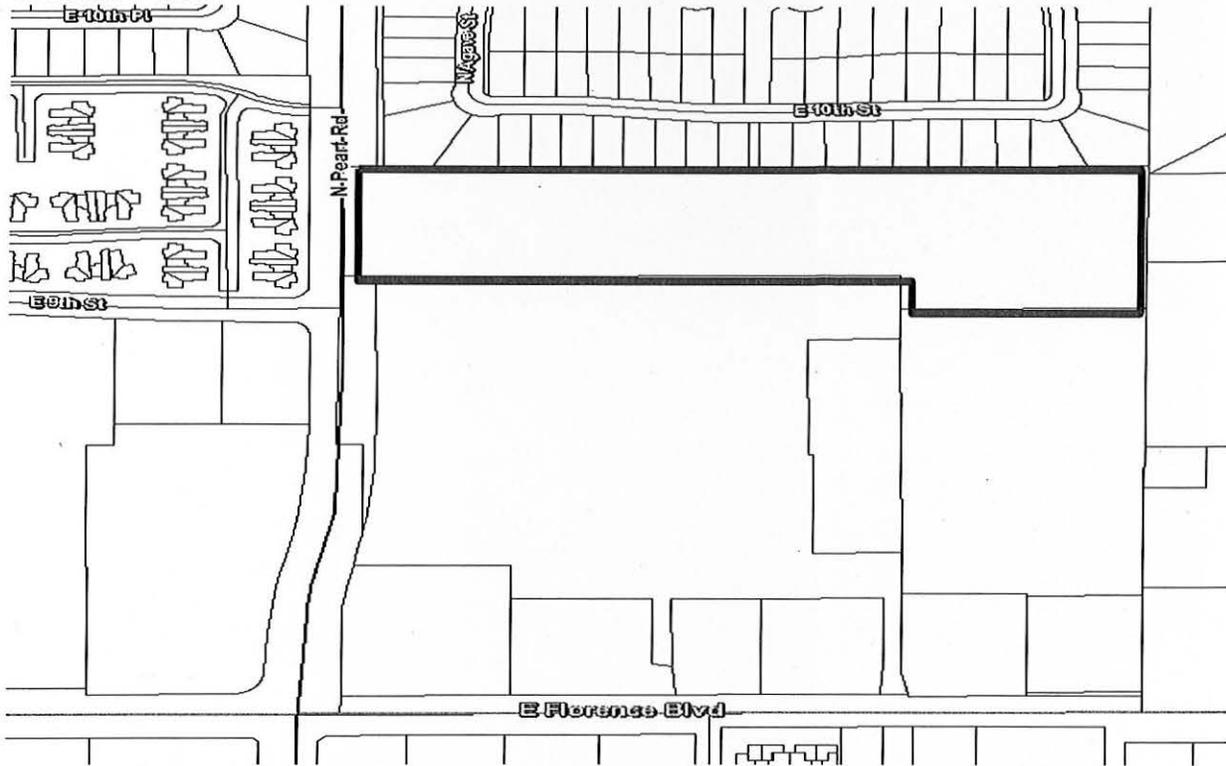
January 16, 2007: Resolution No. 2825.141: The City Council approved a Final Plat for The Reserve at Peart. A financial guarantee was never provided, therefore the Plat expired.

PROJECT DESCRIPTION	
Site Area	8.6 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Community Center</i>
Building Height	32. ft.
Parking:	<p><u>150 total spaces required by City Code as Follows:</u></p> <p>a. One and one-half (1.5) spaces for each classroom, library, lecture hall and cafeterias, plus (30 classrooms x 1.5 = 45 spaces).</p> <p>c. One (1) space for each 21 square feet of area available for public assembly if fixed seats are not provided. (1,568 sf – 1 sp/21 sf) = 75 spaces Stage (646 sf – 1 sp/21sf) = 31 sp. Provided – 150 spaces</p>

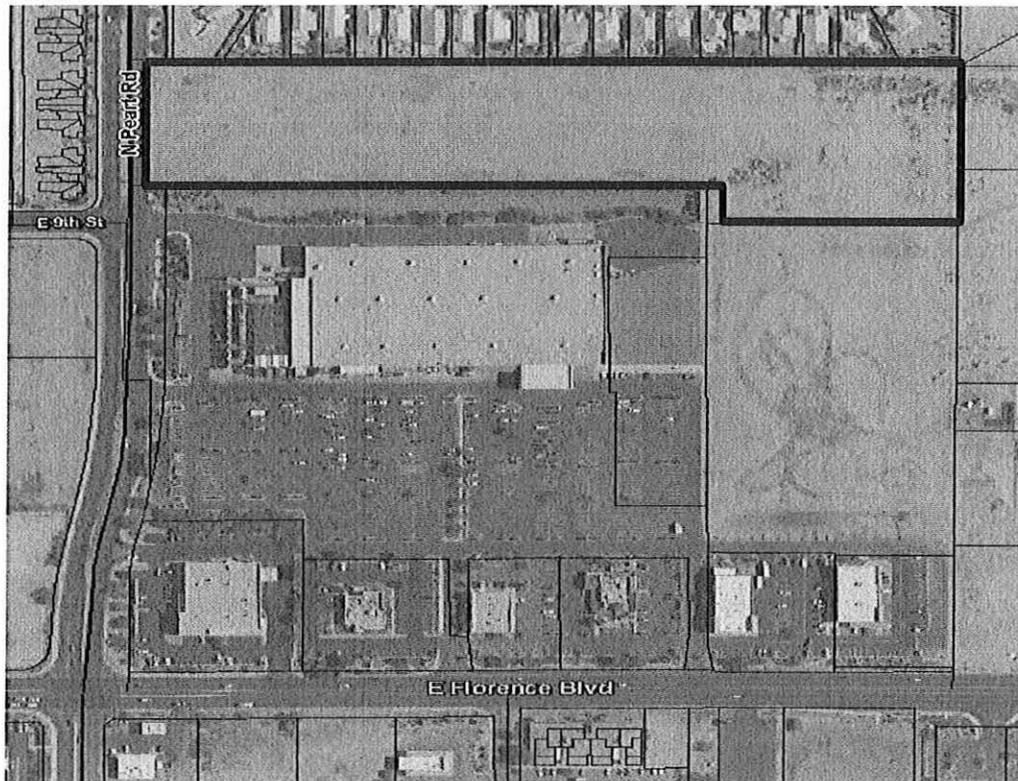
Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Neighborhoods</i>	R-3 (Multi-family Residential)	Single Family Residences
South	<i>Community Center</i>	PAD (Planned Area Development)	Home Depot
East	<i>Community Center</i>	UR (Urban Ranch) PAD (Planned Area Development)	Vacant land
West	<i>Neighborhoods</i>	PAD (Planned Area Development)	Peart Road, Acacia Lofts Apartments/Condo's

VICINITY MAP



SITE AERIAL



Overview

The proposed site was approved for The Reserve at Peart PAD, a residential project for 51 lots (z-lot product). The Major Amendment to the PAD Zone/Preliminary Development Plan is to change the land use designation from residential to a commercial/school use.

Currently, a Final Development Plan accompanies this request for development of a Charter School, however if the site does not develop for the Charter School, it can be developed for commercial use. The commercial uses that are permitted in the PAD are several of the uses allowed in the B-1 Zoning District. These types of uses are less intense than the general commercial land uses and the land uses are to provide services and goods primarily for the surrounding neighborhood and not intended to draw customers from the entire community. Staff agrees that the proposed uses are more compatible to the area being that the site abuts a single family residential subdivision.

The Final Development Plan is for the Odyssey Charter School. Odyssey Preparatory Academy is an Arizona based charter school that has operated a campus in Buckeye for the past two years and proposes to build the Odyssey Charter School in the City of Casa Grande.

The Charter School site is 8.6-acre site and will consist of a two story building with classrooms, a multi-purpose room, warming kitchen, teacher's lounge, resource center and administration offices etc. The site will feature various amenities including a football field, a playground area and open space.

The Odyssey Charter School will be developed in three phases. Phase I shall include the construction of the two-story school building, parking and driveways, underground utilities, on-site drainage features, landscaping, walls and fencing, the off-site deceleration lane, the off-site sidewalk, and the project's monument sign.

Phase II shall include the installation of three modular units located in the north portion of the playground area. The modular buildings will be used as temporary classrooms until the completion of Phase III construction.

Phase III shall consist of the construction of a detached classroom building and a gymnasium. The new building shall be located in the playground area, directly east of the main school building.

The School is proposed to serve K-8 students. The school estimates on opening in August 2013 with grades K-5 and will thereafter add a grade each year until it reaches K-8. The maximum enrollment is 756 students and the employment of approximately 50 staff.

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:

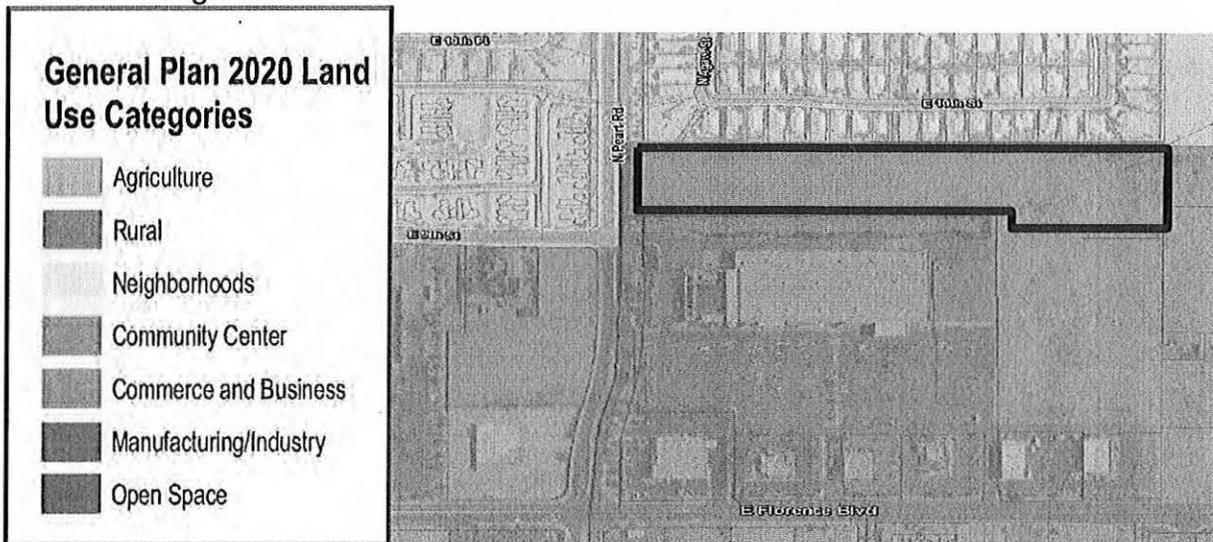
Relationship of the plan elements to conditions both on and off the property;

The overall site is 8.6 acres and has sufficient area to accommodate the proposed request. The proposed Odyssey PAD offers a variety of land uses that are typical for neighborhood businesses and due to the location of the residential development to the north, typical retail uses are not permitted. This site is an infill site, and is located between commercial development to the south and residential development to the north. One advantage of being an "infill" development, is that existing infrastructure is relatively close and the proposed development will connect to the infrastructure located in Peart Road.

If the site develops for commercial use there is adequate area to accommodate the neighborhood types of land uses that are permitted in the PAD. Any future development of commercial uses will be subject to a Major Site Plan/Final Development Plan review and approval.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Community Center*. This land use is intentionally broad and encourages a mix of land uses and appropriate intensities that can reduce the need to travel by car. These areas provide a variety of vertical and horizontal mixed uses within interesting and varied pedestrian environments along collector streets within new and established residential neighborhoods. The proposed commercial/school uses are permitted land uses in the Community Center land use designation.



Conformance to the City's Zoning Ordinance:

The site is zoned PAD (Planned Area Development). The original PAD Zoning for the site was established in 2005 to suit the density and design for The Reserve at Peart at the time, however the proposed amendment will change the land use from residential to commercial/school use and allow development standards that are appropriate for these types of uses.

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

Access to the site is from Peart Road, a principal arterial. According to the Traffic Impact Study, January 17, 2013, submitted by TASK Engineering Company Inc., the school is anticipated to generate 1,133 total trips per day at full enrollment. (See further discussion under the Major Site Plan/Final Plan).

The adequacy of the plan with respect to land use:

The 8.6 acre site is vacant and considering the use of the site, the topography, and the size, there is sufficient land area to accommodate the proposed charter school building and its ancillary uses.

Pedestrian and vehicular ingress and egress:

See discussion under the Major Site Plan/Final Development Plan.

Building location, height & Building Elevations:

See discussion under the Major Site Plan/Final Development Plan.

Landscaping:

See discussion under the Major Site Plan/Final Development Plan.

Lighting:

See discussion under the Major Site Plan/Final Development Plan.

Provisions for utilities:

See discussion under the Major Site Plan/Final Development Plan.

Site drainage:

See discussion under the Major Site Plan/Final Development Plan.

Open space;

N/A.

Loading and unloading areas;

N/A.

Grading;

See discussion under the Major Site Plan/Final Development Plan.

Signage;

See discussion under the Major Site Plan/Final Development Plan.

Screening;

N/A.

Setbacks/Development Standards;

See discussion under the Major Site Plan/Final Development Plan.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA 17.68.070

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

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

See discussion under the Major Amendment to a PAD Zone/Preliminary Development Plan.

Conformance to the City's General Plan;

See discussion under the Major Amendment to a PAD Zone/Preliminary Development Plan.

Conformance to the City's Zoning Ordinance;

See discussion under the Major Amendment to a PAD Zone/Preliminary Development Plan.

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

conditions:

Access to the site is from Peart Road, a principal arterial. According to the Traffic Impact Study, January 17, 2013, submitted by TASK Engineering Company Inc., the school is anticipated to generate 1,133 total trips per day at full enrollment. This equates to 411 total morning peak hour trips and 274 total evening peak hour trips. The traffic disperses in such a way that it can be accommodated on the roadway system with several recommendations. Based on the information provided in the Traffic Impact Analysis, the Traffic Engineer has suggested the following:

1. The school crossing is recommended to be on the north side of the intersection of Peart Road and 9th Street. A sidewalk should be constructed connecting this location to the main school campus without crossing any internal parking lots or roadways.
2. Roll out signs, proper signing, marking and a school crossing guard will be needed.
3. A southbound No U-turn sign on Peart Road at 9th Street should be installed.

The applicant has addressed these requirements in the Major Site Plan/ Final Development Plan.

In addition, the site is adjacent to Peart Road, a principal arterial. Currently, Peart Road has an existing 33' feet of right of way, the Charter School is going to dedicate an additional 37' feet of right of way (70' ft. half street is required) with a Map of Dedication to meet the future principal arterial 140' feet right of way standards as set forth in the Small Area Transportation Study.

It appears that the applicant has calculated parking spaces based on the current proposal, however, Staff is asking the applicant to provide a parking plan calculation on the entire site to address future phases and how parking will be determined.

The adequacy of the plan with respect to land use;

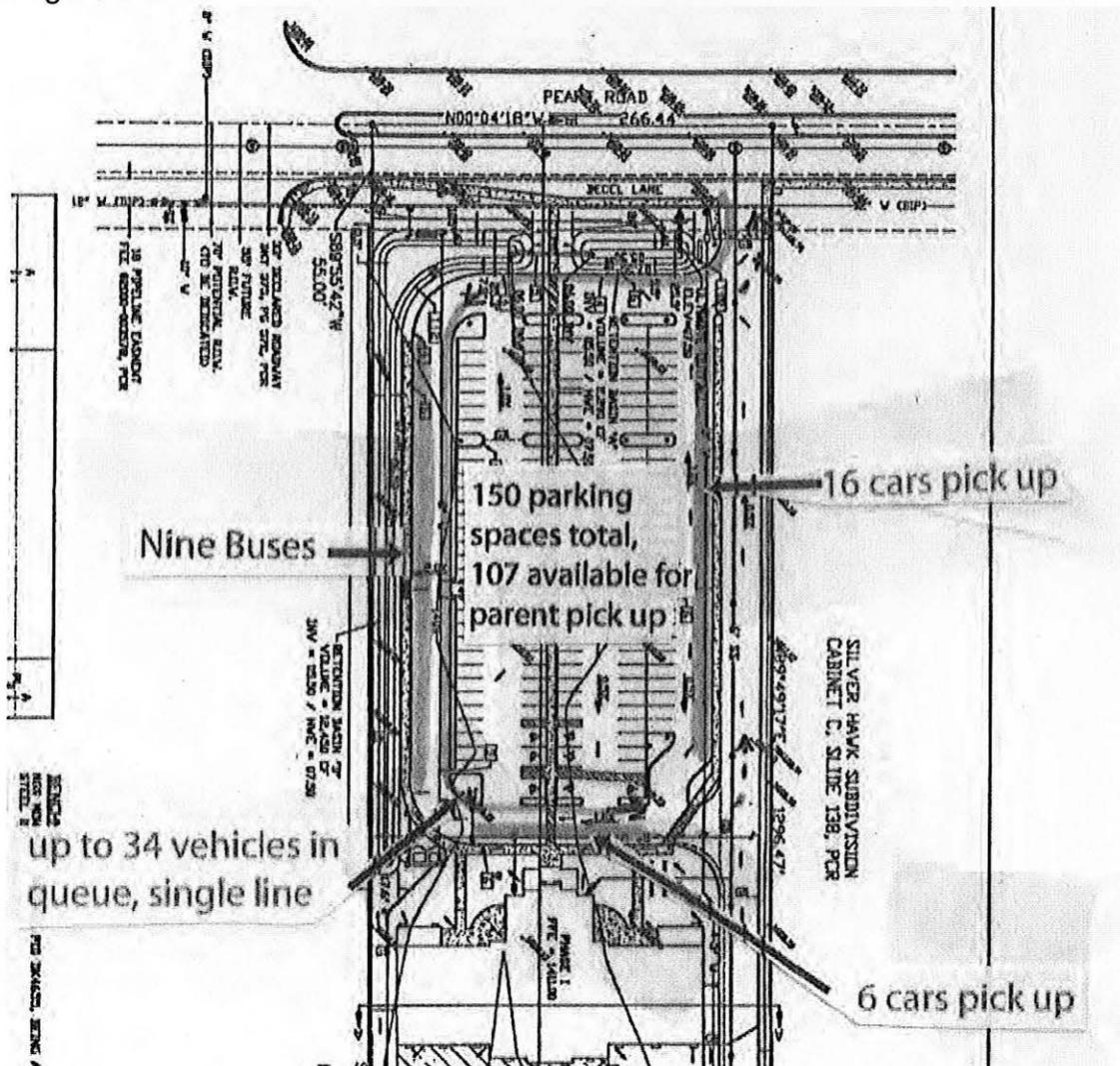
See discussion under the Major Amendment to a PAD Zone/Preliminary Development Plan.

Pedestrian and vehicular ingress and egress;

According to the proposed circulation system submitted by the engineer for the project, the proposed circulation is two way traffic flow; with 25 ft. drive aisle widths. Vehicles will enter Peart Road and circulate counterclockwise. The main driveway (Peart Road) will be located in the northwest corner of the property and shall provide right in/right out access only. The parking areas have been designed to provide "queuing" corridors during student pickup/drop-off. The southernmost corridor shall be used for buses and the other three corridors shall be used for parent pick-up/drop-off. Carpooling is

encouraged and each parent/carpool shall be assigned a corridor. Students will wait on the adjacent designated sidewalk for the bus or parent vehicle.

See the figure below:



Building location, height & Building Elevations:

The Charter School building is centrally located within the site and the entrance faces west. The building is two-stories and approximately 32' feet high and 34,573 square feet in size.

The majority of the building's exterior will be stucco construction integrated with brick veneer, metal elements and the brick serving as a focal point for the entrance. The main entrance is designed with architectural features such as colonial columns and a portico. The roof will be designed with asphalt shingles and all roof mounted equipment will be screened and located behind mechanical walls.

Windows are proposed on all four sides of the building to draw natural light into the

classrooms. The stairwells are located on the west side of the building to lessen the student's impact on the residential subdivision to the north.

Landscaping:

The Odyssey Charter School will provide 49% open space at full build-out. The areas along the west and south property boundaries shall be used for on-site retention. All retention areas will be landscaped. Open space in the east central portion of the property shall be used as the school playground, and a football field will be provided along the east site of the property. The landscaping will comply with the city's landscape requirements and a preliminary landscape plan has been provided.

Per City Code Section 17.52.320, a turf waiver is being requested to allow the entire playground area and football field to be landscaped with grass (Bermuda) and allow 76% of turf, whereas 10% is the maximum allowed.

Lighting:

Existing street lights are installed along Peart Road. On-site site lighting is proposed with 25' foot high light poles. The lighting has been dispersed throughout the site to provide adequate visibility. The proposed buildings will incorporate attached decorative lighting to complement the buildings exterior and provide lighting for security measures.

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

Provisions for utilities:

The preliminary water report dated February 22, 2013 stated that potable water for the project site shall be provided via a 2-inch tap off the 12-inch DIP (ductile iron pipe) water main located on the east side of Peart Road. A 3-inch PVC water service main shall be installed on-site to provide potable water to the two story classroom building and the single story classroom/gymnasium building. Two separate 8-inch taps of the 12-inch DIP water main shall provide a looped on-site fire flow system. A total of two fire hydrants shall be installed on site in accordance with the fire code. All structures as required by Code will have fire sprinkler protection.

The preliminary sewer report dated February 22, 2013 stated that the sewer collection network shall consist of a 6-inch PVC sewer main with 6-inch diameter single "Y" cleanouts spaced every 100 ft on center. The sewer main shall extend east from Peart Road into the property along the northernmost driveway. The on site sewer network will be privately owned and maintained by Odyssey Charter School.

Site drainage & Grading:

The preliminary drainage report dated February 22, 2013 indicated that the subject

property is located in Flood Zone X, areas determined to be outside the 0.2% annual chance floodplain. Topography of the site is relatively flat (0.5%) and trends radially outward from a topographical high spot in the central portion of the property.

Pearl Road has an existing 6-inch concrete curb and gutter. Proposed improvements along Pearl Road include a declaration lane, 6-foot sidewalk and a new 6-inch concrete curb and gutter.

There are no off-site flows that affect this property. The onsite retention basins provide the required storage for the gross acreage of the property which includes the 70 ft. potential right-of-way along Pearl Road. The amount of storm water storage represents the amount required at full phase build out.

Open space:

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

Loading and unloading areas:

N/A.

Signage:

A low profile monument sign (6' ft. in height) is being proposed on the site at the Pearl Road entrance. The sign 6' ft. x 15' ft. will incorporate a variety of materials (i.e. stucco, painted metal letters and painted stucco) to break up the architecture of the sign.

Screening:

The property is bordered on the north and portions of the south by a 6' – 7' foot concrete masonry (CMU) wall. Additional 6' foot CMU perimeter screen walls will be constructed along the eastern boundary and along the southeastern boundary. The new walls will tie into the existing walls. The walls will be painted a color that compliments the school's main building facade.

An interior 6' foot high wrought iron fence will be constructed to enclose the playground areas. The fence will have an access gate and panic hardware to delineate the playground area. Wrought iron fencing will also be installed on the north and south of the building to prevent student from accessing the playground at the front of the building or parking lot.

Setbacks:

The PAD guide has established the following setbacks for the site:

Building Setbacks

Front	= 35-ft
Interior Side & Rear	= 15-ft
Corner Side	= 15-ft
Residential Zone Boundary	= 45-ft

Parking Lot Setbacks

Front	= 4-ft
Interior Side & Rear	= 3-ft
Corner Side	= 4-ft
Residential Zone Boundary	= 3-ft

The maximum height of all structures is 35 ft.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on February 19, 2013.
- A notice was mailed on February 20, 2013 to each owner of property situated within three hundred feet of the site. An affidavit confirming this mailing is within the project file.
- A notice was posted by the applicant on the subject site on February 21, 2013. An affidavit confirming this posting was also supplied by the applicant.

Inquiries/Comments

City Staff received an email inquiry regarding this request on February 27th. See attached Exhibit E.

City Staff also received a letter from Home Depot requesting to be included in any further notices for the project as well as stating that the project should be designed to address and/or mitigate any such impacts from the existing surrounding uses. See attached Exhibit F.

STAFF RECOMMENDATION

Staff recommends the Commission forward to City Council a recommendation for approval of the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-12-00104) for Odyssey PAD with the following conditions:

The PAD Development Guide must be revised to reflect the following technical corrections:

1. Eliminate the percentage of turf variance on Page 5.
2. Correct "Arizona Road" on vicinity maps to "Arizola Road"

Staff recommends the Commission approve the Major Site Plan/Final Development Plan (DSA-13-00009), for Odyssey Charter School subject to the following conditions;

1. Any future exterior lighting shall require an amendment to the Major Site Plan/Final Development and a photometric plan shall be provided with the amendment.
2. Prior to issuance of a building permit, the Map of Dedication for the Peart Road right-of-way dedication shall be recorded.
3. Future phases shall require a Major Site Plan/Final Development Plan.
4. An overall parking plan calculation shall be submitted to indicate how the parking will be accommodated with future phases.
5. The following review comments from the Public Works Department shall be addressed with the Final Drainage Report and Improvement Plans:
 - a. Section 2.2; According to the Master Drainage Study of Casa Grande (1985 revised 1987); the site area appears to be under the impact of offsite flows from local watershed. A drainage easement has been proposed on the west side of Peart Road. The proposed project should do due diligence of the offsite watershed area which may impact the project site and should delineated with appropriate estimation of stormwater flows with their paths to and through the project site (15.40.080) for both pre-development and post development conditions (15.40.680).
 - b. Please specify how the stormwater runoff from the site is collected and conveyed to the proposed retention basins. If curb openings, catch basins or other structures are proposed then please provide hydrological & hydraulic calculations, erosion control, scour protection design and other design parameters, when applicable.
 - c. Please provide bleed off calculations for the retention volume. A shallow pit percolation tests shall be performed in retention areas to determine natural percolation. Test results shall be submitted to the city engineer prior to approval of drainage plans (15.40.1290C).

- d. The ultimate outfall of the eastern project site appears to be opposite of the existing/regional natural drainage. Please indicate in the drainage report that the change in the ultimate outfall will not impact neighboring properties. The minimum finished floor elevation should be at least 12" (preferably 14") above the low outfall elevation of the drainage basins areas and/or project ultimate outfall/s.

Exhibits

- A - Odyssey PAD Guide
- B - Major Site Plan/Final Development Plan
- C - Floor Plans
- D - Elevations
- E - Email Inquiry
- F - Letter - The Home Depot

Exhibit A – Odyssey PAD Guide

**ODYSSEY
PLANNED AREA DEVELOPMENT
REVISION II**

**MAJOR PAD AMENDMENT
DEVELOPMENT GUIDE
(REPLACES "THE RESERVE AT PEART" PAD GUIDE
DATED SEPTEMBER 16, 2005)**

**LOCATED ON THE EAST SIDE OF PEART ROAD APPROXIMATELY ¼ MILE
NORTH OF FLORENCE BOULEVARD IN
CASA GRANDE, PINAL COUNTY, ARIZONA**

**Prepared For:
American Charter Development, LLC
775 W. 1200 North, STE 100
Springville, Utah 84663**

**Prepared By:
Jenny Vitale, P.E.
3321 N. Nebraska Street
Chandler, Arizona 85225**

February 22, 2013



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FIGURES

- Figure 1. Vicinity Map
- Figure 2. Current Zoning Map
- Figure 3. Aerial Map of Existing Site Conditions

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- Exhibit A. Site Plan
- Exhibit B. Conceptual Landscape Plan



1.0 GENERAL INFORMATION

1.1 PURPOSE

The purpose of this application is to obtain a Major Planned Area Development (PAD) Amendment for an existing PAD called *The Reserve at Peart*, dated "Revised on September 16, 2005." The current *The Reserve at Peart* PAD applies to an 8.6-acre property parcel located along the east side Peart Road approximately ¼ mile north of Florence Boulevard in Casa Grande, Pinal County, Arizona. This report provides a proposed amendment to allow the subject parcel to be developed as Commercial Uses and/or a Charter School.

1.2 PROJECT LOCATION

The **Odyssey PAD** is an 8.6-acre development located on the east side of Peart Road approximately ¼-mile north of the intersection with Florence Boulevard in Casa Grande, Pinal County, Arizona (Figure 1). The property is further located in Township 6 South, Range 6 East, Section 22 of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

1.3 CURRENT ZONING

The current zoning designation for the 8.6-acre parcel is provided under *The Reserve at Peart* PAD, and includes single-family units in a Z-lot configuration and permitted accessory buildings consistent with City of Casa Grande's conventional R-1 zoning district. The Z-lots are a minimum of 3,800 square feet. Land Use was designated under the PAD as residential subdivision. The subdivision was never built and the property is currently undeveloped vacant land. A copy of the current zoning map for the subject property and surrounding properties is provided as Figure 2.

2.0 PROJECT DESCRIPTION / DEVELOPMENT PLAN

2.1 PROJECT DESCRIPTION

The City of Casa Grande General Plan 2020 designates the land use for the subject property as "Community Center." The current "Community Center" Land Use designation does allow for a more intensive commercial development. However, consistency with the less intensive B-1 zoning ordinance better suites development of the property as a transitional property, buffering residential development to the north from intense commercial development to the south. Thus, the proposed zoning change is consistent with this land use designation. The purpose of this application is to:

1. Change the name of the PAD to **Odyssey PAD**.
2. Change the land use from Residential (51 Z-lots) to a Commercial/School site.
3. Amend the language of the PAD to allow development of the property consistent with City of Casa Grande's B-1 zoning ordinance (Neighborhood Business Zone).

The **Odyssey Charter School** is a proposed two-story, 34,573 SF charter school which shall serve grades K-8. The school will open in the first year (proposed opening is August, 2013), with grades K-5 and will thereafter add a grade each year until it reaches K-8. The school shall have a maximum K-8 enrollment of 756 students. Development of the site relies upon solid planning principles to create an attractive school facility that provides the community with additional educational choices that meet or exceed City standards.

2.2 USE REGULATIONS

2.2.1 Permitted Uses

Permitted uses within the **Odyssey PAD** will be generally consistent with those permitted uses designated under the City's B-1 zoning ordinance (Neighborhood Business Zone). Some uses were eliminated due to their incompatibility with the surrounding land uses.

Principal Permitted Uses – Primary Uses shall include all uses identified on the following page.

Conditionally Permitted Uses – Conditionally Permitted Uses shall include all uses identified on the following page.

Principal Permitted Uses

- Banks and other savings and lending institutions
- Barber Shop
- Beauty Parlor
- Churches
- Day Care Center
- Dry Cleaning & Laundry Establishment
- Medical Offices
- Offices
- Schools

Conditionally Permitted Uses

- Mortuary
- Photographic Studio

2.3 DEVELOPMENT STANDARDS

The subject property serves as a buffer between existing residential development to the north and commercial development to the south. Construction of the **Odyssey Charter School** shall provide an excellent transition between these existing land uses. Development of any commercial uses will also provide a good land use transition between the existing land uses. Development Standards regarding setbacks shall be consistent with conventional B-1 zoning standards, as follows:

Building Setbacks

Front	= 35-ft
Interior Side & Rear	= 15-ft
Corner Side	= 15-ft
Residential Zone Boundary	= 45-ft

Parking Lot Setbacks

Front	= 4-ft
Interior Side & Rear	= 3-ft
Corner Side	= 4-ft
Residential Zone Boundary	= 3-ft

Development Standards that vary from conventional B-1 zoning standards, are as follows;

Maximum Height of all Structures = 35.5-ft (additional fire protection as determined by the Fire Chief shall be required)

2.4 ODYSSEY CHARTER SCHOOL DESIGN

2.4.1 Architecture

The architectural theme of the **Odyssey PAD** shall provide a sense of design compatibility and continuity between the adjacent land uses by incorporating a mix of stucco, brick, and metal building elements. The contemporary southwestern-type style shall incorporate muted desert colors on stuccoed exteriors with a Light Reflectivity Value of no greater than 50%.

All four elevations of any building shall be architecturally finished. All roof-mounted mechanical equipment shall be located within mechanical wells. All ground-mounted mechanical equipment shall be screened with low decorative walls or landscaping.

2.4.2 Open Space & Landscape

PAD zoning requires a minimum open space of 7% - 15%. The Odyssey Charter School has been designed to provide approximately 49% open space at full phase build-out. Portions of open space along the west and south property borders shall be used for on-site retention. Open space along the northern property border shall be landscaped. Open space in the east-central portion of the property shall be used as the school playground. A regulations size football field shall be provided in the playground area.

Landscaping throughout the property shall be compatible with the City of Casa Grande's landscape requirements. The design concept shall include a mix of shade trees, shrubs, ground cover, and turf. The turf areas shall include the playground and football field. Plants and materials shall be selected from the City of Casa Grande's approved plant palette, focusing on those plants best suited for a desert climate and low water use. The final landscape plan is subject to review and approval by The City's Planning and Development Department.

City of Casa Grande's landscape requirements allow for a maximum turf cover of 10% of the total landscaped area for sites which exceed 10,000 SF of landscaped area. A turf waiver is requested as a part

of the Final Development Plan for the Charter School to turf 138,265 SF of 207,449 SF of landscaped area, or 66.7%. The proposed turf area represents the playground and football field located in the eastern half of the property. The total amount of turfed area shall be reduced during Phase III construction (aka full build-out) to 120,265 SF, or 58%.

A 6-ft sidewalk shall be constructed along Peart Road to promote pedestrian connectivity between the residential development to the north and the commercial development to the south.

2.4.3 Screening & Fencing

The subject property is currently bordered on the north and portions of the south by 6-ft to 7-ft concrete masonry unit (CMU) walls. Additional 6-ft CMU perimeter screen walls shall be constructed along the entire eastern property boundary, as well as along the southeastern property corner. The new sections of wall shall tie into the existing CMU walls. The walls shall be painted a color that compliments the main building façade. No screen walls shall be constructed along Peart Road.

Interior fencing shall include 6-ft high wrought iron (WI) fencing to further designate playground areas. A 6-ft WI fence with access gate and panic hardware shall be installed in the northeast corner of the building to define the kindergarten playground. WI fencing shall also be placed on both the north and south building faces to prevent students from wandering from the playground to the front of the building or parking lot.

The trash bin shall be located in the south-central portion of the property, adjacent to the commercial development. The trash enclosure shall meet City of Casa Grande enclosure standards and consist of masonry block construction painted to match the perimeter CMU wall. The enclosure will have lockable wood/metal hybrid gates for access control.

Utility related equipment such as backflow preventors, transformers, and utility boxes shall be painted to either match the perimeter wall or the main building, whichever provides the best screening. All utilities to the building shall be underground.

2.4.4 Signs & Lighting

A low profile monument style sign shall be designed to complement the school building. The sign shall be constructed of masonry block with a stuccoed façade. The sign shall be painted in colors that compliment the school building. The school name and address shall be displayed in metal lettering in a color that compliments the school building. The sign shall not exceed 6-ft in height. Commercial signage shall comply with City of Casa Grande Sign Code requirements. All lighting shall comply with City of Casa Grande Light Code requirements.

2.4.5 Phasing

The Odyssey Charter School shall be developed in three phases. Phase I shall include construction of the two-story school building, all parking and driveways, all underground utilities, all on-site drainage features, all landscaping, all walls and fencing, the off-site deceleration lane, the off-site sidewalk, and the project's monument sign. Phase II shall include installation of three modular units to be located in the northwest portion of the playground area. The modulares shall be used as temporary classrooms until the completion of Phase III construction. Phase III shall include construction of a detached classroom building with gymnasium. The new building shall be located in the playground area, directly east of the main school building.

Phase I construction shall begin immediately upon receiving PAD and Improvement Plan approvals from the City of Casa Grande. Phase II construction is anticipated to begin within 1 to 3 years upon completion of Phase I. Phase III construction is anticipated to begin within 3 to 5 years upon completion of Phase I. Any future commercial development shall provide a phasing plan in conjunction with a Final Development Plan.

3.0 CONFORMANCE TO THE CITY OF CASA GRANDE

GENERAL PLAN 2020

The City of Casa Grande General Plan 2020 designates the subject property as "Community Center Land Use." Under this land use category, the City has identified areas where the most intense and dense development is located. Development appropriate to this land use includes residential development identified under R-2 and R-3 residential zoning, commercial development identified under B-2 General Business Zoning, B-3 Central Business Zoning, and C-O Commercial Office Zone, and Planned Area Development. The Odyssey PAD development has building setbacks consistent with a less intensive B-1 Neighborhood Business Zoning District, and a maximum structure height of 35.5-ft, less than the 45-ft allowed under a B-3 zoning. The proposed land uses allow for a better transition between existing residential development to the north and existing commercial development to the south.

4.0 EXISTING SITE CONDITIONS

The subject property consists of 8.6-acres of vacant, undeveloped land (Figure 3). The property appears to have been previously used for agricultural purposes and there is a defunct and decrepit concrete irrigation canal located along the northern property border. The irrigation canal does not serve any other properties. Topography at the site is generally flat with a 0.5% slope to the south. There is no vegetation on-site and there are no significant drainage features such as washes, swales, or standing water depressions. Underground utilities for sewer, water, electric, and fiberoptics are located within the eastern right-of-way of Peart Road. Additionally, there are existing 6-ft CMU walls along both the north and south property lines.

5.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The subject property is surrounded by a mix of zoning designations, including, residential, urban, business and PAD. A zoning map displaying the current zoning designations is provided as Figure 2. The land use and zoning designation of the surrounding properties are as follows:

North:

The property immediately north and adjacent to the subject property is known as the Silverhawk Subdivision. The subdivision is zoned R-3 (Multi-Family Residential) and has been developed with single-family residential dwellings.

East:

The properties immediately adjacent to and east of the subject property are vacant and currently undeveloped. These adjacent parcels of land are zoned UR (Urban Ranch Residential) and PAD.

South:

The property immediately adjacent to and south of the subject property is zoned under *The Casa Grande Marketplace* PAD and has been developed with commercial businesses such as Home Depot, Macayos, and Walgreens.

West:

The property located west of Peart Road directly across the street from the subject property is known as the Acacia Lofts condominium complex. The complex is zoned R-3 (Multi-Family Residential) and is currently being developed in phases with multi-family, multi-story condominiums.

6.0 CIRCULATION SYSTEM

6.1 OFF-SITE CIRCULATION

The site is located along the east side of Peart Road approximately 1/4 mile north of the intersection with Florence Boulevard. Florence Boulevard is Casa Grande's primary east-west corridor and an ADOT right-of-way. Interstate 110 is located approximately 2.0 miles east along Florence Boulevard. Both Peart Road and Florence Boulevard are existing arterial roadways developed to their respective half-width requirements.

Adjacent to the subject property, Peart Road is a four lane divided arterial with a 16-ft wide raised median and 45 mph speed limit. There are no sidewalk improvements on either side of Peart Road adjacent to the site. The half-width right-of-way is 33-ft with a future right-of-way of 55-ft and a potential right-of-way of 70-ft. The full 70-ft potential right-of-way shall be dedicated to the City of Casa Grande as part of this project.

Additional improvements along the east half of Peart Road shall include a deceleration lane for right turns into the property. The driveway entrance shall be located in the northwest corner of the property and shall provide right in/right out only traffic flow. No median breaks shall be constructed to serve the school. A 6-ft wide sidewalk shall be constructed to provide pedestrian connectivity between the residential development to the north and the commercial development to the south. A Traffic Impact Study is included with this PAD Amendment Request.

6.2 ON-SITE CIRCULATION

All on-site circulation, drive areas and parking areas are to be paved with asphalt. Parking and drive areas shall be delineated with 6-inch concrete curbing. All traffic aisles shall be 25-ft in width and provide two-directional traffic flow. All fire lanes shall be 26-ft in width and provide two-directional traffic. The total number of parking stalls shall comply with the parking requirements provided in the City Code for full phase build-out. Commercial parking requirements shall be per the City Code.

7.0 PUBLIC UTILITIES AND SERVICES

7.1 SEWER

Sewer shall be provided by the City of Casa Grande. All municipal sewer flow in this service area is directed to the Casa Grande Wastewater Treatment Plant. The project shall tie into the existing municipal sewer main located along Peart Road.

7.2 WATER

The subject property lies within Arizona Water Company's service area. As such, potable water for the school shall be provided by Arizona Water Company. The project shall tie into the existing water main located along Peart Road.

7.3 ELECTRICAL POWER

Electricity shall be provided by Arizona Public Service (APS). Existing electric service lines are located underground in the eastern right-of-way of Peart Road. Electric service to the school shall be underground. The project shall pull power from the service connection located near the northwest corner of the property.

7.4 NATURAL GAS

Natural gas in the vicinity of the subject property is provided by Southwest Gas. Any natural gas service to the project shall be underground.

7.5 FIBEROPTIC

Telephone service in the area is provided by Century Link. Cable service is provided by Cox Cable. Existing fiberoptic services are located underground in the eastern right-of-way of Peart Road. All fiberoptic service to the project shall be underground. The project shall pull service from the service connections located near the southwest corner of the property.

7.6 SANITATION

Refuse collection shall be provided by either the City of Casa Grande or a private waste hauler such as Waste Management. Sanitation haulers shall have access to the site to pick-up trash and recycling containers.

7.5 FIRE & POLICE

Police and Fire protection shall be provided by the City of Casa Grande. The police station is located at 520 N. Marshall Street, approximately 3-miles west of the property. The nearest fire station is located approximately 350-ft to the southwest near the intersection of 9th Street and Peart Road.

9.0 DEVELOPMENT TEAM

The Applicant/Developer have assembled a development team of qualified professionals to design the project to meet and exceed the expectations of the City of Casa Grande and surrounding community.

Applicant/Developer

American Charter Development, LLC

Attn: Mike Morley

775 West 1200 North, STE 100

Springville, UT 84663

Phone: (801) 489-3215

E-mail: mmorley@ac-13.com

Project Engineer

Jenny Vitale, P.E.

3321 N. Nebraska Street

Chandler, Arizona 85225

Phone: (602) 684-8857

E-mail: jvitale@cox.net

Project Architect

Ken Harris Architect

3520 N. University Avenue, STE #200

Provo, UT 84604

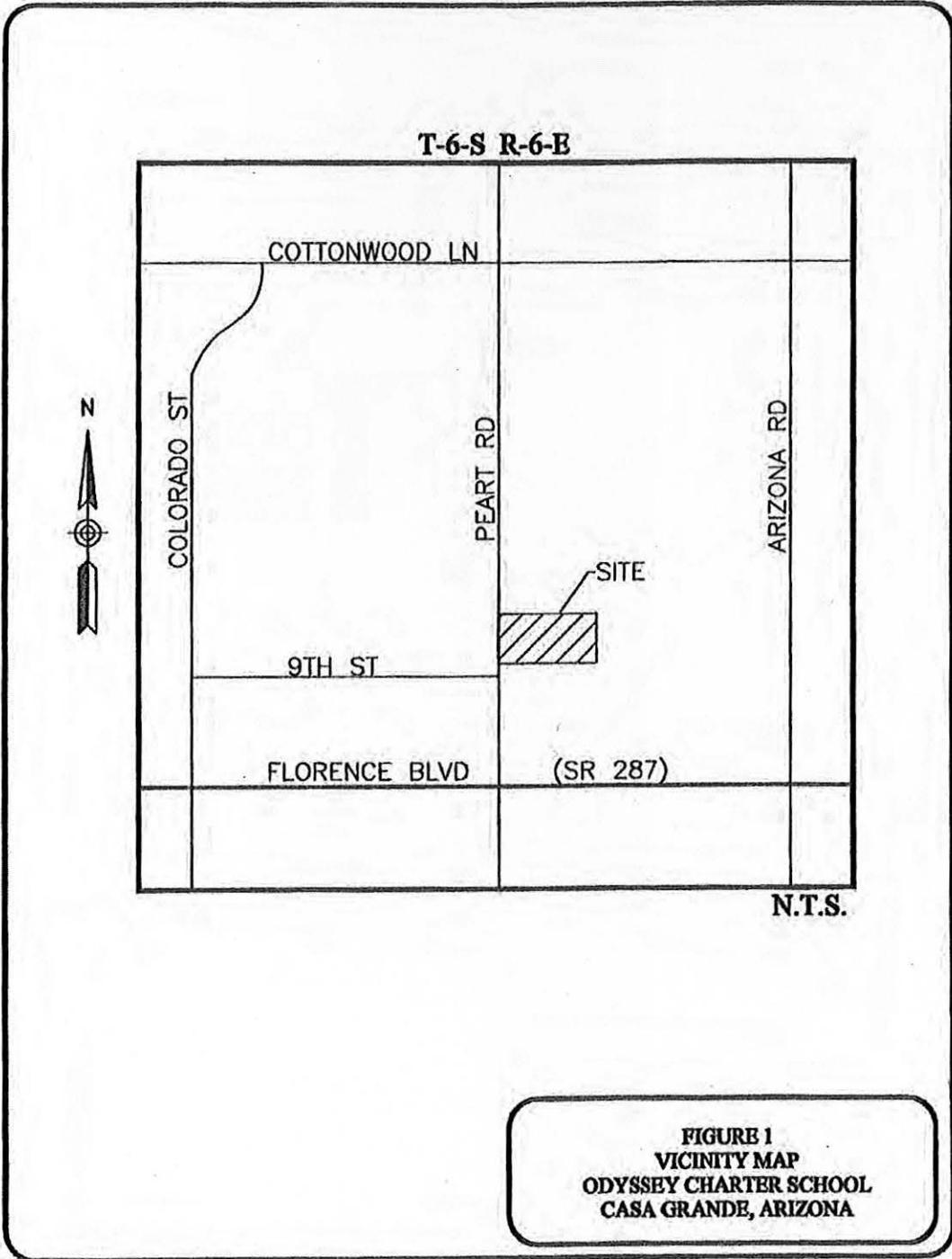
Phone: (801) 377-6303

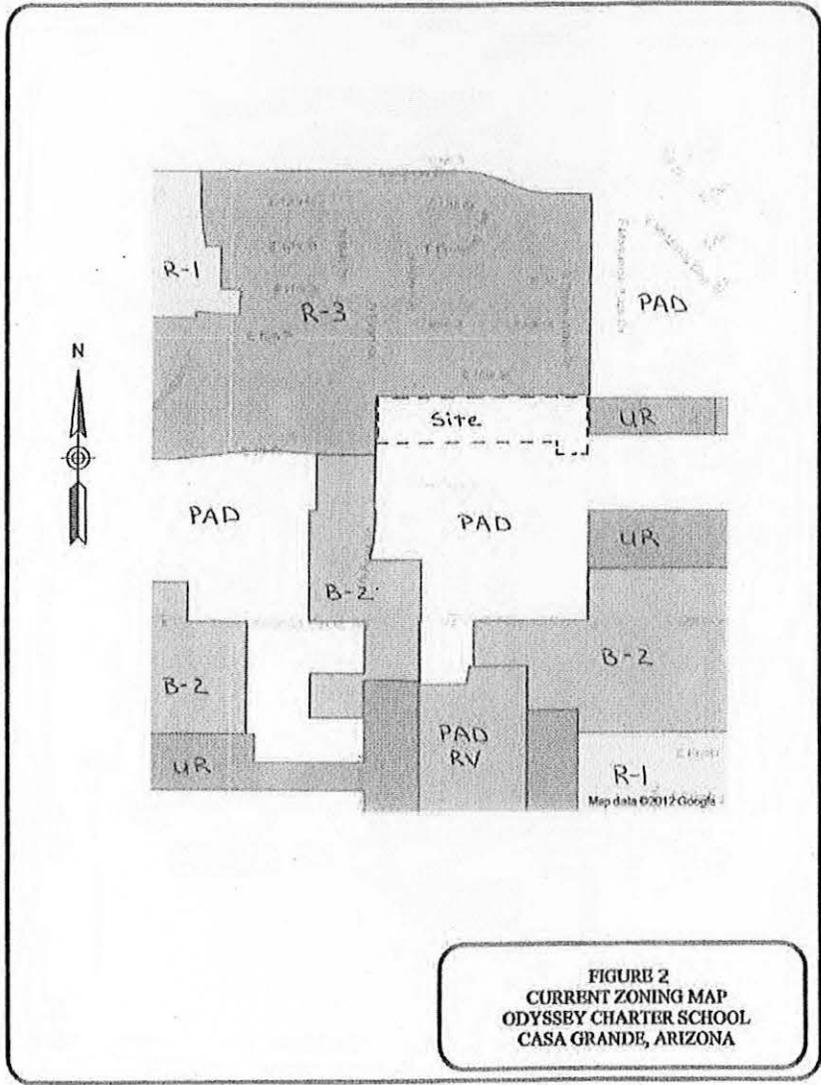
E-mail: brett@kenharrisarchitect.com

10.0 CONCLUSION

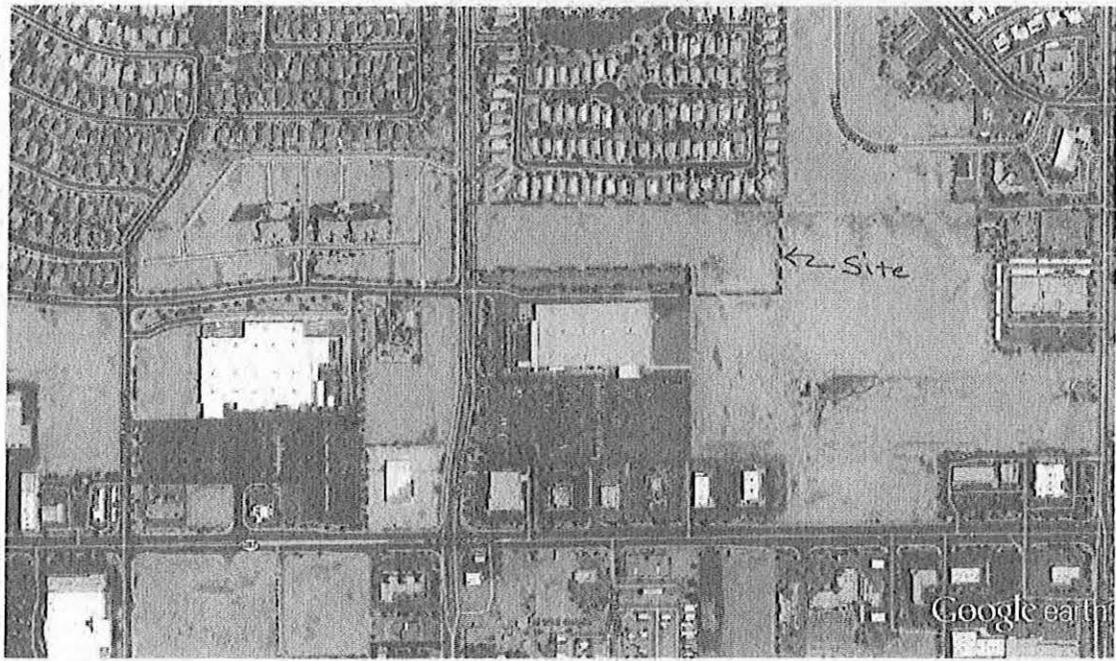
The **Odyssey PAD** provides land uses to serve the area as an infill development located between commercial and residential uses. The **Odyssey Charter School** proposal further enhances the educational opportunities and choices provided in the thriving and growing urban core of the City of Casa Grande. The **Odyssey Charter School** meets or exceeds many of the goals and policies described in the General Plan 2020, including;

- Providing infill development in an area where the infrastructure capacity and services are already available and in place.
- Providing a buffer between residential development and commercial development.
- Providing connectivity with residential areas.
- Facilitating alternative transportation modes such as walking, biking, and carpooling.
- Providing construction practices and methods that minimize adverse impacts to air and water quality.
- Dedicating potential right-of-way to the City to reduce future construction costs associated with street improvements.
- Providing a safe and attractive development that achieves pedestrian connectivity and provide a safe route to school through the construction of sidewalks.
- Supports fast emergency response times through responsible site design for emergency on-site access.





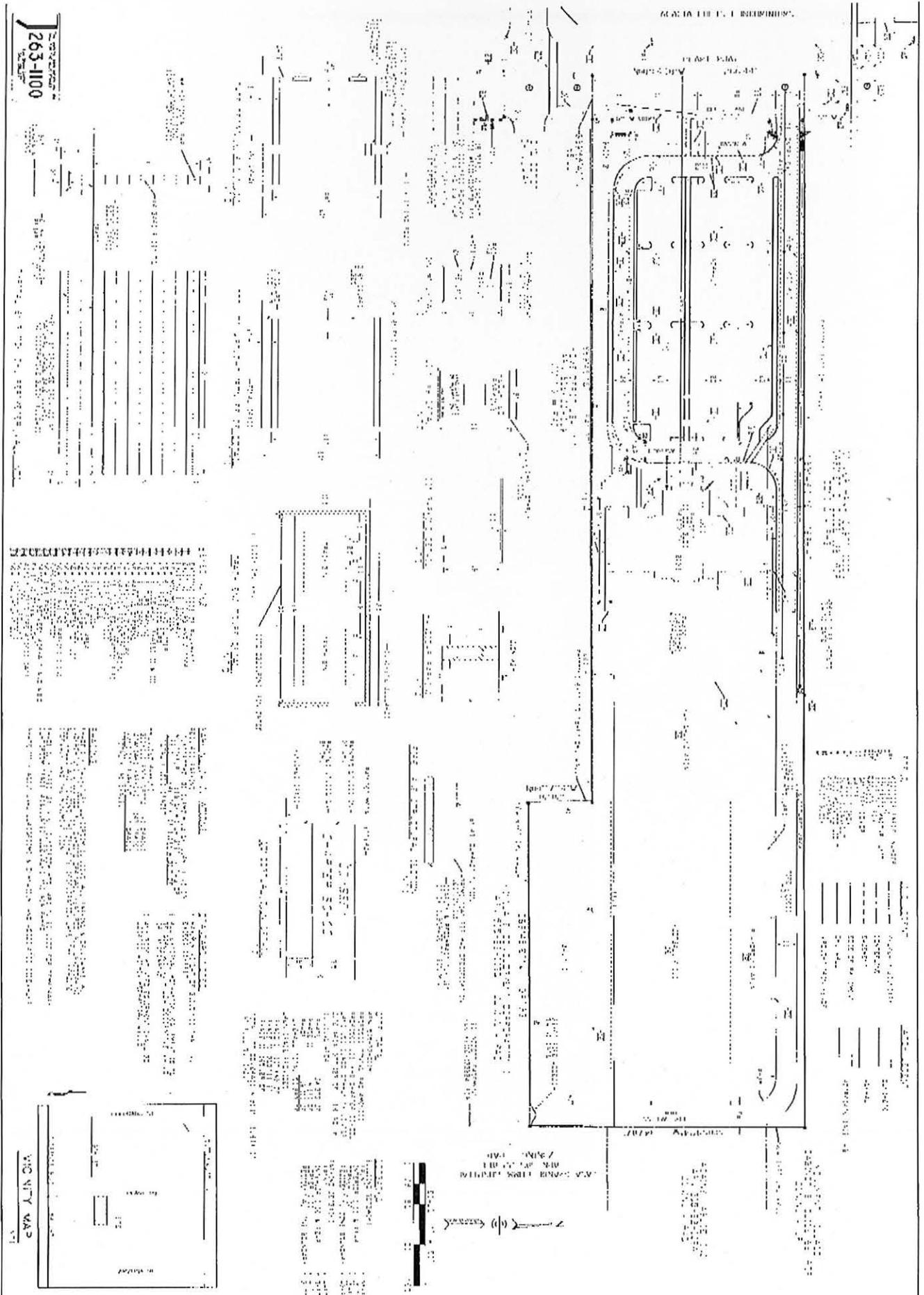
**FIGURE 2
CURRENT ZONING MAP
ODYSSEY CHARTER SCHOOL
CASA GRANDE, ARIZONA**



Google earth feet 2000 800
meters

FIGURE 3
AERIAL MAP OF EXIST. SITE CONDITIONS
ODYSSEY CHARTER SCHOOL
CASA GRANDE, ARIZONA

Exhibit B - Final Development Plan



263-1100

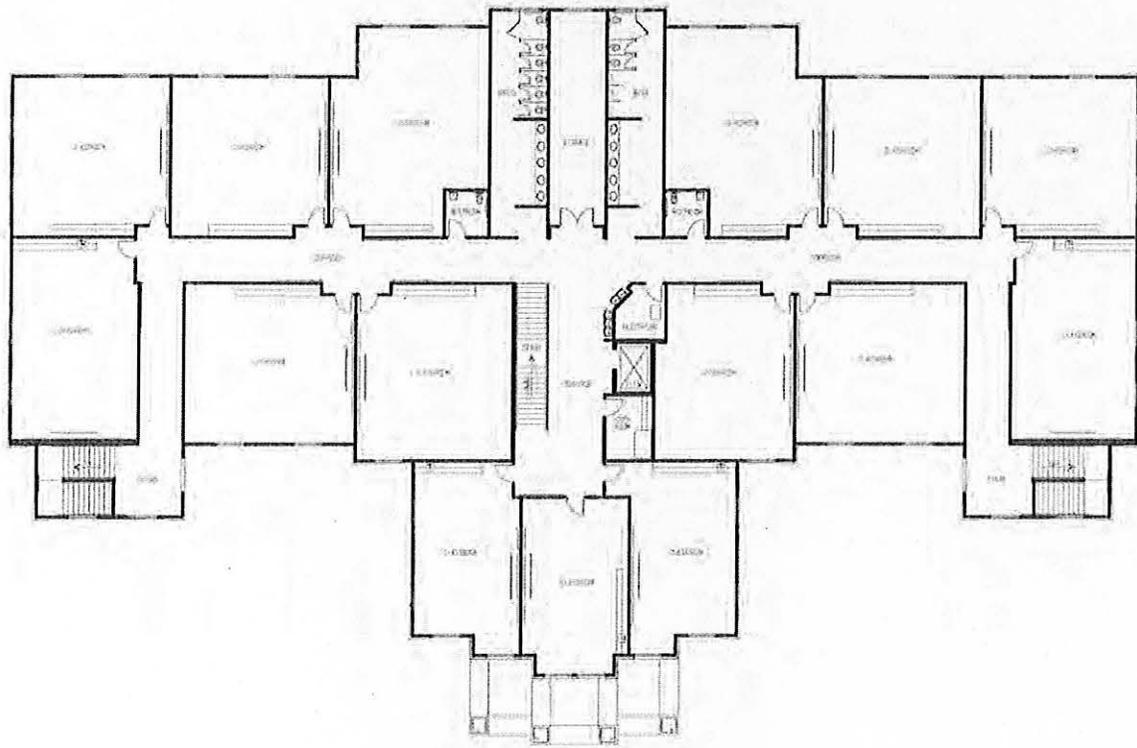
DATE: JULY 2004

JENNY WHITT, P.E.
 3321 N. NEBRASKA STREET
 CHANDLER, ARIZONA 85225

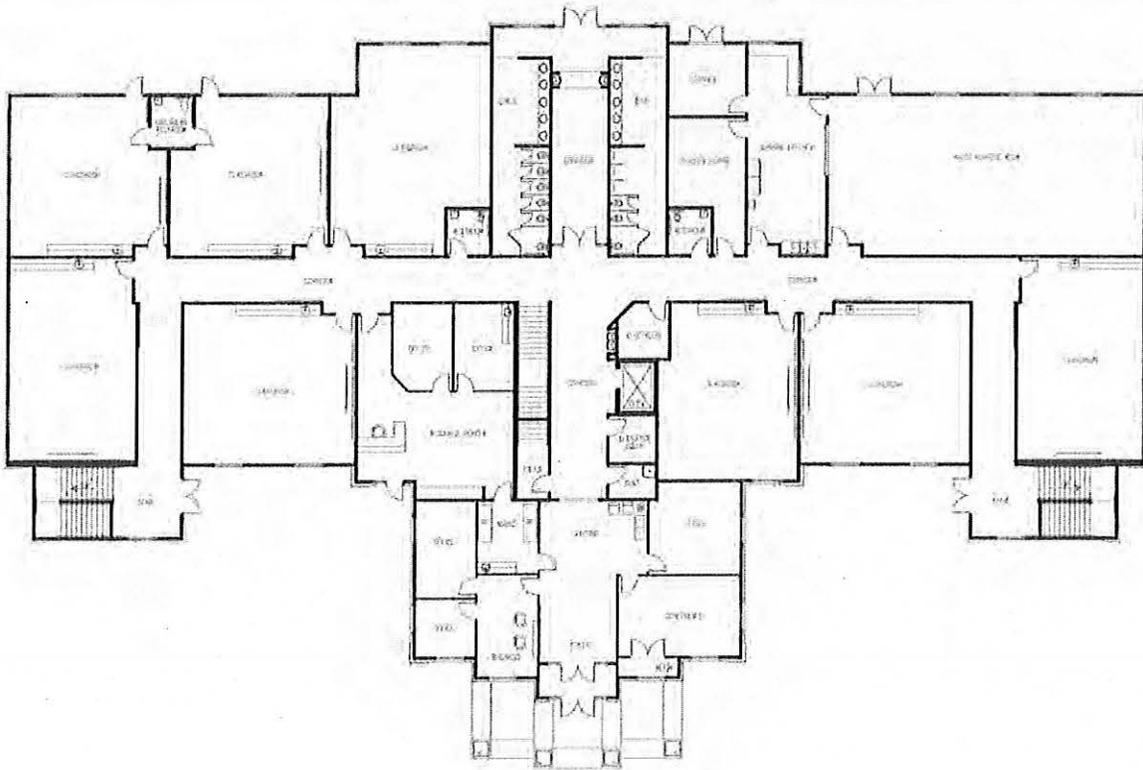
PHONE: (480) 684 8857
 FAX: (480) 652 1560

FINAL DEVELOPMENT SITE PLAN
 ODYSSEY CHARTER SCHOOL
 CASA GRANDE, PINAL COUNTY, ARIZONA

Exhibit C – Floor Plans



SECOND LEVEL FLOOR PLAN



FIRST LEVEL FLOOR PLAN

Laura Blakeman - Odyssey High School

From: Paul Tice
To: Sherry
Date: 2/27/2013 9:08 AM
Subject: Odyssey High School
CC: Blakeman, Laura; Rausis, Caren

I am not a real estate appraiser (who is really the only person who could answer this question with any degree of certainty), but in my opinion it will either have a neutral or positive impact. I base this opinion based upon the following:

1. The school, parking lot and street frontage will be well landscaped and be architecturally pleasing.
2. There will be athletic fields located on the rear 2/3 rds of the site which will function as well landscaped open space.
3. The school should be strong academically and generally speaking it is good to have a good academic school within walking distance of your home.

Hope this information helps....if you would like to review the specific Site or Architectural Plans for this proposed development please contact Laura Blakeman directly at L.Blakeman@CasaGrandeAZ.gov.

Regards,

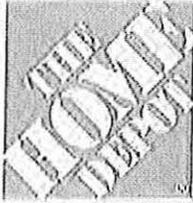
Paul R. Tice II, AICP
Planning & Development Director
City of Casa Grande, AZ 85122
520.421.8637
ptice@casagrandeaz.gov
>>> Sherry <sherry1973@gmail.com> 2/27/2013 7:52 AM >>>
Live Support Message Delivery:
.....

Hello,

How will the new Odyssey Prep High School behind the Home Depot affect home values in the area?

Thank you,

Exhibit F



3800 West Chapman Avenue • Orange, CA 92868
(714)940-3500 • Fax: (714)940-3632

RECEIVED

JAN 23 2013

CITY OF CASA GRANDE
DEVELOPMENT CENTER

January 22, 2013

City of Casa Grande
610 E. Florence Bl.
Casa Grande, AZ 85122

Re: Home Depot Store #0408 – Proposed School Adjacent to
the Home Depot store.

Dear Sirs:

Thank you for including us in the notice regarding the Odyssey Charter School project. We were unable to attend the neighborhood meeting of December 12, 2012 but remain interested in learning of the status of the project.

Please add The Home Depot to the notice list for all future notices and correspondence regarding this project. Please send such notices to: The Home Depot, attention Real Estate 5th floor, 3800 West Chapman Avenue, Orange, CA 92868.

While we are not opposed to the project, we have some concern about a school use in such close proximity to our existing use and any noise or other operational effects related to an operating home improvement retail business. The project should be designed to address and/or mitigate any such impacts from the existing surrounding uses.

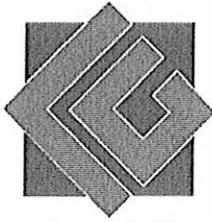
Sincerely,

A handwritten signature in black ink, appearing to read "Erika M. Strawn".

Erika M. Strawn
Counsel

Cc: Beverly Metz – Home Depot Real Estate

3147500v1



Planning and Zoning Commission

STAFF REPORT

AGENDA

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: March 7, 2013

REQUEST

Request by AZ Outlet Investment, LLC, for the following land use approvals located at 2300 E. Tanger Drive; APN's 511-20-009A, 511-20-012A and 511-20-012B:

1. DSA-12-00069: Major Amendment to an approved PAD Zone/Preliminary Development plan for Tanger Outlet Center PAD to include:

- 1) Expand the types of uses allowed to include: commercial, business and service uses, indoor and outdoor recreation and other ancillary uses
- 2) Modify and/or creating development standards
- 3) Amend the architectural elements and style for the center
- 4) Modify the landscaping requirements
- 5) Changes to the signage guidelines requires approval of a Comprehensive Sign Plan
- 6) Change the name from the "Tanger Outlet Center at Casa Grande" to "The Station"

APPLICANT/OWNER

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

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

HISTORY

April 18, 1990: The site was annexed into the City of Casa Grande by Ordinance # 1322.

June 6, 1991: CGPZ-010-091: The Preliminary Development Plan and the Final

Development Plan (182,000 square feet) were approved by the Planning Commission.

CGPZ-011-091: The Final Plat was approved.

July 1, 1991: Ordinance 1178.42: The Zone Change from Urban Ranch (UR) to Planned Area Development (PAD) was approved by the City Council.

August 20, 1992: CGPZ-031-092: An amendment to add 17,500 square feet of building to the PAD Final Development Plan was approved by the Planning and Zoning Commission at a special meeting.

October 5, 1992: CGPZ-033-092: The parcels 511-20-009A, 511-20-009B, and 511-20-010 received initial zoning of Urban Ranch.

March 3, 1994: CGPZ-009-094: The Final Development Plan was approved by the Planning Commission for the Wendy's Fast Food Restaurant.

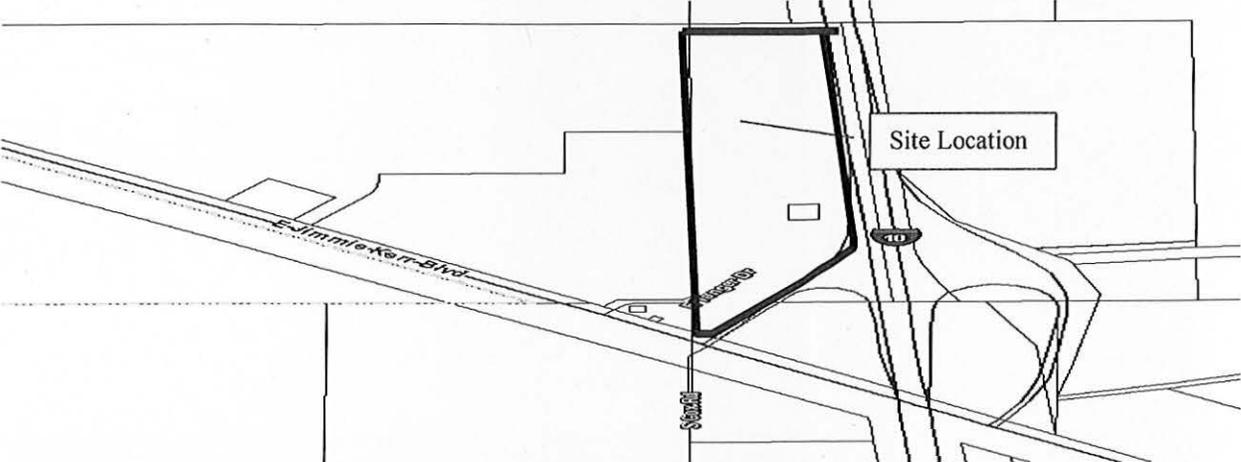
PROJECT DESCRIPTION

Site Area	39 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Commerce and Business</i>

Surrounding Land Use and Zoning

Direction	General Plan Designation	Existing Zoning	Current Uses
North	<i>Commerce & Business</i>	PAD (Planned Area Development)	Vacant land
South	<i>Commerce & Business/Manufacturing & Industry</i>	I-1 (Light Industrial) UR (Urban Ranch)	Jimmie Kerr Boulevard/Vacant land
East	<i>Rural</i>	UR (Urban Ranch)	I-10/Agricultural land
West	<i>Neighborhoods /Commerce & Business</i>	PAD (Planned Area Development)	Arizola Drainage canal, Vacant land

VICINITY MAP



SITE AERIAL



Overview

The existing site, The Outlets is a commercial retail outlet center that was built in the early 1990's. At the time the site was zoned PAD, the development guide contained general information on the permitted land uses such as: freeway commercial/retail activities and restaurant/fast food services. Over the years, the center has struggled to maintain its existence with a full capacity of commercial users. Recently, AZ Outlet Investment LLC purchased the property.

The proposed request is for a major amendment to the Tanger Outlet Center at Casa Grande PAD approved on July 11, 1991. AZ Outlet Investment, LLC, is seeking to redevelop the property as a commercial center that incorporates retail, family entertainment, 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 and create development standards, amend the architectural elements and style for the center, modify the landscape guidelines, and allow the existing signage guidelines under the "Tanger Outlet Center PAD" remain until the a Comprehensive Sign Plan is approved by the Planning Commission. In recognition of the redevelopment of the site, the name center shall be changed from "Tanger Outlet Center at Casa Grande" to "The Station."

AZ Outlet Investment, LLC is proposing changes to the PAD to clarify the development standards associated with expanded list of permitted uses, to include conditional permitted uses and performance standards.

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;

Since The Outlets of Casa Grande has been in operation, the project has blended well with its surroundings and offers shopping opportunities for residents of Casa Grande. The site remains in close proximity to I-10 and provides a convenience access to travelers from I-10.

Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Commerce and Business*. This land use provides for highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings, and the services necessary to support them. The Outlets (The proposed Station) are commercial centers located along freeways and principal arterials, where the Commerce and Business land use category allows a broad mix of complimentary land uses appropriate to their location.



Conformance to the City's Zoning Ordinance;

The site is zoned PAD (Planned Area Development). The original PAD Zoning for the site was established in 1991 to suit the density and design for The Outlets at the time, however the proposed amendment, will bring the development standards for the proposed "Station PAD" up to date with the current market.

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

The project consist of a commercial center on approximately 30 acres that combines variety of land uses that aim to attract freeway users, the local community and the

surrounding community. It is premature at this time to determine what businesses will occupy space in the existing building, therefore, Staff has determined that any land use "Assembly Group A Occupancy" as defined by the then-adopted and applicable building code, with a square footage greater than 10,000 sf shall require a Traffic Impact Analysis (TIA) at the time of building permit. As a result of staff's review of these TIA's it will be determined if adequate transportation facilities and access exist to handle the traffic generated by these large assembly occupancies or whether traffic improvements will be required to be made to handle the additional traffic. Some examples of the Group A Occupancy include:

- Restaurants
- Churches
- Theaters
- Bowling alleys
- Schools

The project is required to maintain a parking ratio of not less than 4 parking spaces per 1000 square feet of gross floor area (GFA).

The adequacy of the plan with respect to land use;

The overall site is 30 acres and has sufficient area to accommodate the proposed request to allow for a broad mix of commercial, retail, business, personal and professional uses.

Pedestrian and vehicular ingress and egress;

Primary access into the site is off Jimmie Kerr Boulevard. The "Station" site may be developed in coordination with the parcel immediately adjacent to the west which is currently in review as "The Station II". Access to the Station II and Lonesome Valley PAD developments to the west from the project site is contemplated at two locations, which will necessitate bridging the Arizola Drainage Canal, which runs the entire length of the western border of the project site. Any alterations to the canal shall be subject to the approval of the San Carlos Irrigation and Drainage District. Additionally, the site may have access to the future 1-10 frontage roads that are planned to run between the Selma Rd. and Jimmie Kerr in conjunction with the abandonment of the existing Jimmie Kerr interchange and the construction of the new interchange at Selma Rd.

Within the site, there are ample pedestrian connections to allow different modes of transportation, i.e. bicycle, vehicles, walk ability etc.

Building location, height & Building Elevations;

In keeping with the original intent of the project as a gateway identity to the City of Casa Grande as described in the original PAD, development of the site will seek to incorporate elements that capture the historical significance of Casa Grande to the

region. Consequently, architectural features highlighting Casa Grande's origins in the railroad industry shall be utilized in updating the design and style of the project.

Building materials and color palettes shall be modified to include those consistent with traditional railroad and transportation industry design and architecture.

Landscaping;

The landscaping verbiage in the original PAD will be replaced to state that the site shall conform to the City's Landscape Ordinance.

Lighting;

N/A.

Provisions for utilities;

There are existing utilities within the site that appear to be adequate to accommodate all existing and proposed future uses. The specific design for any additional utility lines will be included in future Final Development Plans.

Site drainage;

The site is fully developed and drainage facilities have been previously approved and constructed to support the existing level of development on the site. The construction of any additional drainage facilities will require the submittal of a revised Drainage Report and Plans.

Open space;

N/A.

Loading and unloading areas;

N/A.

Grading;

N/A.

Signage;

The signage guidelines established for the site as "Tanger Outlet Center will remain in placed until a Comprehensive Sign Plan is approved by the Planning and Zoning Commission.

Screening:

N/A.

Setbacks/Development Standards:

Per The Station PAD Guide the following setbacks are being proposed for the site:

Minimum lot width/depth	N/A
Maximum Lot Coverage	50%
Building Height Architectural Features	35 ft. building height limit unless otherwise approved in conjunction with a Conditional Use Permit; 80 ft. for architectural features and towers.
Building setbacks (measured from back of landscape easement in locations where the property line is 1' back of curb)	20 ft. from the PAD boundary; 10 ft. on a street or interior lot line not on a PAD boundary.
Landscape setbacks and easements (measured from the property line)	Minimum 30 ft. along I-10 and Jimmie Kerr Blvd; Minimum 20 ft. along the new road at the north side of the PAD; 10 ft. on any PAD boundary.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

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

Inquiries/Comments

Staff received a letter in favor of the request by Mr. Ronald B. Siegel, the owner of the vacant Wendy's restaurant building within the site (see Exhibit B).

STAFF RECOMMENDATION

Staff recommends the Commission forward to City Council a recommendation for approval of the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-12-00069) for The Station with the following conditions:

1. Any new construction be subject to Large Single Retail Use and Large Multiple Use Shopping Center development standards as set forth in Section 17.40.020S of the Zoning Code as applicable.

The PAD Development Guide must be revised to reflect the following technical corrections:

1. Eliminate the blank page – 17.
2. Update Exhibit B to reflect future access points to the Lonesome Valley PAD and future I-10 frontage roads between Selma and Jimmie Kerr.
3. Update Exhibit B to eliminate the strikethrough on “Conceptual Site Plan”
4. Label the Land Use Plan as Exhibit C.
5. Label the Legal Description as Exhibit D.
6. Indicate the location of the “outparcels” on the Land Use Plan.
7. Color code Parcel 3 as “Green” indicating this as open space on the Land Use Plan.
8. Update “Development Standards Table” to reflect the verbiage on Page 8 of the Staff Report.
9. Update the “Signage” section on Page 16 to include verbiage “Tanger Outlet Center at Casa Grande” signage requirements shall remain in place until a Comprehensive Sign Plan is approved by the Planning Commission.

Exhibits:

- A – The Station PAD Development Guide
- B – Ronald B. Siegel Letter of Support

Exhibit A – The Station PAD Development Guide

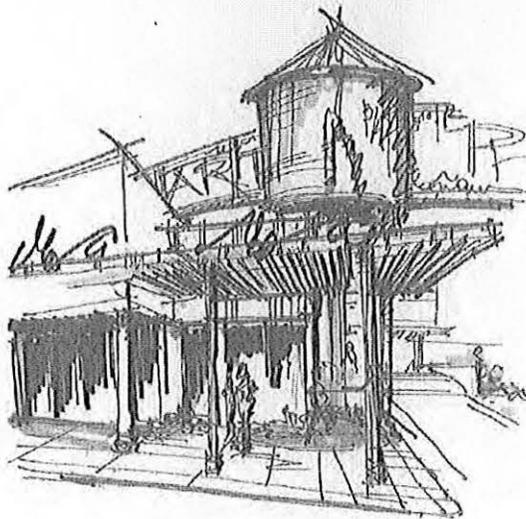
Exhibit A

The Station

Planned Area Development Guide

Submitted August 31, 2012

An amendment to the "Tanger Outlet Center at Casa Grande" Planned Area
Development Guide dated 07/11/1991



AZ Sourcing, LLC

7047 E. Greenway Pkwy, Suite 190

Scottsdale, AZ 85254

**Request for Amendment to the "Tanger Outlet Center at Casa Grande"
Planned Area Development Guide dated 07/11/1991**

This is a request for an amendment to the Tanger Outlet Center at Casa Grande PAD approved on July 11, 1991 by the City of Casa Grande. AZ Outlet Investment, LLC, the current owner of the property, is seeking to redevelop the property as a commercial center that incorporates retail, family entertainment, 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, amend the architectural elements and style for the center, modify the landscape guidelines, and to eliminate signage guidelines from the PAD by creating 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 "Tanger Outlet Center at Casa Grande" to "The Station."

Currently, the land uses allowed include: Freeway Commercial/Retail Activities and Restaurant/Fast Food Services, which was considered sufficient for its original intended use as a retail outlet center. While several sections of the existing PAD are outdated, this amendment will limit proposed changes specifically to Section F(2)(A), which addresses acceptable land uses at the site, Section F(2)(C), which identifies architectural elements and style, Section F(2)(D), which identifies landscape guidelines, and Section F(2)(F), which addresses signage requirements and standards.

F- Tanger Outlet Center Master Plan

F(2)- Master Plan Description

F(2)(A)- Land Use

The project consists of a commercial center on approximately 30 acres 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; 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.

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.

The project shall at all times maintain a parking ratio of not less than 4 parking spaces per 1000 square feet of GFA.

The site may be developed in coordination with the parcel immediately adjacent to the west. Access to that parcel from the project site is contemplated at several locations, which will necessitate bridging the Arizola Drainage Canal, which runs the entire length of the western border of the project site. Access for both pedestrian and vehicular traffic will be provided by bridges that will allow for the safe passage of both types of traffic. Any alterations to the canal shall be subject to the approval of the San Carlos Irrigation and Drainage District.

Commerce and Business Development

A. Types of Uses The following list of uses authorized in the PAD is set forth to define and differentiate between the permitted uses, those uses permitted as accessory uses, and those uses subject to identified performance standards or conditional use permits. Any property owner may request an interpretation of analogous 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 three 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.

Table 1: Permitted Commercial and Business Land Uses

Commercial and Business Uses	
Uses	Commercial/Support Commercial/Retail/MU/Office/Office MU
Appliance Sales, Service, Repair	P
Assembly Hall	P
Automobile Washing Establishments	P
Bakery	P
Bar, tavern or nightclub	P/PS ^{1,2}
Bulk Retail Sales	P
Business Services	P
Caterers	P
Civic Event	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,	P

chartered	
Glass Shops, Custom	P
Health/Recreation Facility	P
Hotel or motel	P
Import/Export Businesses	P
Kennel & Pet Care Services	P/PS ⁸
Live entertainment, indoor	P/PS ^{1,2}
Live entertainment, outdoor	P/C/PS ²
Music Studio	P
Night Club	P/C/PS ⁴
Offices, general, administrative and professional, medical, etc.	P
Product development and product testing activities	P
Public Buildings	P
Radio and television studio	P
Religious Institution	P
Restaurant, Sit down	P
Restaurant, quick serve	P
Restaurant, Fast Food w/ Drive Thru	C
Retail Sales	PS ⁹
Retail Sales, Specialty	P
Schools: Colleges & Universities	P
Schools (K-12)	C
Schools, Commercial (i.e. Business, Vocational, & Technical)	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' feet or under	P/PS ¹¹

Wireless Telecommunications Facilities over 35' feet	C/PS ¹¹

Table 2: Performance Standards Table

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	<p>a. The stage or performance area shall be a maximum of eighty (80) square feet unless a Conditional Use Permit is obtained.</p> <p>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 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.</p>
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</p>

	<p>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>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>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 ^a	<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>

Definitions for Land Uses at The Station

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.

"Assembly Hall" means a space intended for the gathering of large groups of people, and where presentations such as, but not limited to, speeches, civic events, or entertainment may be provided.

"Automobile washing establishment" means a building which has as its primary purpose washing automobiles.

"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.

"Business Use" means an enterprise whose main purpose is 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. The term 'Business' as used here is analogous to the terms 'Commercial' and 'Commerce.'

"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 render services, rather than provide goods, primarily to other businesses or business owners.

"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 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 the City of Casa Grande's Zoning Title.

"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.

"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.

"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.

"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.

"Mobile food 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 only food is peddled, vended, sold, served, displayed, offered for sale or given away.

"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.

"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.

"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 such things as dance, gymnastics or theater. This definition applies to schools that are owned and operated privately for profit.

"Tavern" means an establishment whose purpose is the sale of beer and other alcoholic beverages to be consumed on the premises, sometimes also serving food.

"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.

Table 2: Development Standards- Yard, Height and Area Requirements for Commerce and Business Uses

Development Standard	The Station
Minimum lot width/depth	None
Lot Coverage	50%

Building Height Architectural Features	35 ft. building height limit; 80 ft. for architectural features and towers. (Buildings over 35 ft. shall be subject to a Conditional Use Permit).
Building setbacks (measured from back of landscape easement in locations where the property line is 1' back of curb)	20 ft. from the PAD boundary; 10 ft. on a street or interior lot line not on a PAD boundary.
Landscape setbacks and easements (measured from the property line)	Minimum 30 ft. along I-10 and Jimmie Kerr Blvd; Minimum 20 ft. along the new road at the north side of the PAD; 10 ft. on any other street, interior lot line or on a PAD boundary.

Section F(2)(C)- Architectural Elements and Style

In keeping with the original intent of the project as a gateway identity to the City of Casa Grande as described in the original PAD, development of the site will seek to incorporate elements that capture the historical significance of Casa Grande to the region. Consequently, architectural features highlighting Casa Grande's origins in the railroad industry shall be utilized in updating the design and style of 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.

Section F(2)(D)- Landscaping

All plant materials installed shall conform to the plant list contained in the Zoning Ordinance of the City of Casa Grande, 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 the Zoning Ordinance of the City of Casa Grande.

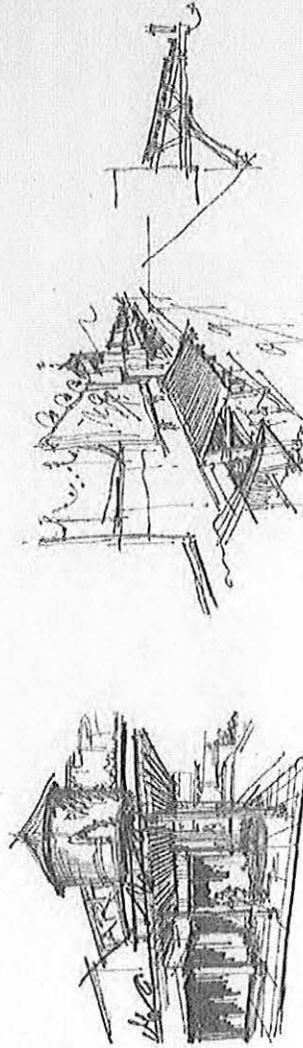
Section F(2)(F)- Project Signage

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

THE STATION
Casa Grande, Arizona

Conceptual Architectural Details

EXHIBIT A





The Station			
Conceptual Land Uses			
Parcel*	Type of Use	Approximate Acres	Approximate % of Total Site
	Open Space	2.5 acres	8.3%
2	Commercial uses to include Retail/NIU/Office/NIU and associated parking and driveways	23.5 acres	78.4%
Total	Open Spaces	4.0 acres	13.30%
		30.0 acres	100%

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

THE STATION
Casa Grande, Arizona
Conceptual Site Plan
EXHIBIT B

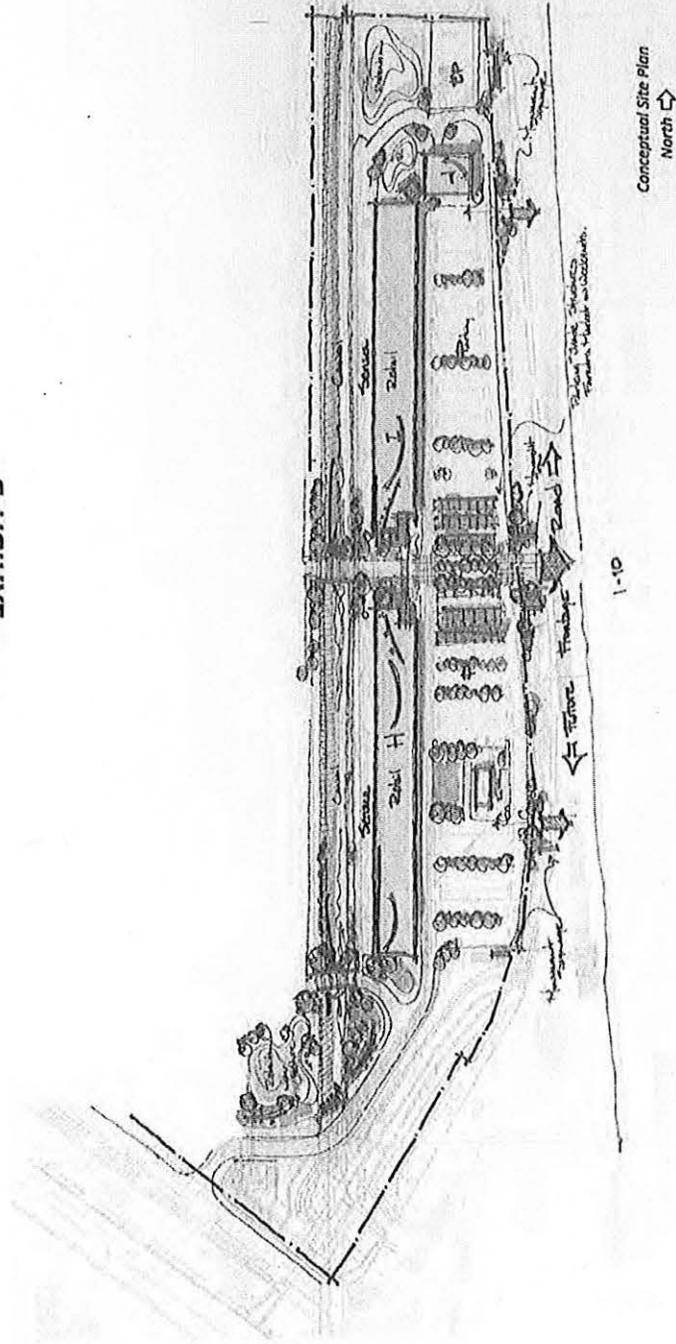


EXHIBIT 'C'

LEGAL DESCRIPTION

PARCEL NO. 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 1, T. 7 S., R. 6 E., G. & S. R. B. & M. PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 1, MEASURE NORTHERLY ALONG THE SECTION LINE, BEARING N. 00° 06' 30" W. A DISTANCE OF 2668.64 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1; THENCE EASTERLY ALONG THE MIDSECTION LINE, BEARING N. 89° 44' E., A DISTANCE OF 546.85 FEET TO A POINT ON THE MEDIAN CENTERLINE OF INTERSTATE ROUTE 10; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF INTERSTATE 10 BEARING S. 04° 08' 20" E., A DISTANCE OF 2675.49 FEET TO A POINT ON THE SOUTH LINE OF SECTION 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 1 BEARING S. 89° 32' 45" W. A DISTANCE OF 735.06 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2

THAT PORTION OF THE W 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, T. 7 S., R. 6 E., G. & S. R. B. & M., PINAL COUNTY, ARIZONA LYING NORTHWEST OF THE STATE HIGHWAY 84.

EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 12, WHICH IS 212.66 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE N. 89° 34' 08" E. A DISTANCE OF 831.09 FEET; THENCE S. 32° 53' 00" E. A DISTANCE OF 400.60 FEET; THENCE S. 04° 11' 18" E. A DISTANCE OF 961.26' TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EXISTING STATE HIGHWAY 84; THENCE NORTHWESTERLY 1635.86' ALONG SAID EXISTING RIGHT-OF-WAY LINE; THENCE N. 31° 08' 23" E. A DISTANCE OF 364.36 FEET TO THE POINT OF BEGINNING.

Exhibit B – Letter of Support

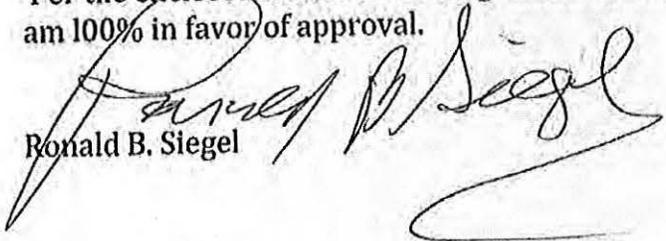
The Argent Corporation
Established in 1962
914 S. Robertson Blvd., Suite 106
Los Angeles, California 90035
(310) 659-6577 Fax (310) 659-6578
Email: Ronald.Siegel@ymail.com
DRE Lic #00229550
"Interest Never Sleeps"

RECEIVED

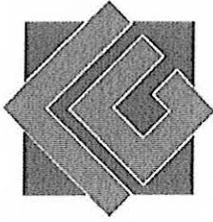
FEB 25 2013
CITY OF CASA GRANDE
DEVELOPMENT CENTER

Feb. 22, 2013

Per the enclosed Notice of hearing dated March 7, 2013, I
am 100% in favor of approval.


Ronald B. Siegel

File:
DSA-12-00069



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION

FROM: Laura Blakeman, City Planner

MEETING DATE: March 7, 2013

REQUEST

Request by EPS Group, Inc., for the following land use approvals located at 2060/2080 E. Jimmie Kerr Boulevard; APN 511-21-017C:

1. DSA-12-00110: Major Amendment to an approved PAD Zone/Preliminary Development plan for The Shops at Palm Court PAD to include:

- a. Change the land use from Single Family Residential to Major Commercial and Light Industrial uses
- b. Modify and/or creating development standards
- c. Establish an architectural style for the center
- d. Establish a landscape character for the center
- e. Changes to the signage guidelines requires approval of a Comprehensive Sign Plan
- f. Change the name from the "The Shops at Palm Court" to "Lonesome Valley Farms"

APPLICANT/OWNER

Jackie Guthrie
EPS Group, Inc.
2045 S. Vineyard, Suite 101
Mesa, AZ 85210
P: 520-560-4821
Email: Jackie.guthrie@epsgroupinc.com

Lonesome Valley Farms LTD Partnership
Gail Robertson
1800 W. Highway 287
Casa Grande, AZ 85194
P: 520-705-2101

HISTORY

June 1, 2005: CGPZ-082-005: The site was officially annexed into the city limits of Casa Grande by Ordinance Number 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*.
- October 18, 2012: DSA-12-00057: Planning Commission held a public hearing on the Major General Plan Amendment request to change the land use designation from "Neighborhoods" to "Commerce and Business". (First Public Hearing)
- 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)

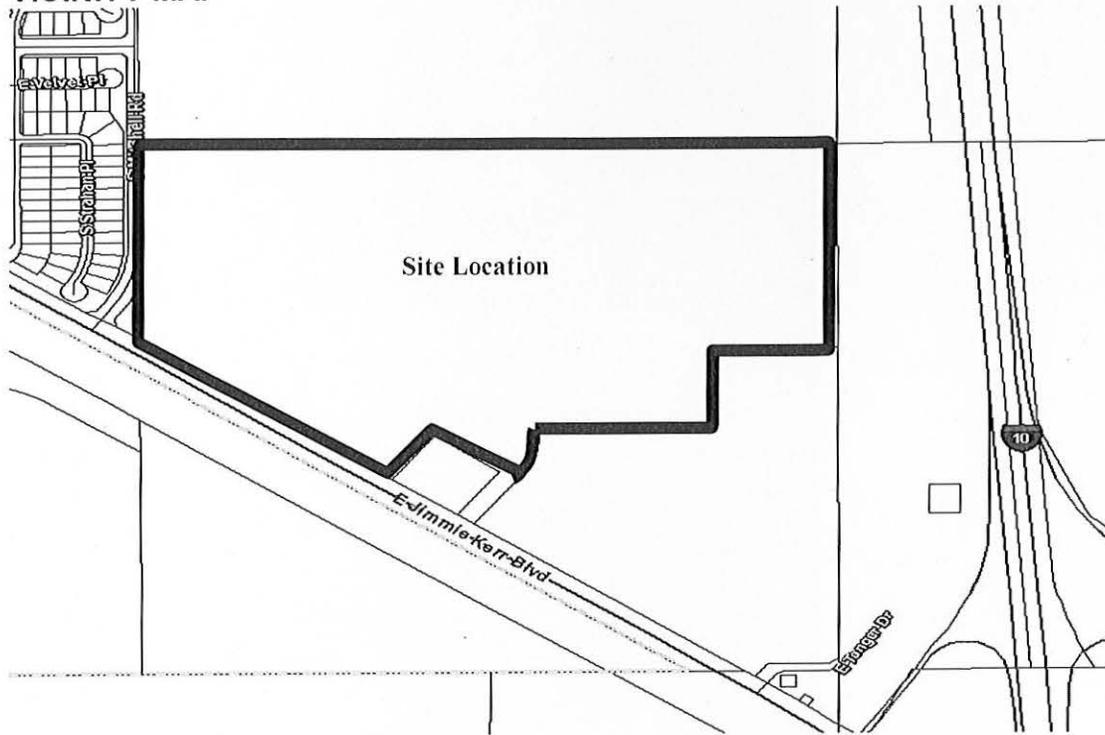
PROJECT DESCRIPTION

Site Area	82.57 acres
Zoning	PAD (Planned Area Development)
General Plan Designation	<i>Neighborhoods</i>

Surrounding Land Use and Zoning

Direction	General Plan Land Use Designation	Zoning/Current Uses
North	<i>Neighborhood, Commerce and Business</i>	R-1 (Single Family Residential), B-2 (General Business)
South	<i>Commerce and Business</i>	Unincorporated Pinal County's jurisdiction
West	<i>Neighborhoods</i>	PAD (Planned Area Development), Casa Vista subdivision (walls and infrastructure only)
East	<i>Commerce and Business</i>	PAD (Planned Area Development – The Shops at Palm Court), PAD - The Outlets Shopping Center

VICINITY MAP



AERIAL MAP:



Overview

The property was previously part of "The Shops at Palm Court PAD" originally approved in 2005. The original, The Shops at Palm Court PAD, included 117.57 acres. Commercial uses comprised 34.46 acres and residential uses comprised 83.12 acres. The two parcels are now under separate ownership. The previously approved commercial component is not a part of this PAD rezoning application request.

This PAD application is associated with the 83.12 acres previously approved residential portion of The Shops at Palm Court PAD. This request involves parcel number 511-21-017 with a total area of approximately 81 acres. The site is located off of Jimmie Kerr Boulevard to the north and Mitchell Road to the east (abuts the Casa Vista subdivision) and west of the Outlet Shopping Center.

This PAD amendment seeks to change the land use from Single Family Residential to Major Commercial and Light Industrial uses, modify and create development standards, amend the architectural elements and style for the center, modify the landscape guidelines, and impose signage standards which requires approval of a Comprehensive Sign Plan approved by the Planning Commission. In recognition of the commercial and light industrial land uses envisioned for the site, the applicant is proposing the development name be changed from "The Shops at Palm Court" to "Lonesome Valley Farms".

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;

The Site is located along Jimmie Kerr Boulevard and in close proximity to I-10. A double tracking of the Union Pacific Railroad lines parallel and lie south of Jimmie Kerr Boulevard. The PAD Guide shows proposed major collector roads within the site that will facilitate traffic circulation based upon the proposed land uses for the site. The site abuts the "Outlets", recently renamed "The Station" and "The Station II" (proposed PAD in review which will replace the commercial portion of "The Shops at Palm Court PAD"). Both Station and Station II are proposing similar commercial uses for the area.

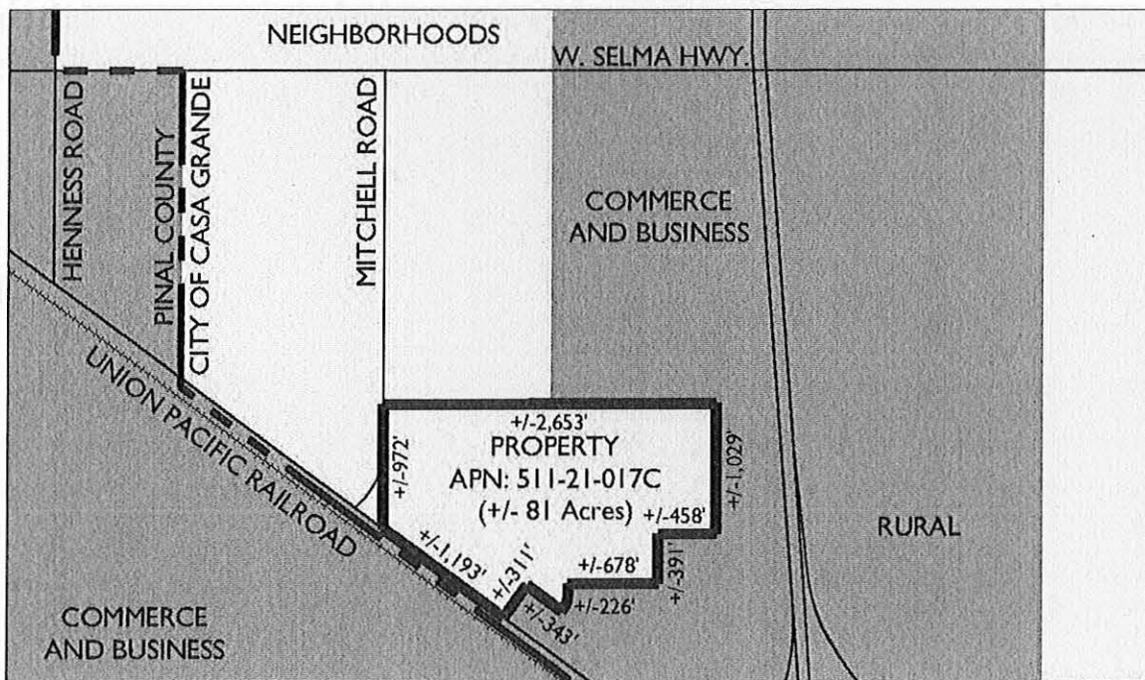
Conformance to the City's General Plan;

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. The applicant has applied for a Major General Plan Amendment to change the land use designation from "Neighborhoods" to "Commerce and Business". The Commerce and Business land use category supports highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings and the services to

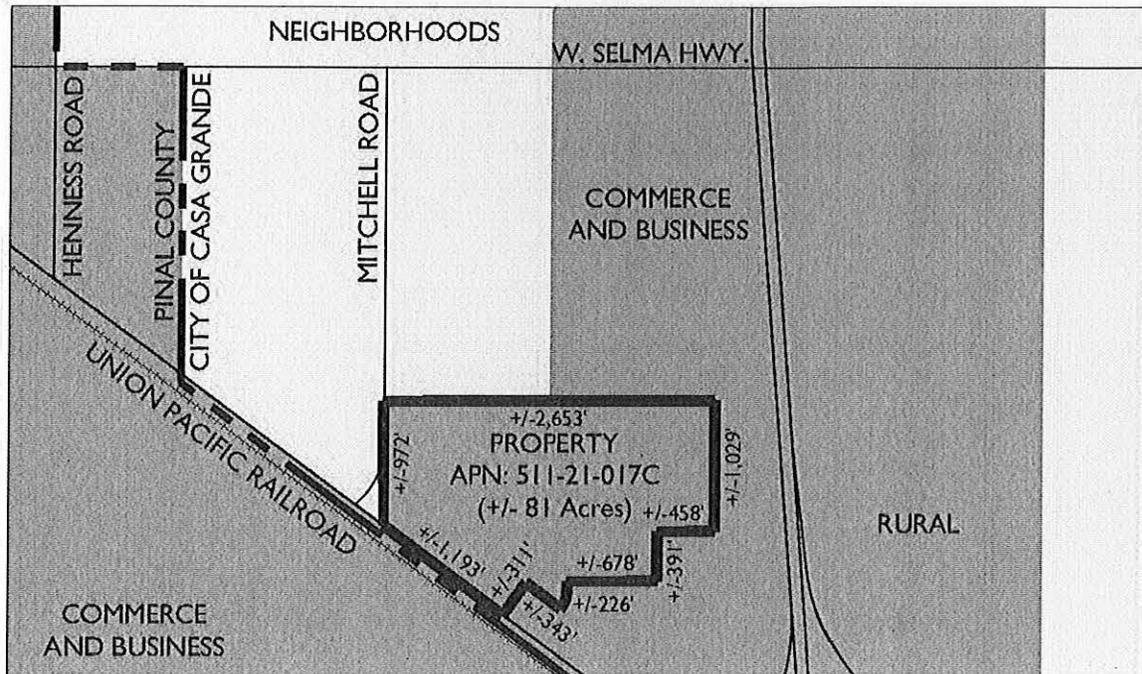
support them. Employment and commercial centers are located along freeways and principal arterials and the land use allows a broad mix of complimentary land uses.

The Major General Plan Amendment request was given a favorable recommendation at the November 1, 2012 Planning Commission Meeting. The City Council delayed taking formal action on the General Plan Amendment request until the PAD rezoning can be considered. With this proposed PAD amendment City Council will have a better understanding of the types of land uses proposed for this site and how they comply with the Commerce and Business General Plan land use category.

EXISTING LAND USE CLASSIFICATION



PROPOSED LAND USE CLASSIFICATION



Conformance to the City's Zoning Ordinance:

The site is zoned PAD (Planned Area Development). The current PAD Zoning for the site was established to suit the density and design for a project called "The Shops at Palm Court". This PAD contained a small portion of commercial along the Jimmie Kerr frontage and to the north and west was residential. The proposed request is to change the residential portion of this PAD to Commercial/Light Industrial land uses and rename the PAD to Lonesome Valley Farms. Currently, there is a proposed request for a Major Amendment to a PAD Zone/Preliminary Development plan for the existing commercial portion of the Shops at Palm Court PAD, called "The Station II" which borders the subject property to the southeast.

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

Primary access into the development is from Jimmie Kerr Boulevard and from Mitchell Rd., a collector street that runs between Jimmie Kerr Blvd. and Selma Hwy. A new access road will convey traffic from Jimmie Kerr Boulevard through the development and connect to a new east-west roadway proposed along the north boundary of the site. The east-west collector along the north allows for a future extension to the east to connect with the proposed I-10 frontage road to the east and also provides access to Mitchell Road to the west.

A preliminary traffic impact statement was submitted with this request. According to the Traffic Impact Statement dated November 17, 2013 and submitted by Eric R. Maceyko, EPS Group, Inc., the planned traffic circulation system is anticipated to provide more than adequate level of service for site traffic volumes. A Traffic Impact Analysis (TIA) for specific uses will be submitted with the Major Site Plan/Final Development Plan. The TIA will determine the traffic impact of this development and recommend any need for additional traffic and roadway improvements that will be necessary to service this development.

The adequacy of the plan with respect to land use;

The overall site is 82.57 acres and has sufficient area to accommodate the proposed request. Staff finds that the proposed "Commerce and Business" land uses would be compatible with the surrounding land uses as the majority of the site is surrounded by Commerce and Business land use. The property to the south of the site is designated as Commerce and Business land use and zoned PAD for a future shopping center. The eastern boundary of the subject site is adjacent to an existing commercial center. Another factor that assist in making the proposed "Commerce and Business" land use compatible with the abutting residential subdivision (Casa Vista) is the collector road, Mitchell Road that borders the eastern boundary of the site and provides a physical separation between the Neighborhoods and Commerce and Business land use designations. In addition, the proposed site is located in close proximity to I-10 and adjacent to Jimmie Kerr Boulevard, a principal arterial.

Based on Mr. Curley's letters, indicating his client's concerns with the proposed land uses, Staff held several meetings with the applicant to discuss the issues. Because of the concern (as stated in Mr. Curley's letters) with the types of land uses that could occur on the commercial area being in close proximity to the Casa Vista subdivision, the applicant has agreed to modify the land uses within the 8+ acre "Office and Commercial Use area as follows:

- Eliminate Automobile, boat or recreational vehicle sales, maintenance and rental
- Restrict the Automobile Repair Service (Minor) to a Conditional Use.
- Eliminate Commercial Outdoor Recreation use.
- Restrict general retail sales to a Conditional Use (Note: Specialty Retail would still be allowed a Permitted Use).

In addition to these use changes the application has agreed to provide a 30' foot wide landscape buffer along Mitchell road (which may include landscaping in both the right of way as well as onsite I). The applicant has also agreed to provide a 3' foot parking lot screening wall along the Mitchell Rd. frontage.

Staff believes these actions are agreeable as they address Mr. Curley's concerns:

- 1) Limit intense commercial land uses in the commercial areas.
- 2) Provide a wall along Mitchell Road.

3) Provide a 30' foot wide landscape buffer along Mitchell Road.

Pedestrian and vehicular ingress and egress;

With primary access from Jimmie Kerr Boulevard, a new access road through the center of development, which connects to the east-west collector roadway along the north boundary of the site, there is ample vehicular ingress and egress to the site. Internal access will provide additional modes of modes of transportation, i.e. bicycle, vehicles, walk ability etc. and will be determined with the Major Site Plan/Final Development Plan.

One concern addressed by Mr. Curley was to eliminate truck traffic on Mitchell Road. Staff in consultation with the Traffic Engineer, Duane Eitel, confirmed that Mitchell Road is a major collector and needs to continue to function as a major collector street, which collects and distributes traffic between and the arterial streets of Jimmie Kerr Blvd. and Selma Hwy.

Building location, height & Building Elevations;

The Building's architecture shall be provided though the building forms and design character established in the PAD. Maximum building height is 45' feet and all roof top equipment will be screened by a parapet wall not to exceed four feet above the roofline. Generally, the buildings will have clearly defined public and employee entrances with architectural elements that break up the scale of the building and any roof top equipment will be screened from view. Conceptual architectural building elevations are included in the PAD. The specific details of the buildings will be provided at the Major Site Plan/Final Development process.

Landscaping;

The PAD has established a landscape character for the site. The overall site is designed as a Desert Garden landscape with arid and native species. The landscaping character has been separated into seven different landscape zones, considering onsite, streetscape and primary entryway landscaping. All landscaping will comply with City Code requirements.

Lighting;

N/A.

Provisions for utilities;

There is an existing 12-inch water main in Jimmie Kerr Boulevard located along the southern boundary of the site and an existing 8-inch water main located in Mitchell Road along the west boundary of the site. The water system for the development will have to be looped and will connect into the existing water lines within Jimmie Kerr Boulevard and Mitchell Road.

There is an existing 15-inch sewer line in Selma Highway with a 12-inch stub out at the intersection of Mitchell Road and Selma Highway. The 12-inch line will be extended to service the site.

The specific design for these additional utility line extensions will be included in the Major Site Plan/Final Development Plan.

Site drainage;

An existing drainage pattern exhibit is included in the PAD, however preliminary grading and drainage reports will be submitted with the Major Site Plan/Final Development Plan.

Open space;

N/A.

Loading and unloading areas;

N/A.

Grading;

N/A.

Signage;

The signage guidelines established for the site as "The Shops at Palm Court" will remain in place until a Comprehensive Sign Plan is approved by the Planning and Zoning Commission.

Screening;

N/A.

Setbacks;

Per the Lonesome Valley PAD Guide, the following setbacks are being proposed for the site:

Setback	Commercial	Light Industrial
<i>Building Setbacks</i>		
Front	35 feet	35 feet
Interior Side	15 feet *	15 feet
Rear	15 feet	15 feet
Corner Side	30 feet	30 feet
Residential Zone Boundary	45feet	45 feet

Parking Lots		
Front	4 feet	4 feet
Interior Side and Rear	3 feet	3 feet
Corner Side	4 feet	4 feet
Residential Zone Boundary	3 feet	3 feet

*Both side yard setbacks when added together must total 15'

PUBLIC NOTIFICATION/COMMENTS

Notification

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

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

Inquiries/Comments

Staff has received two letters from Michael J. Curley, Earl, Curley & LaGarde, P.C., representing his client of the Casa Visa Subdivision, who has concerns and who prefers the Lonesome Valley PAD remain residential. These letters are attached as Exhibits B & C.

STAFF RECOMMENDATION

Staff recommends the Commission forward to City Council a recommendation for approval of the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-12-00110) for Lonesome Valley with the following conditions:

1. Any new construction be subject to Large Single Retail Use and Large Multiple Use Shopping Center development standards as set forth in Section 17.40.020S of the Zoning Code as applicable.
2. The PAD Development Guide must be revised to reflect the following technical corrections:
 - a) Modify the land uses within the 8+ acre "Office and Commercial Use area as follows:
 - 1) Eliminate Automobile, boat or recreational vehicle sales, maintenance and rental.
 - 2) Restrict the Automobile Repair Service (Minor) to a Conditional Use.

- 3) Eliminate Commercial Outdoor Recreation uses.
- 4) Restrict general retail sales to a Conditional Use.
- b) Provide a 30' foot wide landscape buffer along Mitchell Road.
- c) Provide a 3' foot parking lot screening wall along Mitchell Road.
- d) Update all Exhibits to reflect the north boundary collector road as a "straight alignment" with future access point to The Station PAD and/or future I-10 frontage roads between Selma and Jimmie Kerr.
- e) Update the "Signage" section on Page 10 to include verbiage "The Shops at Palm Court PAD" signage requirements shall remain in place until a Comprehensive Sign Plan is approved by the Planning Commission.

Exhibits:

- A - Lonesome Valley PAD Development Guide
- B - Michael J. Curley's Letter dated - 1/25/13
- C - Michael J. Curley's Letter dated - 2/20/13

Exhibit A – Lonesome Valley PAD Guide



Lonesome Valley Farms

**PLANNED AREA DEVELOPMENT GUIDE
Major PAD Preliminary Development Plan**

for

Lonesome Valley Farms

82.57 acres

City of Casa Grande, Arizona

November 2012

Revised February 21, 2013

DSA-12-00110

**Planning History:
The Shops at Palm Court PAD (CGPZ-082-005)**

Approved 04.05.2005

Prepared for:

**Lonesome Valley Farms Ltd Partnership
1800 W Highway 287
Casa Grande AZ 85194**

Property Owner:

**Lonesome Valley Farms Ltd Partnership
1800 W Highway 287
Casa Grande AZ 85194**

Agent:

**Jackie Guthrie, AICP
EPS Group Inc.
2045 S Vineyard Avenue, Suite 101
Mesa Az 85210**

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A. PURPOSE OF REQUEST

The Lonesome Valley Farms PAD includes approximately 82.57 acres located north of Jimmie Kerr Boulevard (Highway 84), west of Interstate 10 (I-10), and east of Mitchell Road, the 'Property'. The purpose of this application is to request a zone change from the current Planned Area Development (PAD) – Residential zoning designation to PAD with commercial and light industrial uses, which will facilitate warehousing and mixed-use office/industrial development.

The PAD district was chosen in agreement with the City of Casa Grande, because of the flexibility inherent to it, which allows for deviations from zoning district uses and standards. The PAD with commercial and light industrial uses similar to those found in the B-4 and I-1 uses will allow a creative utilization of various and specific development uses. The main intent of this PAD rezoning application is to specifically define and limit the types of uses that will be permitted within the Lonesome Valley Farms development and to provide compatibility to the proposed residential development to the west. Development uses and standards are set forth in this PAD development guide.

B. BACKGROUND

The property was previously part of "The Shops at Palm Court PAD" originally approved by the City of Casa Grande City Council on June 20, 2005, Ordinance No. 1178.227. The original, The Shops at Palm Court PAD, included 117.57 acres. Commercial uses comprised 34.46 acres and residential uses comprised 83.12 acres. The two parcels are now under separate ownership. In regards to the Commercial parcel, the General Plan land use was amended in 2011, DSA-11- 00140. The land use was changed from Neighborhood to Commerce and Business. The previously approved commercial component is not a part of this PAD rezoning application request. This PAD application is associated with the 83.12 acres previously approved residential portion of The Shops at Palm Court PAD.

A request for a Major General Plan Amendment was submitted to the City of Casa Grande during the 2012 major amendment cycle. The request is to amend the Casa Grande General Plan 2020 land use from Neighborhoods to Commerce and Business. The request was recommended for approval by the Planning and Zoning Commission November 1, 2012 and will be considered by the City Council concurrently with this PAD request.

C. SITE LOCATION AND SURROUNDING AREA

The site is located in an area that has been established in the General Plan 2020 as Primary Growth Area 1 based on existing infrastructure development, which can support growth for the next fifteen years. The area is conveniently located along I-10 and near the convergence with I-8. See Vicinity Map, Exhibit A

Properties adjacent to the east consist of two separate commercial developments, the planned commercial component of the Shops at Palm Court PAD and the existing Tanger Outlet Mall. These two commercial developments were approved for a land use change from Neighborhoods to Commerce and Business in 2011 to allow for greater commercial development opportunities (aka future Phoenix-mart related) for the sites. Property on the east side of I-10 south of Jimmie Kerr Boulevard and near the convergence with I-8 consists of the 580,000 square foot Central Arizona Distribution Center and planned 142-acre Ritchle Bros. Auctioneers site and display yard. These sites are part of a larger master planned development identified as Manufacturing/Industry on the General Plan 2020 and zoned I-1.

This PAD application request will permit commercial, warehousing and mixed-use office/industrial development that will both expand and balance development opportunities with adjacent properties and surrounding area. The zoning change from PAD-residential to PAD commercial and light industrial uses will provide an opportunity to expand employment uses in an area identified as a primary growth area and employment corridor for business and commerce development.

The economic landscape and surrounding area has dramatically changed since the original PAD-residential zoning designation was approved in 2005. The residential homebuilding market currently has 7,000 approved, un-built lots in the City of Casa Grande, which could provide a fourteen-year supply of single-family lots. The removal of 295-lots for this property does not adversely affect the supply of residential lots specifically in an area undergoing changes to expand business and employment opportunities. The double tracking of the Union Pacific Rail Road, the proposed Selma Highway interchange and the planned construction of frontage roads along I-10 are changes that contribute to the strong support for non-residential uses on this site.

D. SITE INFORMATION

1. Site Ownership

This site is owned by:
Lonesome Valley Farms Ltd Partnership
1800 W Highway 287
Casa Grande AZ 85194

2. Site Data

The site for this proposed project is located north of Jimmie Kerr Boulevard, east of Mitchell Road in Casa Grande, Arizona. The site includes approximately 82.57 acres. The parcel is 511-21-017C.

3. Existing Site Conditions

As previously noted, the property is located along Jimmie Kerr Boulevard and in close proximity to Interstate 10 (I-10) to the east. A double tracking of the Union Pacific Rail

Road lines parallel and lie south of Jimmie Kerr Boulevard. The property is subject to continuing adverse noise levels associated with these transportation systems. See **Aerial Map, Exhibit B**

A Phase I Environmental Site Assessment (ESA) was performed in October of 2010 by J. Bowers and Associates, LLC (JBA). The site has remnants of a single-family residence and associated outbuildings. Historical records indicate that the land has only been used for agriculture use. Concrete lined ditches are present on the property for the agricultural use and an earthen irrigation canal parallels the east side of the property. There is no evidence of recognized environmental conditions on the site and no further environmental investigations have been recommended.

4. Topography and Drainage

The site has been used for agricultural purposes. The site slopes gradually in the north, northwest direction. The historical grading of the site follows a pattern of field water being directed north and west. See **USGS Map, Exhibit C**

The site is located within, and bisected by Zone 'X' and Zone 'AO' on the Revised Letter of Map Revision (LOMR) Federal Emergency Management Agency (FEMA) Flood Designation Map No. 04021C1555E for Pinal County dated November 5, 2010. Flood Zone 'X' is designated as an area of minimal flooding and is determined to be outside the 0.2% annual chance floodplain. Flood Zone 'X' is outside the special flood hazard area, but is subject to inundation during a five hundred-year flood to depth of one foot. Zone 'AO' is designated as an area with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. Flood Zone 'AO' will be inundated during a one hundred-year flood. The portion the site located within Flood Zone 'AO' is identified as being subject to an average depth of 1 foot when inundated during a one hundred-year flood. In communities that participate in the National Flood Insurance Program (NFIP), mandatory flood insurance purchase requirements apply with Zone 'AO'. See **FIRM Map, Exhibit D**

5. Surrounding Land Uses

- North:** The property to the north is designated Neighborhoods and Commerce and Business in the General Plan. The property is zoned R-1 and B-2. The site is undeveloped and used for agriculture
- East:** The property to the east is designated Commerce and Business in the General Plan and is zoned PAD-Commercial. The site immediately to the east is undeveloped and used for agriculture; further east is the existing Outlet Mall.
- South:** The property to the south is south of Jimmie Kerr Boulevard and is designated Commerce and Business in the General Plan. The property is zoned I-1 and Pinal County General Rural. The site is undeveloped and

generally vacant, with two Union Pacific Rail Road tracks running east/west.

West: The property to the west is designated Neighborhoods in the General Plan and zoned PAD- Residential. The site has been subdivided for single-family homes and recorded as the Casa Vista subdivision. The residential infrastructure was developed with two model homes originally constructed. The two homes were torn down due to the subdivision becoming defunct and the homes being vandalized.

E. CONFORMANCE WITH CASA GRANDE GENERAL PLAN 2020

A request for a Major General Plan Amendment was submitted to the City of Casa Grande during the 2012 major amendment cycle, City Case No. DSA-12-00057. The request was to amend the Casa Grande General Plan 2020 from Neighborhoods to Commerce and Business. The request was recommended for approval by the Planning and Zoning Commission November 1, 2012 and will be considered by the City Council concurrently with this PAD request.

Approval of the General Plan Amendment will allow for a broad mix and expansion of business and commerce uses. Uses permitted within this land use category consist of: single-use or 'big box' retail, enclosed or open-air regional retail shopping centers, campus-style developments including offices, enclosed light manufacturing/ warehousing, flex-space, lodging and commercial services, medical campus/hospitals and transportation-oriented retail and facilities. While the Commerce and Business land use designation allows a broad array of land uses for the site, the main intent of this PAD rezoning application is to specifically define and limit the types of uses that will be permitted within the Lonesome Valley Farms development, and to ensure conformance with the City's General Plan.

F. PROJECT OBJECTIVE AND GOAL

This rezoning request will allow the site to combine two distinct land uses in a cohesive development that will offer a mixture of commercial and light industrial uses. The property owner's objective is to rezone the property to PAD with commercial uses along the western boundary and light industrial uses on the balance of the site.

G. PROJECT DESCRIPTION AND STANDARDS

1. Project Description

The project is designed to offer a mix of employment and retail/service/office uses. The commercial uses consisting of retail, office and service uses will be located along the west boundary providing a transition to the property on the west. The light industrial uses will be located in the interior of the site with frontage on Jimmie Kerr Boulevard and the collector street to the north.

The two land use areas will be developed in a cohesive manner with common design standards, including landscape, entry monuments and architecture. Guidelines will be established to unify the development throughout.

2. General Requirements

Except where otherwise explicitly stated, this PAD shall conform to all requirements of the City of Casa Grande zoning ordinance, as amended, for development within Planned Area Development zoning. All other development standards will be in accordance to City Code requirements.

3. Land Use Plan

The development will be a master planned project consisting of two major parcels, the commercial services parcel on the west and the light industrial parcel on the east.

The Land Use Plan illustrates the two proposed land uses and primary circulation. The plan is provided to define the boundaries of the two land uses, the relationship to traffic circulation and connections to adjacent properties.

The land use plan includes a collector street that ties to Jimmie Kerr Boulevard at the south and connects to the east-west collector street at the north boundary of the site. The east-west collector street on the north will connect Mitchell Road to the future frontage road along the west side of I-10. The circulation plan is designed with minimal penetration points to safely and conveniently move traffic into and out of the project. The streetscape will be designed to provide uniformity and a pleasant environment on the perimeter and throughout the development. See Land Use Plan, Exhibit E

Land Use Summary

Commercial/Office:	8.57 acres
Commercial/Light Industrial:	<u>74.00 acres</u>
Total	82.57 acres

4. Commercial

The commercial area along the west boundary will include retail, office and service uses. The uses will be limited by this PAD to the uses in the Land Use Table included in this document. It is the intent of this PAD and the development guidelines to provide a transition/buffer from the planned residential development to the west. Several uses that would typically be permitted as commercial and light industrial uses were eliminated in the Land Use Table due to the owner's agreement that these uses are not compatible land uses in the area. See Permitted Use Table.

The 8.57-acre commercial parcel will include retail and office development intended to service the planned residential neighborhoods in the area as well as the future employees of the light industrial area. A Major Site Plan/PAD Final Development Plan

will be submitted for review and approval by staff and the Planning and Zoning Commission by the future developer. Permitted uses shall conform to the Permitted Use Table provided in this PAD. Development standards shall comply with the Casa Grande Development Code unless specifically revised in this PAD.

5. Light Industrial

The light industrial area is anticipated to include light manufacturing, warehousing, flex space, and commercial uses in a comprehensively planned and attractive setting. Uses that may generate excessive, noise, odor, smoke, dust, vibrations, fumes or glare that may be considered detrimental to adjacent properties will be prohibited. Development standards shall comply with the Casa Grande Development Code unless specifically revised in this PAD.

The 74-acre light industrial development zone will include multiple buildings providing warehousing, light manufacturing and flex space for multiple and individual tenants. A Major Site Plan/PAD Final Development Plan will be submitted for review and approval by staff and the Planning and Zoning Commission by the future developer. Permitted uses shall conform to the Permitted Use Table provided in this PAD. See Permitted Use Table.

6. Permitted Uses

The permitted uses allowed are outlined in the table below.

Permitted Use Table Commercial and Light Industrial		
Permitted Uses	Commercial	Light Industrial
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	P	P
Appliance sales, service, repair	P	P
Art gallery, art studio or center	P	P
Automobile, boat or recreational vehicle sales, maintenance and rental	C	P
Automobile repair service (major)		P
Automobile repair service (minor)	P/PS ³	P
Bakery	P	P
Banks and other savings and lending institutions	P	P
Blueprint shop and photo processing	P	P
Business Support Services	P	P
Business and office machine sales, service and repair shop	P/PS ³	P
Business, technical or vocational school	C	P
Cabinet shop and furniture manufacture		P

Churches, Synagogues, Place of worship	P	P
Community center or meeting hall	P	P
Convenience store	P	P
Convenience store, with gas pumps	C/PS ⁷	C/PS ⁷
Costume, dressmaking, or tailor shop	P	P
Dancing or theatrical studio	P	P
Delicatessen and catering establishment	P	P
Dry cleaning and laundry establishment	P	P
Exterminator shop	P	P
Flex Space		P
Food processing		P/PS ¹
Health Club	P	P
Hospital	P	P
Hotel or motel	P	P
Manufacturing, light		P/PS ²
Monument sales and engraving shop	P/PS ²	P/PS ²
Mortuary	P	P
Museum	P	P
Offices	P	P
Personal Services	P	P
Printing and publishing house (including newspapers)	P	P
Private club, fraternity, sorority or lodge	P	P
Production facility, multimedia		P
Professional Services	P	P
Public buildings	P	P
Public facility, utility installation, service yard		P/PS ²
Recreation, commercial indoor	C	P
Recreation, commercial outdoor	P/PS ³	P
Research and Development		P
Restaurant, drive thru	C	P
Restaurant, fast food	P	P
Restaurant, sit down	P	P
Retail sales	P	P
Retail, specialty sales	P	P
Schools, private	P	P
Schools, public	P	P
Tavern, bar or lounge		P
Warehousing, limited		P/PS ^{2,4}
Wireless telecommunication facilities	P/PS ^{5,6}	C/PS ⁵

P - Permitted C- Conditional PS - Performance Standards

7. Performance Standards

The performance standard requirements are outlined in the table below.

Performance Standards	
PS ¹	Limited to buildings of 20,000 square feet or less
PS ²	Exterior storage of goods and materials are screened from view from adjacent properties and rights-of-way
PS ³	Exterior storage of materials and equipment are prohibited
PS ⁴	One or more buildings adaptable to a combination of office, light storage, distribution, and show room uses, where a minimum of 25% is used for office space
PS ⁵	<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 exposed mechanical equipment such as, but not limited to, cables, etc.,</p> <p>E. Where possible, service providers will be encouraged to co-locate (share) their facilities on existing towers.</p>
PS ⁶	Height is limited to 35 feet
PS ⁷	<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>

8. Conditionally Permitted Uses

Conditionally permitted uses shall be subject to administrative procedures of Conditional Use Permits as per City Zoning Code.

9. Permitted Accessory Uses

Permitted accessory uses shall be allowed as per City Zoning Code.

10. Development Standards

The minimum setback from any lot line or public right-of-way, for commercial and light industrial uses shall be as follows:

Setback	Commercial	Light Industrial
Building Setbacks		
Front	35 feet	35 feet
Interior Side	15 feet *	15 feet
Rear	15 feet	15 feet
Corner Side	30 feet	30 feet
Residential Zone Boundary	45feet	45 feet
Parking Lots		
Front	4 feet	4 feet
Interior Side and Rear	3 feet	3 feet
Corner Side	4 feet	4 feet
Residential Zone Boundary	3 feet	3 feet

*Both side yard setbacks when added together must total 15'

Maximum Building Height

Maximum building height of any building shall be (45) feet to top of roofline, subject to other requirements not addressed in the PAD Guide.

Screening of Roof Top Equipment

All roof top equipment shall be screened by a parapet wall, not to exceed four feet above the roofline.

H. DESIGN STANDARDS

1. Site Development

Each parcel will conform to the land use guidelines outlined in this PAD development guide. The specific parcel configuration and uses, or exact mix of uses is not known at this time. Final parcel configuration will be established at a future date as the market demand and specific uses are determined. Each parcel shall submit a Major Site Plan/PAD Final Development Plan, which identifies building locations, circulation, signage and parking.

2. Perimeter Screen Walls

Perimeter screen walls shall be designed to provide continuity throughout the development and to enhance the overall visual aesthetics of the development through a variety of materials, colors and textures. All perimeter screen walls shall be a minimum of 6-foot in height and parking lot screen walls, as needed, shall be a minimum of 3-foot

in height. Wall details, materials, colors and textures shall be submitted with the Major Site Plan/ PAD Final Development Plan.

3. Signage

A Comprehensive Sign Plan establishing the number of signs and the design standards for both building signs and freestanding signs for the entire PAD shall be submitted prior to approval of any Major Site Plan/PAD Final Development Plan.

4. Landscaping

All proposed landscape (on-site, street right-of-way, parking, landscape buffers and others) shall be in compliance with City Zoning Code, Chapter 17.52, Article VI and as within this PAD.

a. Landscape Character Plan

A Landscape Character Plan and Illustrative Landscape Concepts have been developed to identify the landscape character and theme for on-site, street right-of-way, and parking lot landscape within the B-4 and I-1 parcel areas. See Landscape Character Plan, Exhibit F; and Illustrative Landscape Concepts, Exhibit G

b. Final Landscape Plan

Final landscape plans shall be submitted, reviewed and approved prior to recording of Final Development or Major Site Plan approval. The final landscape plans shall comply with City Zoning Code.

c. Low-water use plants

In order to conserve water, all plant materials installed shall be listed on the City of Casa Grande Low Water Use Plant list, City Zoning Code.

d. On-site Landscaping

On-site landscaping shall be provided within the development in accordance with City Zoning Code.

e. Street Right-of-Way Landscaping

Street right-of-way landscaping shall be provided along all street frontages in accordance with City Zoning Code.

f. Trail System

There are no publicly accessible open space and trails existing on or adjacent to the site. The City's Regional Trail System Master Plan identifies a Linear Park Trail near the Property. Final development of the site will include open space and pedestrian access and circulation throughout the site in addition to points of access to the Linear Park Trail.

5. Architectural Guidelines

The architecture shall provide visual interest through the use of geometry, material and color. The building forms and design shall incorporate the following elements to create a consistent style of building character throughout the development.

- Building massing shall utilize simple and strong geometrical forms.
- The color palette shall reflect an agrarian theme that is typically found in a desert environment. Predominant colors shall include a mixture of natural earth color tones and/or complementary colors including browns, tans and reds with accent colors.
- Accent colors shall not dominate the exterior appearance and shall be compatible with the major structures color.
- Roof colors shall not produce glare, such as being white, light colored aluminum, or be highly reflective.
- Building shall use various architectural techniques to break up the linear aspect. Such treatments include, but are not limited to: fenestration, accent features, and material variation.

Predominant exterior building materials should be of high quality, energy efficient and durable. These include, but are not limited to:

- Brick
- Stone, natural or faux
- Integral color, sand blasted or stained textured masonry.
- Split-face or scored concrete masonry units.
- Textured tilt-up concrete panels.
- Stucco/EFIS.
- Standing seam metal roofs.
- Concrete and clay tile roofs.
- Light colored or reflective "Cool roofs".
- Clear and tinted glass.
- Architectural steel elements.
- Prefabricated steel panels and corrugated metal where architecturally integrated.
- Chain link fencing is prohibited.

Buildings should have clearly defined public and employee entrances incorporating a combination of elements such as:

- Canopies or porticos
- Overhangs.
- Recesses/projections.
- Arcades.

- Raised corniced parapets over the door.
- Peaked roof forms.
- Arches.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Architectural details such as tile work and moldings integrated into the building structure to frame the entryway.
- Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
- Enhanced pedestrian surfaces.

Screening

- All rooftop equipment, vents, ducts, satellite dishes, etc...shall be screened from view from adjacent streets, sidewalks and neighboring properties using materials and forms used on the main buildings.
- All roof access shall be located inside the building.
- Internalize roof drain elements within the building or apply an architectural feature where visible from streets and public areas.
- Ground-mounted equipment, building service entries, and delivery access shall be visually screened from adjacent streets and neighboring properties.
- Enclosed service/refuse areas and covered parking should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures when visible to the public.

Additional Architectural Requirements

- Pop-outs, varied materials, canopies and windows will be utilized to break up the monotony of walls.
- All public entries will be covered, as will walkways connecting public entries on each building and/or adjoining buildings.
- Any individual building over 15,000 square feet or any group of adjoining buildings totaling over 15,000 square feet will vary roof heights and appearance for added diversity.
- All sides of buildings will have a finished appearance. Docks and service areas will be screened by decorative walls and landscaping.

See Architectural and Photographic Building Elevations, Exhibit H

I. INFRASTRUCTURE AND SERVICES

1. Water

Water service for Lonesome Valley Farms will be provided by the Arizona Water Company. Arizona Water Company certifies that the property is located within its

Certificate of Convenience and Necessity in Casa Grande and it will provide water service to the property. Arizona Water Company does not currently have a "Designation of Assured Water Supply" covering their water service area in Casa Grande. This development shall obtain a "Certificate of Assured Water Supply", if necessary, as required by the Arizona Groundwater Management Act.

There is an existing 12-inch water main in Jimmie Kerr Boulevard, located along the southern boundary of the site. There is an existing 8-inch water main in Mitchell Road along the west boundary of the site. The water system for the development will be "looped" and will connect into the existing water lines within Jimmie Kerr Boulevard and Mitchell Road. The water system will be designed in accordance with Arizona Water Company standard specifications that are on file at the Arizona Department of Environmental Quality. A Preliminary Engineering Report is included in the Appendix.

2. Waste Water Report

Sewer service for the property will be provided by the City of Casa Grande. There is an existing 15-inch sewer line in Selma Highway with a 12-inch stub out at the intersection of Mitchell Road and Selma Highway. The 12-inch line will be extended to serve the site. The sewer system will be designed in accordance with City of Casa Grande and Arizona Department of Environmental Quality (ADEQ) standards and specifications. A Preliminary Engineering Report is included in the Appendix.

3. Drainage Report

A Preliminary Drainage Report will be submitted with the Major Site Plan/PAD Final Development Plan. An Existing Drainage Pattern Exhibit is included in the Appendix.

4. Grading, Drainage and Utilities

A Preliminary Grading, Drainage and Utility Plan will be submitted with the Major Site Plan/PAD Final Development Plan. The Preliminary Report will address preliminary storm water retention calculations, existing and proposed slope, depth, flow patterns, and location of retention areas. The plan will indicate the drainage pattern, grade breaks, and slope of all streets. Existing and proposed contour data will be provided, at a minimum of 1 ft. intervals. The report will comply with the requirements and standards of the City's storm drainage master plan and drainage policy.

As discussed earlier, this property lies within portions of Flood Zones 'X' and 'AO', respectively. Flood Zone 'X' is outside the "Special Flood Hazard Area", while Flood Zone 'AO' is an area recognized as a Special Flood Hazard Area and is determined to be inundated during a one hundred-year flood. Development in the Special Flood Hazard Area is subject to Flood Development Permit authorization and approval. Development within the 100-year floodplain must be constructed one foot above the 100-year floodplain. All newly constructed buildings within the 100-year floodplain must provide the City with a Certificate of Elevations certified by an Arizona registered surveyor.

5. Electrical Service

Electrical Service will be provided by APS.

6. Gas

Southwest Gas Company will provide natural gas service.

7. Law Enforcement

Law enforcement will be provided by the City of Casa Grande.

8. Fire Protection

Fire protection will be provided by the City of Casa Grande.

9. Sanitation

Refuse service will be provided by the City of Casa Grande or private contractor.

J. ACCESSIBILITY AND CIRCULATION

Circulation patterns in the development are planned to efficiently carry and distribute traffic and to minimize traffic on adjacent properties. Primary access into the development is from Jimmie Kerr Boulevard, which has direct access to north-south arterial roadways leading into Casa Grande and to I-10. A new collector road will convey traffic from Jimmie Kerr Boulevard through the center of the development and connects to the east-west collector roadway along the north boundary of the site. This east-west collector along the north allows for a future extension to the proposed I-10 frontage road to the east and provides for an ancillary point of access with Mitchell Road to the west. Primary access into the development will be from the central collector road connecting with Jimmie Kerr Boulevard.

The developer of the property will be responsible for the engineering and construction of the full right-of-way of the central collector road, for the east half of the right-of-way for the west collector road, Mitchell Road, and the south half of the right-of-way for the east-west collector road along the north property boundary. The future extension of the east-west collector road to the proposed I-10 frontage road is subject to review and approval by the Arizona Department of Transportation (ADOT). The proposed collector roadway section is an 80-foot wide right-of-way (40-foot wide half right-of-way), which is in conformance with City of Casa Grande Engineering Standards. Internal driveway locations and ingress/egress points are not known at this time and are dependent upon final parcel and site plan configurations. All streets within the development will be in conformance with City Engineering standards. Upon the completion of roadway construction and City of Casa Grande acceptance, maintenance of improvements within the right-of-way will be the responsibility of the City. A Master Property Owners' Association (POA) will be formed for the maintenance of all landscaping within the street right-of-ways.

A preliminary Traffic Impact Statement has been enclosed with this PAD rezoning application. The planned traffic circulation system is anticipated to provide more than an adequate level-of-service for site traffic volumes. A Traffic Impact Analysis (TIA) for the specific uses will be submitted with the Major Site Plan/PAD Final Development Plan. The TIA will determine the traffic impact of this development and recommend any need for additional traffic and roadway improvements that the development will be required to provide.

K. PHASING

There is no prescribed phasing plan proposed at this time. The implementation of a phasing plan is dependent upon timing of market demand. A Phasing Plan, if deemed applicable, shall be submitted, reviewed and approved with the Major Site Plan/PAD Final Development Plan.

L. CONCLUSION

The Lonesome Valley Farms PAD will be a vital addition to the City of Casa Grande and the development team respectfully requests your favorable consideration and approval of the Lonesome Valley Farms PAD. The development team is committed to ensuring the growth of another high quality, job creating and economic-boosting development and looks forward to working the City of Casa Grande.

APPENDIX

Land Use Definitions

Automobile repair services, major

General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including bodywork, framework, welding, and major painting service.

Automobile repair service, minor

General repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire sales, repair and mounting, lubrication, tune-ups, and transmission work.

Convenience store

Small retail establishments that sell groceries, alcohol, and household items and may also sell gasoline; does not include automotive service stations or vehicle repair shops and is developed per City Code requirements.

Dancing or theatrical theater

A building where classes in the various arts (e.g. dance, acting, singing) are taught and live performances are open to the public.

Exterior storage of goods and materials

The storage of any materials outside the principal or accessory buildings on a property.

Flex space

Generally defined as one-story buildings with high ceilings, rear-loading docks, surface parking and generous landscaping. The building shells are designed to accommodate companies needing office, light manufacturing and/or warehouse space.

The front of the building is used for office space, while the rear of the building is used for warehousing or light manufacturing. Delivery is to the back of the building, which separates customers and office staff from the manufacturing or warehousing functions, and creates a more attractive streetscape.

Tenants can rent exactly what they need, with the office space adjustable for more or less area. There are no shared costs for hallways, bathrooms and the lobby. Flex space accommodates the full range of companies, from those operating their first offices outside their home or garage, to well-established businesses.

Manufacturing, light

An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from prepared materials, or the indoor provision of industrial services contained entirely within a building and where noise, odor, heat, smoke and vibration are contained within the building. This term includes but is not limited to a business engaged in the processing, fabrication, assembly, treatment, or packaging of food, pharmaceuticals, textile, leather, wood, paper, chemical, plastic, or metal products.

Personal services

Establishments providing specialized goods and services including but not limited to barber shops, beauty salons and spas, clothing rental, coin operated laundromats,

massage services, personal laundry and dry cleaning establishments, photographic studios, travel agencies, shoe repair, watch repair, computer repair, upholstery shop, interior decorating services, tanning salons, lock and key shops, and tailor shops. These uses may also include retail sales of products related to the services provided.

Production facility, multimedia

A facility for the staging and recording of video or audio productions such as , but not limited to, music, commercials, film, television, radio programs and motion pictures; recording or broadcasting; and other production and distribution service offices.

Professional services

Work done for others, predominately on the premises of the office, by someone trained in such work as a career; including but not limited to doctors, lawyers, accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, architects, veterinarians, attorneys, physical therapists, stock brokers and insurance agents.

Public facility, utility

A building or structure used or intended to be used by any public utility, including but not limited to well, reservoir, tank, or other storage facility; distribution, or transmission substation; telephone switching or other communication plant, receiving or transmission facility; any storage yard for public utility equipment or vehicles; and any parking lot for parking vehicles to serve a public utility.

Recreation, commercial indoor

A commercial recreational land use conducted entirely within a building, with or without seating for spectators, and providing accommodations for a variety of individual organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball, also including arcade, arena, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, skating rink, swimming pool, may include snack bar, restaurant, retail sales of related sports health or fitness items.

Recreation, commercial outdoor

A commercial recreational land use conducted primarily outdoors, including but not limited to driving ranges, miniature golf, swimming pools, tennis, handball, basketball and racquetball courts, athletic fields, skateboard park, batting cages, drive in theater.

Research and Development

A use engaged in research and development, testing, assembly, repair in the following industries: biotechnology, pharmaceuticals, medical instrumentation and supplies, communications systems, and information technology, geographic information systems, electronics and instrumentation, and computer hardware and software.

Restaurant, fast food

A building and adjoining parking area used for the purpose of furnishing food, beverages, soft drinks, ice cream, and similar confections to the public for consumption inside and outside the confines on the principal permitted building. Typically includes order boards and windows for pick up of food from vehicles.

Restaurant, quick serve

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 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 the counter, window, or similar facility for carrying to another location for consumption either on or off the premises.

Restaurant, sit down

An establishment maintained, operated, and/or advertised to the public as a place where food and beverage are served to the public on request from a menu during stated business hours, served in or 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 use.

Retail sales

A commercial enterprise that provides good and/or services directly to the consumer.

Retail sales, specialty

Retail operations that specialize in one type or line of merchandise. Such stores may include but are not limited to apparel, jewelry, books, shoes, stationary, antiques, candy and ice cream, cigar and tobacco, clothing and costume rental, florist, garden supply, mail order, newsstand, video sales and rental, ice and water sales.

School, private

An educational institution other than a public school that offers instruction in the several branches of learning and study required to be taught in the public schools or where instruction is given in the vocational, professional or recreational fields.

Warehousing, limited

One or more buildings adaptable to a combination of office, light storage, distribution, and show room uses, where a minimum of 25% is used for office space.



Preliminary Sewer & Water Report For Lonesome Valley Farms Casa Grande, Arizona

Project No. 12-078.01

February 06, 2013

I. INTRODUCTION

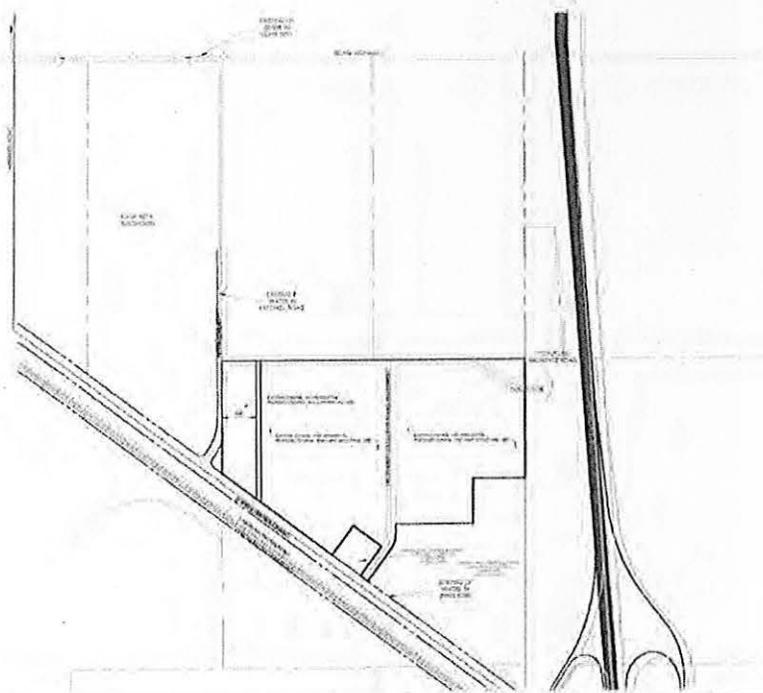
Lonesome Valley Farms is an approximate 81.4 acre site located north of Jimmie Kerr Boulevard, west of the Shops at Palm Court, and east of Casa Vista subdivision.

This preliminary sewer and water report will describe the existing and proposed water and sewer for development of the property. Design parameters from the City of Casa Grande, Arizona Water Company, and Arizona Department of Environmental Quality (ADEQ) will be applied to the future final water and sewer design for the proposed project to ensure adherence to regulations. A more detailed and final analysis of water and sewer will be provided during future engineering phases of this project.

II. EXISTING AND PROPOSED SEWER

Sanitary sewer service for Lonesome Valley Farms will be provided by the City of Casa Grande. The City of Casa Grande is responsible for the maintenance of all sanitary sewer facilities.

The adjacent Casa Vista subdivision constructed a sewer line in Henness Road from Florence Boulevard and extended it to the intersection of Mitchell Road and Selma Highway. See attached sewer and water exhibit. The sewer line size in Selma Highway is 15" and terminates in the intersection with a manhole and 12" stub outs to the north and south. Having spoken with the Development Department Civil Engineer for Casa Grande, Mr. Larry Petersen, we are assuming that the capacity of the sewer system accounted for this property to be medium density residential.



OWNER
 Col Robertson
 1800 W Highway 287
 Casa Grande, AZ 85194

ENGINEER
 Kevin Morgan
 EPS Group, Inc.
 2045 S. Vinland
 Mesa, AZ 85207
 Tel: (480) 503-2250
 Fax: (480) 503-2250
 Email: kmorgan@epsgrp.com



Lonesome Valley Farms PRELIMINARY WATER AND SEWER EXHIBIT 01.22.11



OWNER
 Gal Robinson
 1800 W. Highway 287
 Casa Grande AZ 85194

ENGINEER
 Kevin Morgan
 EPS Group, Inc.
 2045 E. Vinyard
 Mesa AZ 85207
 Tel: (480) 593-2259
 Fax: (480) 593-2258
 Email: kevin.morgan@epsgrp.com

Lonesome Valley Farms	EXISTING DRAINAGE PATTERN EXHIBIT	02.25.13
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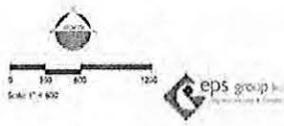
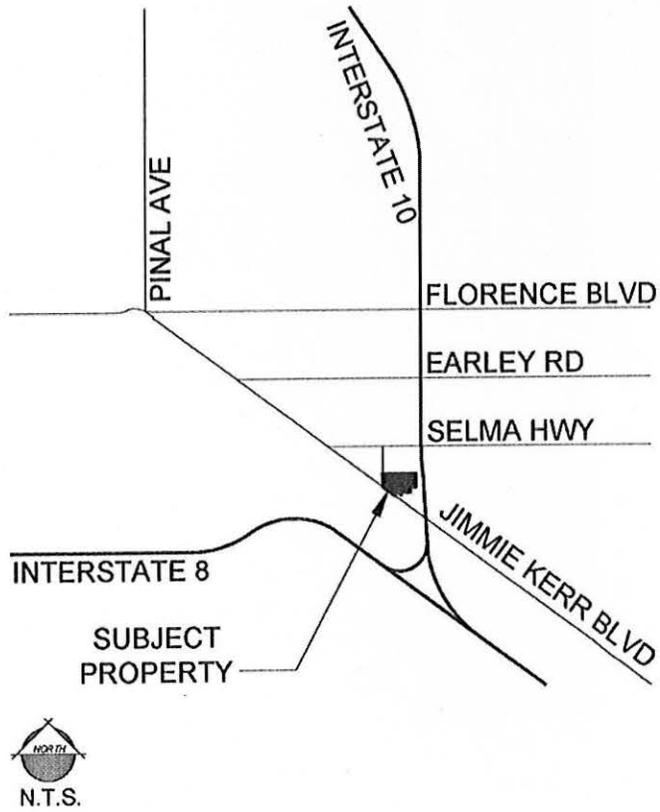


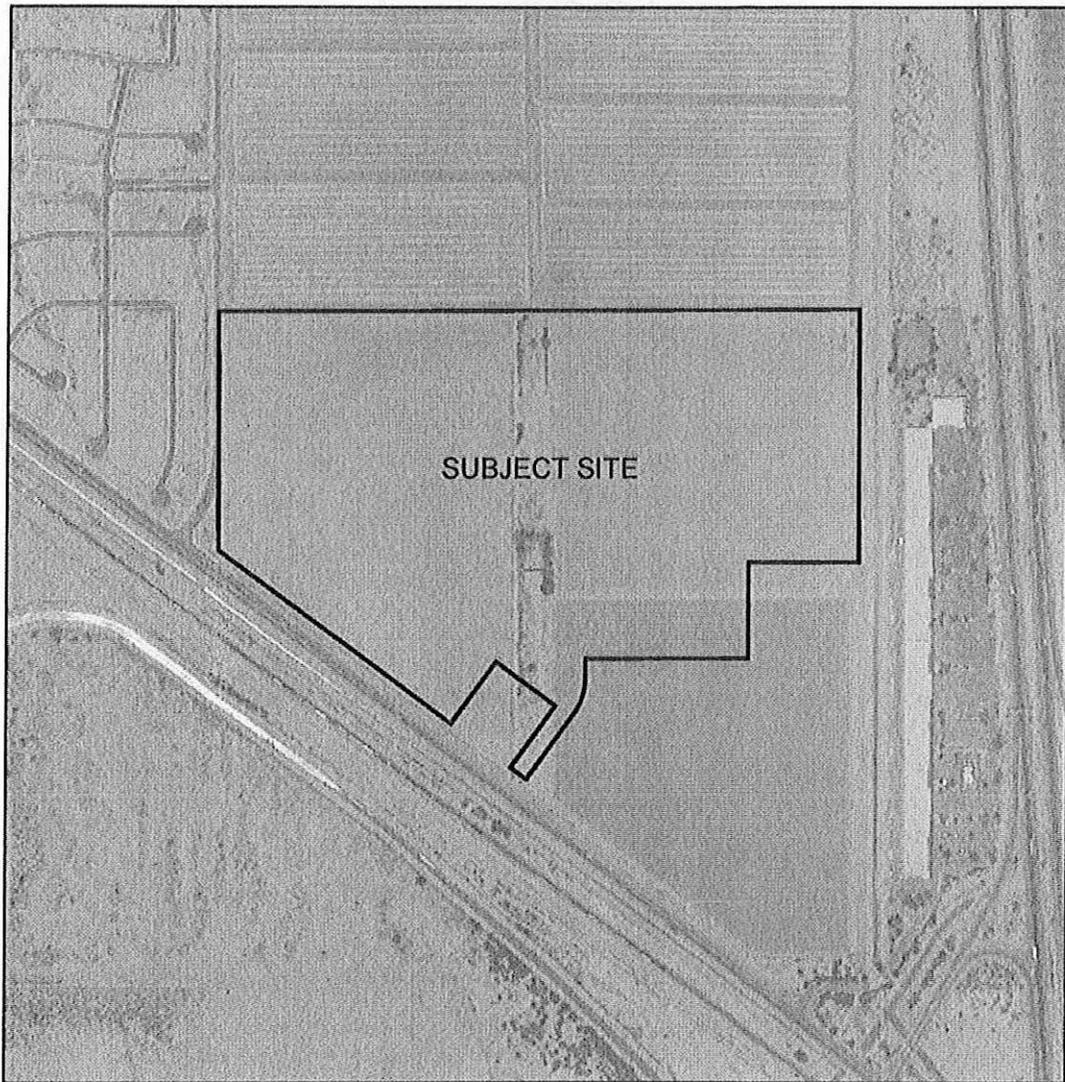
EXHIBIT A
VICINITY MAP



LONESOME VALLEY FARMS

PAD Development Guide
City of Casa Grande, Arizona

EXHIBIT B
AERIAL MAP



PINAL COUNTY GIS MAP, 2011

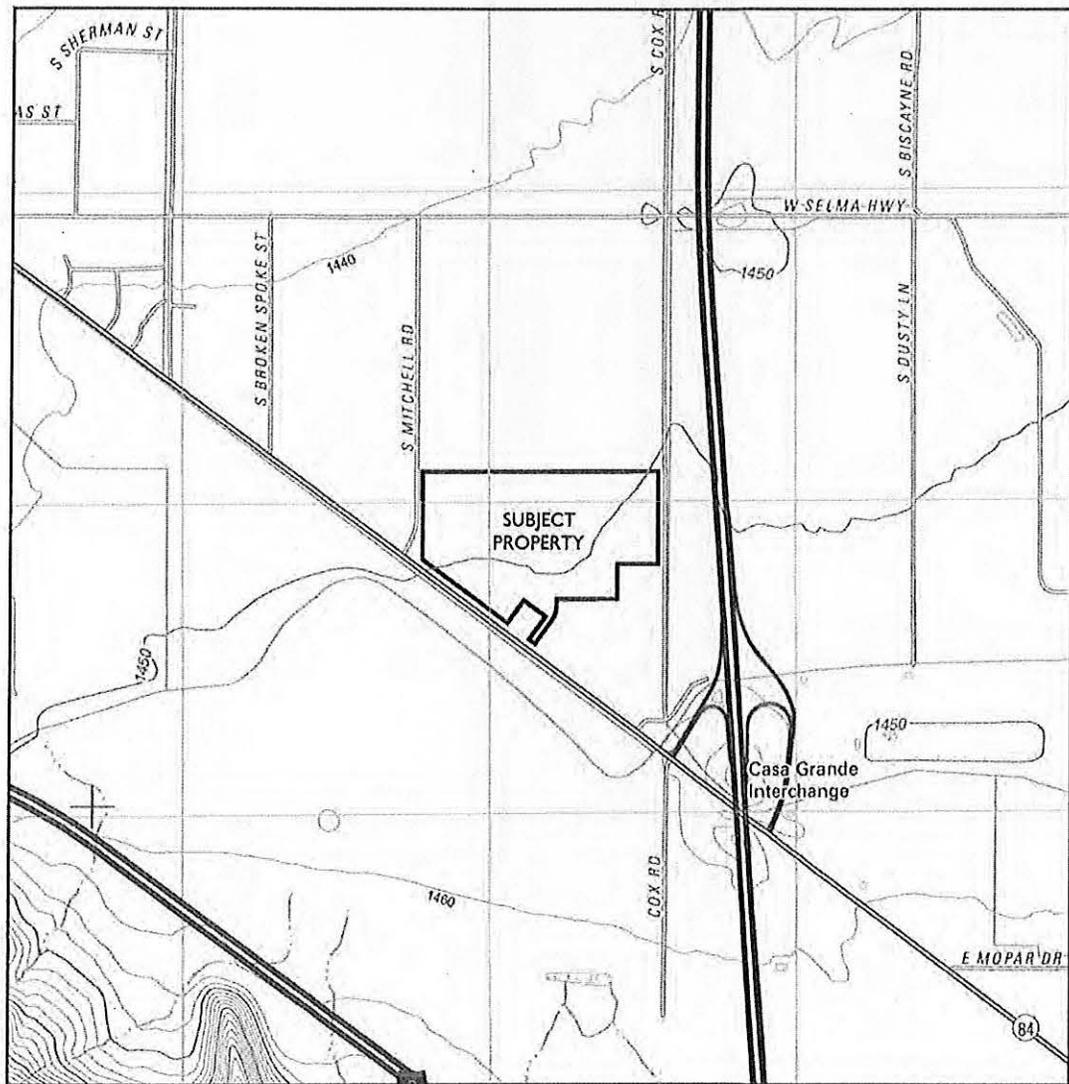


N.T.S.

LONESOME VALLEY FARMS

PAD Development Guide
City of Casa Grande, Arizona

EXHIBIT C
USGS MAP




N.T.S.

U.S. GEOLOGICAL SURVEY
CASA GRANDE MOUNTAINS QUADRANGLE, 2011

LONESOME VALLEY FARMS

PAD Development Guide
City of Casa Grande, Arizona

LONESOME VALLEY FARMS
 PAD Development Guide
 City of Casa Grande, Arizona

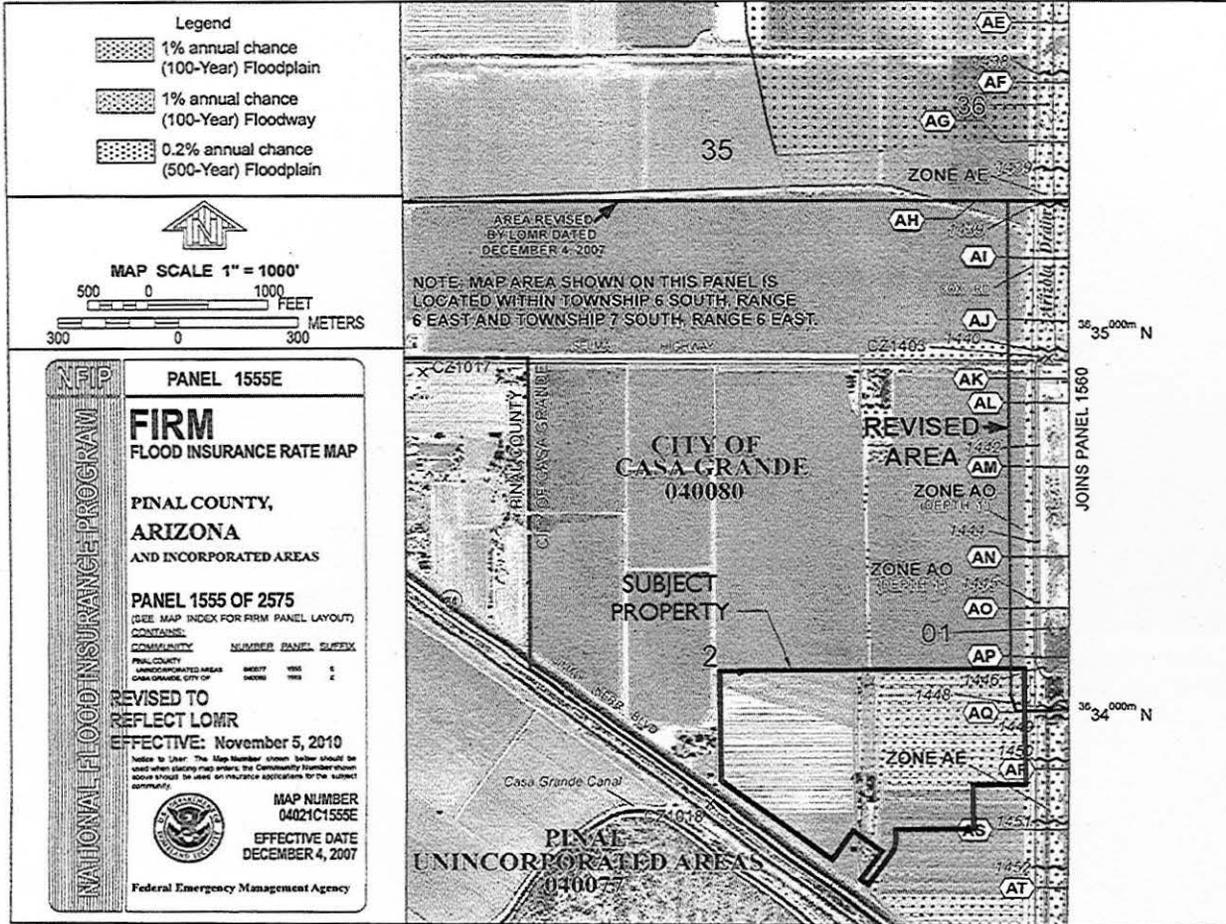
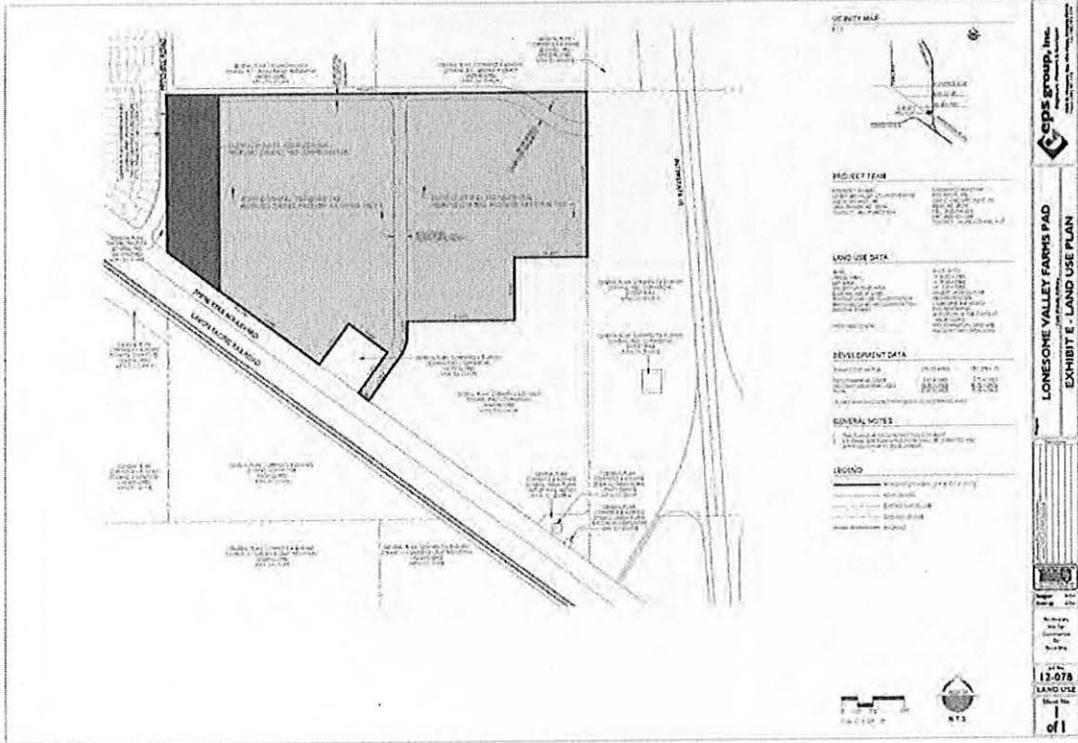
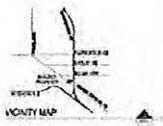
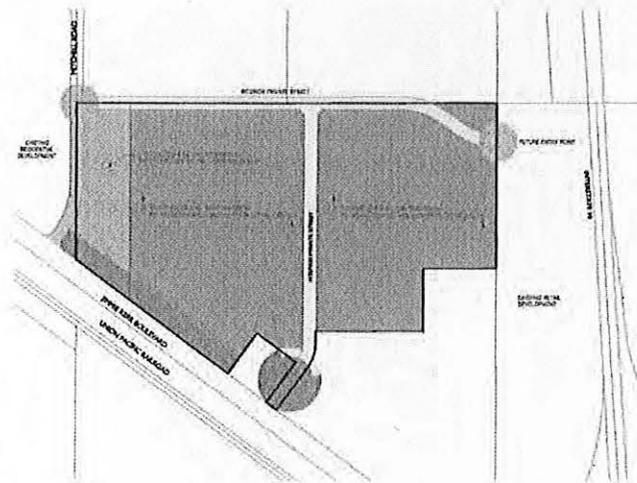


EXHIBIT D
FIRM MAP

12-078





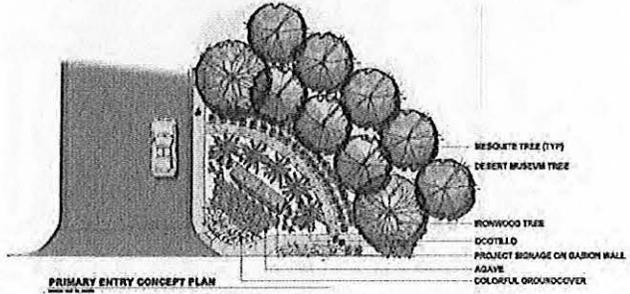
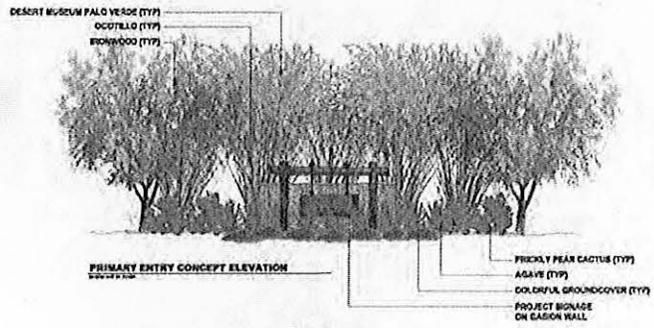
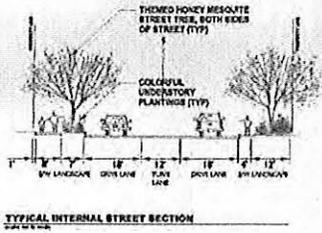
OWNER / DEVELOPER
 Lonesome Valley Farms LP
 10000 Valley View Dr
 Suite 100
 Las Vegas, NV 89135

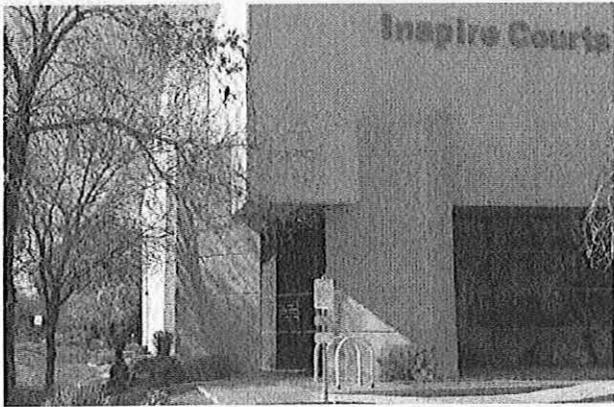
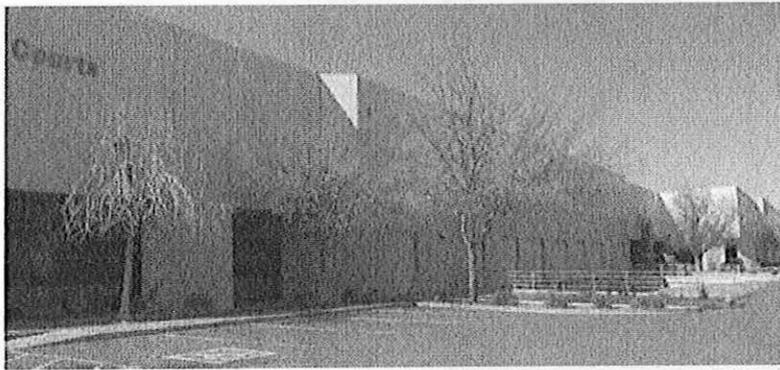
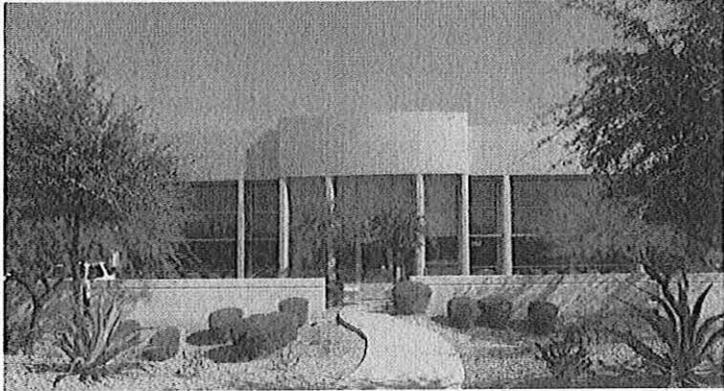
CONSULTANT
 618 South 1st
 200 E. Maryland Ave., Suite 101
 Reno, NV 89502
 Phone: 775.333.2222
 Fax: 775.333.2222
 Website: www.easinc.com

LANDSCAPE CHARACTER NARRATIVE

The landscape character plan for the Lonesome Valley Farms LP project is based on the findings of a landscape character assessment. The assessment was conducted by the consultant, EAS Inc., and is based on a field visit to the project site and a review of the project site's location and surrounding area. The assessment identified the following landscape character features:

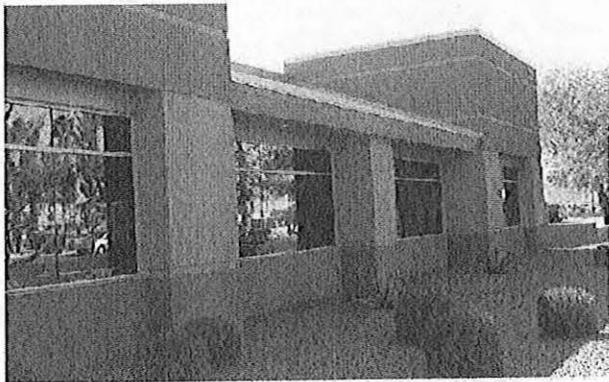
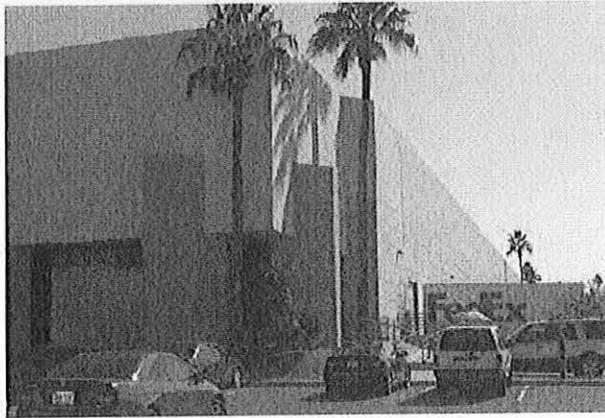
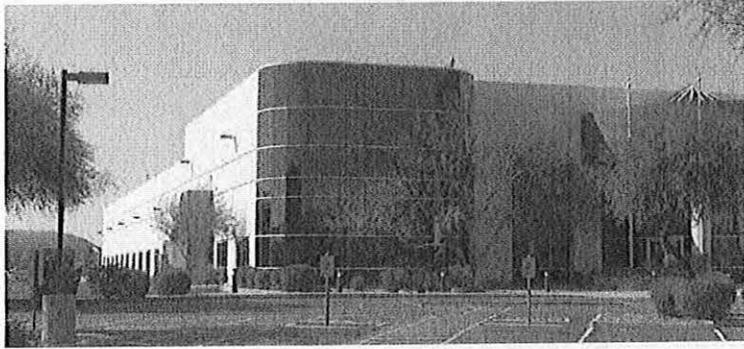
- Setting (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Location (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Architecture (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Site (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Soil (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Water (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Vegetation (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Wildlife (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.
- Historic Resources (100%)**
 The project site is located in a rural setting. The site is surrounded by agricultural fields and is located near the intersection of Mountain View Street and Mountain View Drive. The site is located in a valley and is surrounded by hills. The site is located in a rural setting and is surrounded by agricultural fields.





Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT H



Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT M



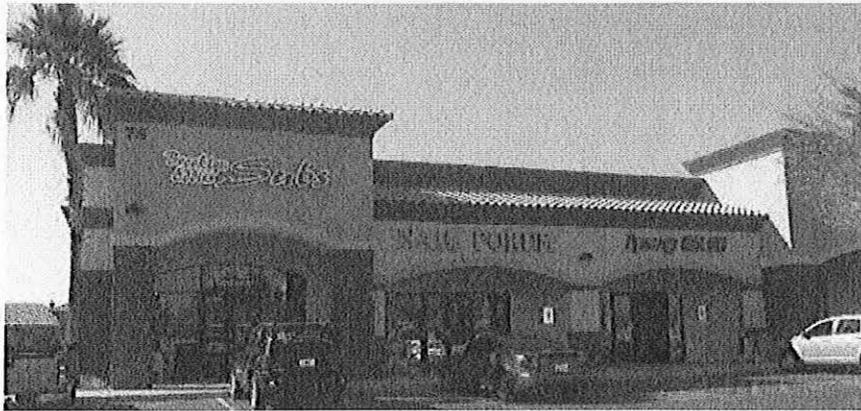
Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT M



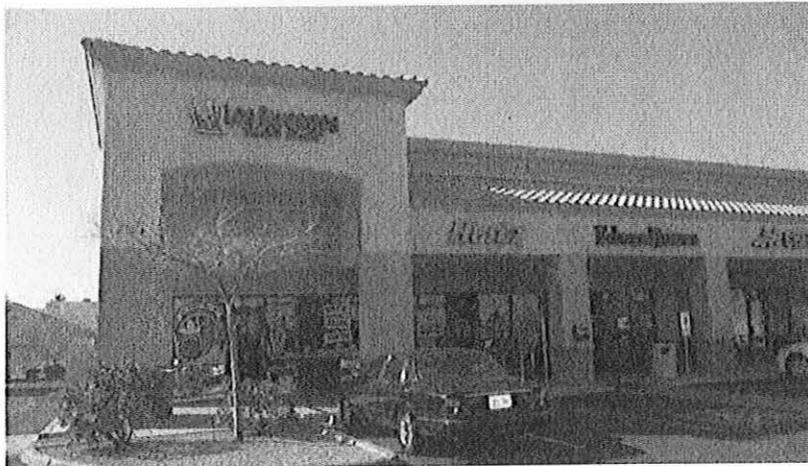
Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT H



Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT H



Lonesome Valley Farms Conceptual Architectural Details

EXHIBIT H

Exhibit B – Letter dated January 25, 2013

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

January 25, 2013

VIA E-MAIL
Paul Tice, Planning Director
ptice@casagrandeaz.gov

Laura Blakeman, City Planner
laurab@ci.casa-grande.az.us

Re: Lonesome Valley Farms PAD

Dear Paul and Laura:

Thank you very much for meeting with me on Friday of last week regarding the above-referenced PAD. I appreciate your time and attention given to the matter. I wanted to memorialize some of my comments made at our meeting and would ask that you consider them and the comments made below when reviewing the Lonesome Valley Farms PAD. I plan on meeting with Jackie this week to discuss these items but in light of the potential February hearing I wanted to get this letter to you as early as possible.

Background

As I explained at our meeting, my client and I are private property rights advocates and therefore want to be cooperative in connection with the desires of the Lonesome Valley owners. That comment notwithstanding, my client purchased the 110 acre property with the assumption that single family development would be its adjacent neighbor. Upon purchasing the property the owners invested approximately \$1.65 million in completing the subdivision for a total investment of more than \$4.4 million. Had the owners known that their property would be adjacent to Industrial property it is doubtful that he would have purchased this property much less improved it.

I do not think anyone can argue that Light Industrial and B-4 uses potentially devalue my client's property. The industrial and heavy commercial activities and the associated truck traffic will, we believe, create an undesirable environment for a single family development. In fact, it appears that the conversion of the property from single family to industrial and heavy commercial uses will increase traffic counts by thousands of trips, many of which will utilize Mitchell Road. Additionally, I've reviewed the revised PAD submittal. We strenuously object to a number of uses that are proposed in the B-4 area which we believe are extremely incompatible with residential uses. Some of these uses are liquor stores, taverns and bars, pawn shops, warehousing, commercial outdoor recreation. Additionally, there are a series of Use Permit uses which are equally objectionable regardless of whether a use permit is required.

These uses include automobile, boat and recreational sales (maintenance and rental), and automobile repair. We believe these uses are extremely incompatible and ask that they all be struck from the permitted use list. For these reasons, my client has asked me to explore ways to lessen the potential impact which will emanate from this potential development.

While I appreciate the applicant's efforts to limit the B-4 uses on the 300 foot wide area (8.5 acres) which is on the west side of their property, we believe that these limitations are not sufficient to protect our single family parcel and would ask that more be done to adequately buffer our site.

Land Use

Our first preference would be that their property remains as single family. Absent that we would ask that some portion of the western side of their property remain as single family. If a portion of their property along Mitchell Road were retained as single family then their single family would have to contend with the adjacent industrial uses that take place on the future I-1 property.

If the above is not feasible in your opinion, then we would ask that the 300 foot area along Mitchell Road be limited to commercial office uses. While we would prefer single family along Mitchell Road, commercial office would obviously be a much more compatible buffer with our single family property than would be the proposed B-4 uses. Given the fact that the applicant is requesting 67.8 acres of Industrial designation, we strongly believe that conceding to a mere 7.7 acres of office zoning rather than the B-4 uses is a small concession to request.

Vacant Single Family and Industrial Inventory in Casa Grande

I did want to respond to some data which was included in the Lonesome Valley Farms PAD which references the amount of vacant residential development in Casa Grande. The applicant states that there are currently approximately 7,000 unbuilt lots in Casa Grande which translates to a 14 year supply and therefore the applicant reasons that this oversupply is the justification for the single family requested conversion to an industrial designation.

Attached is an analysis conducted by my client's office which analyzes the amount of vacant single family and industrial acreage in the City. The study speaks for itself, but in a nutshell, it states that there are less than 7,000 comparably sized vacant lots available in the marketplace and that rather than 14 years worth of supply there is actually closer to a 5 year supply of production lots in the marketplace. Correspondingly, this analysis shows that there are approximately 15,000 acres of vacant industrial/commerce and business designated properties in Casa Grande which will take decades to absorb. Hence, in light of the enormous amount of vacant industrial land in Casa Grande, the amount of vacant single family does not seem to be a compelling reason to justify the change in land use on this parcel from single family to industrial.

January 25, 2013
Page 3

As I indicated in our meeting I have contacted the applicant's representative and hope to be speaking with them this week. I will keep you updated on any further discussions that we have with the owner's representative.

Sincerely,

Michael J. Curley / SR

Michael J. Curley

MJC:sr

0:40@EXPOLLACK-Casa Grande/Lentini Letter to P. Tron and L. Bialomas 1-21-13.docx



January 24, 2013

Mr. Mike Curley
Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012

Re: Casa Grande Residential and Industrial Land Demand

Dear Mr. Curley:

We have conducted an analysis of Casa Grande's residential and industrial/employment vacant land inventory. This study and analysis was conducted in response to the Lonesome Valley Farms PAD which states that Casa Grande currently has 7,000 approved but vacant single family residential lots which translates into a 14-year supply. Our research sought to verify this information and correspondingly to provide information on the amount of vacant industrial/employment land in the City.

The Lonesome Valley Farms PAD seeks to rezone their current zoning entitlement of single family to a predominantly industrial use. One of the justifications given for this rezoning request is, in the applicant's opinion, that there is a significant oversupply of single family lots and hence, the rezoning of this property to industrial would be a more appropriate land use designation for their property.

Residential Demand

According to Nathan and Associates there are approximately 3,800 finished single family lots in Casa Grande, excluding lots over 15,000 square feet in size. There are another 1,170 partially improved lots. Approximately 900 of these are within Mission Royale, the only active adult community in the area and one of the few that has been selling homes. Because Mission Royale is adult oriented and is therefore appealing to a very select and restricted market, I have deducted the Mission Royale 900 lots from the total count of vacant lots. Thus, there are actually approximately 4,070 vacant lots comparable to the current Lonesome Valley zoning.

Excluding the boom and bust years, Casa Grande has averaged 611 single family permits in a typical year. This rate of permitting translates into 6.5 years of inventory based on the 4,070 improved and partially improved lots in the City. In fact, this 6.5-year inventory is actually misleading and is overstated because builders typically purchase blocks of lots, oftentimes 200 or more at a time, which provides them a one to three year available lot inventory. If this pattern of purchasing lots occurs, then that 6.5-year inventory will be purchased and taken off the market in advance of 6.5 years. Additionally, some subdivisions are too small for the major builders to support a model complex so they pass over these smaller projects. In light of these facts, we believe that the true inventory of production-related single family lots is far less than

Elliott D. Pollack & company

7505 East 6th Avenue, Suite 100 Scottsdale, Arizona 85251 ■ PH 480.423.9200 ■ FAX 480.423.5942 ■ epollack@ednco.com ■

6.5 years and the lot inventory could be spoken for in approximately 5 years. Therefore, we believe that the "perceived" oversupply of lots is not excessive at all given the size of the City and potential growth that may occur when the economy recovers.

Casa Grande Industrial/Employment Designations

Casa Grande's 2010 General Plan indicates that there are approximately 9,860 acres available for employment related uses. The Plan indicates that about 8.6% of this area has been developed for a total of 848 acres. The 2020 General Plan has added a significant amount of industrial acreage along the I-8 corridor. In fact, this acreage along I-8 is approximately a half a mile wide on both sides of the freeway for a stretch of six miles. In addition to the I-8 corridor, additional employment areas have been added to the Plan as well. It is my estimate that there have in fact been approximately 5,100 acres added to the 9,860 which previously existed. (I have eliminated from this amount land areas used for extraction activities associated with mines.) In light of the above, the following is our estimate as to the amount of industrial acres that exist:

	<u>Acres</u>
Employment (2010 GP):	9,860
Extraction (2010 GP):	1,069
<u>Commerce & Business (2020 GP):</u>	<u>5,100</u>
Sub-total	16,029
<u>Mines that can't be developed:</u>	<u>(1,069)</u>
Total Employment Land	14,960

An industrial land demand study commissioned by the Arizona State Land Department (related to the proposed Red Rock UPRR Classification Yard) recently analyzed the future absorption of industrial land in Pinal County between 2010 and 2040. That study concluded that by 2040, 4,400 acres of industrial land will be absorbed in the entirety of Pinal County. Again, the study concludes that by the year 2040, Pinal County will absorb 4,400 acres of industrial property. Casa Grande has almost 15,000 acres designated for such uses and Eloy has nearly 11,000 acres designated for industrial uses as well. Hence, assuming that Casa Grande absorbs all 4,400 acres (which it will not because industrial activity will obviously also locate elsewhere in Pinal County) there will be more than 10,000 acres of vacant industrial land after the year 2040 in Casa Grande which will not be absorbed for decades into the future.

If you have any further questions or comments, please feel free to contact me.

Sincerely,

Richard Merritt

Richard Merritt

Exhibit C – Letter dated February 20, 2013

EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Telephone (602) 265-0094
Fax (602) 265-2195
www.ecllaw.com

3101 North Central Avenue
Suite 1000
Phoenix, Arizona 85012

February 20, 2013

VIA EMAIL

Laura Blakeman, City Planner
City of Casa Grande
510 East Florence Boulevard
Casa Grande, AZ 85122
laurab@ci.casa-grande.az.us

Paul Tice, Planning Director
City of Casa Grande
510 East Florence Boulevard
Casa Grande, AZ 85122
ptice@casagrandeaz.gov

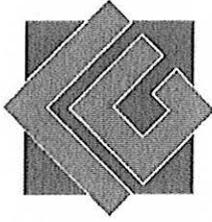
Re: Lonesome Valley Farms PAD

Dear Laura and Paul:

I understand that Staff will be meeting shortly with Jackie Guthrie and the representative of Lonesome Valley PAD. I wanted to memorialize one last time our position on this case.

First of all, we very much appreciate your cooperation and consideration of our concerns. You've both been very gracious with your time. Secondly, if our concerns can be addressed, we will not oppose the application. Again, we feel we are being extremely reasonable and are extending the olive branch to the Applicant and would only ask that some reasonable restrictions be placed on the 8-acre buffer site.

I reference your attention to my letter dated January 25, 2013. I stated in that letter that my client would clearly prefer for the Lonesome Valley PAD to remain as residential. That notwithstanding, we are willing to cooperate with the property owner so long as our property is not negatively impacted. The Applicant is requesting industrial zoning on almost 68 acres of the property. All that we are asking is for careful consideration to be given on the approximately 8 acres which was previously designated by the Applicant as B-4. We believe that we are being extremely reasonable in taking this position as the development of the 68 acres of industrial is going to result in uses which could arguably be impactful to the single family not to mention the fact that much of the truck traffic resulting from this 68 acres will be utilizing Mitchell Road, which is adjacent to our subdivision. Therefore, in light of this, we would ask that severe restrictions be placed on the uses that are allowed in the former B-4 (buffer area). We would ask that (1) an 8-ft. wall be constructed along Mitchell Road upon the initial phase of development



Planning and Zoning
Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Keith Newman, City Planner
MEETING DATE: March 7, 2013

REQUEST

Request by Arizona Water Company for the following land use request:

- 1. DSA-13-00018: Conditional Use Permit** to construct perimeter trespass fencing and a materials storage yard as accessory uses prior to the construction of the principal use, located at the North East corner of Thornton Rd. and Gila Bend Highway (APN's 504-24-011A, 012C and 026).

APPLICANT/OWNER

Applicant

Arizona Water Company
Ray Murrieta
220 E. 2nd Street
Casa Grande, AZ 85122
P: 520-836-8785
F: 520-723-3081
Email: rmurrieta@azwater.com

Owner

Arizona Water Company
P.O. Box 29006
Phoenix, AZ 85038
P: 602-240-6860
F: 602-294-2169
Email: engineering@azwater.com

HISTORY

N/A

PROJECT DESCRIPTION

Site Area	4.39 acres
Current Land Use	<i>Manufacturing/Industry</i>
Existing Zoning	B-4 (Community Services Zone)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Manufacturing/Industry</i>	B-4 (Community Services Zone) and I-2 (General Industrial)
East	<i>Manufacturing/Industry</i>	B-4 (Community Services Zone)
South	<i>Manufacturing/Industry</i>	B-4 (Community Services Zone) and I-1 (Garden & Light Industrial)
West	<i>Manufacturing/Industry</i>	I-1 (Garden & Light Industrial)

SITE CONTEXT AERIAL



General Discussion:

Arizona Water Company is requesting the approval of a Conditional Use Permit to construct perimeter trespass fencing and materials storage yard fencing as accessory uses prior to the construction of the principal use on a 4.39 acre undeveloped property located at the North East corner of Thornton Rd. and Gila Bend Highway.

The subject site which is zoned B-4 for community service uses was recently purchased by the Arizona Water Company and experiences significant trespassing (mostly in the form of unauthorized semi-truck parking) and illegal dumping. To prevent this type of activity on the site it is proposed that the entire south boundary and a portion of the west and north boundaries be fenced with a four (4) ft tall four (4) wire (smooth wire) fence.

The east boundary is already contained by an existing wire fence on the adjacent property that will remain. The new fencing will end right up against this fencing.

The northwest portion of the site will be used as an equipment storage yard and is proposed to be enclosed by an eight (8) ft. tall chain link fence with mesh screening and barbed wire at the top. The storage yard will be surfaced with decomposed granite for dust proofing purposes.

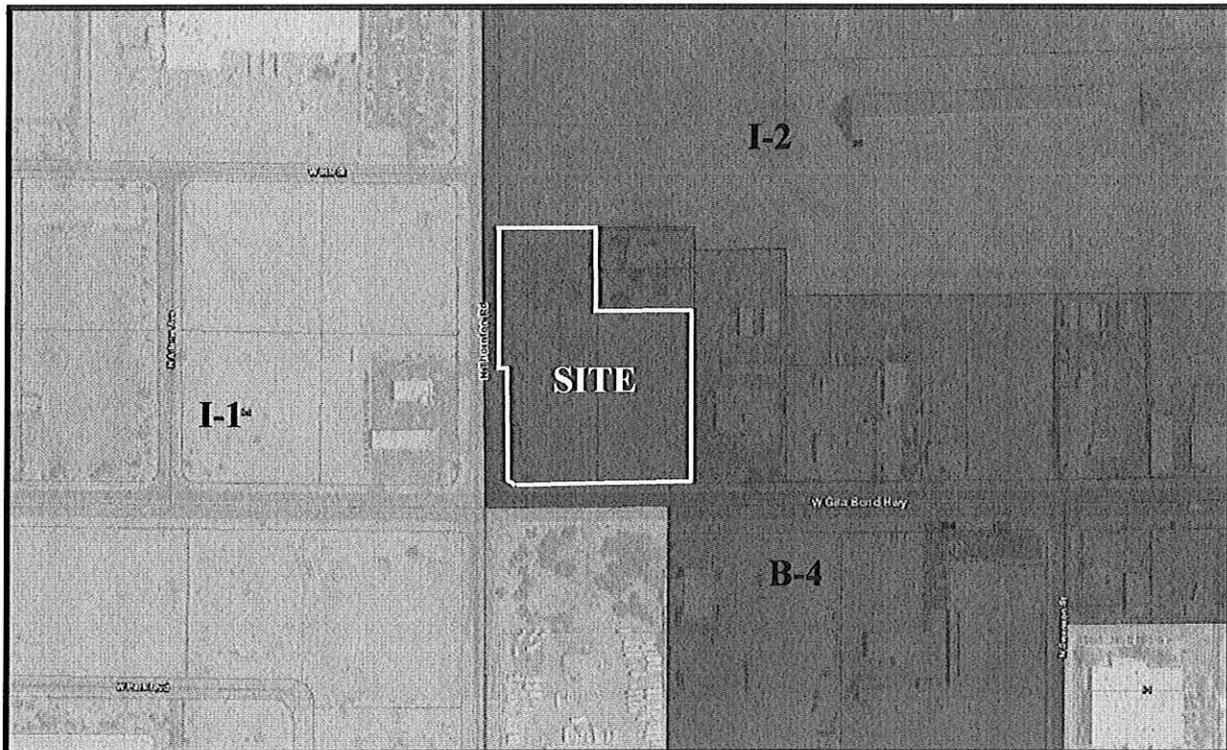
Per City Zoning Code section 17.52.080(F) no accessory building or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by a conditional use permit.

Staff feels that the storage use, which is temporary in nature until the primary development of the site for a water tank and associated buildings occurs, is appropriate and that it will not have any adverse affect on the surrounding properties.

Conformance with current zoning:

The subject site is zoned B-4 (Community Service Zone), and per table 17.16.030B all future Arizona Water Company uses which are classified as Essential Public Service or Utility Installation and Public Utility Service yard both of which are principally permitted uses in the B-4 Zone District.

Zoning Map of Area



CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA

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

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

The proposed site which is located at the North East corner of Thornton Rd. and Gila Bend Highway is currently undeveloped flat land that is currently not ready for final development, but in the interim is large enough to accommodate the proposed storage yard at the north end and perimeter fencing around the entire boundary.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

Staff finds that the site has adequate access and circulation to handle all traffic produced by the storage yard. The entrance to the storage yard will be placed at the north west corner of the site so as to avoid any traffic conflicts with the gas station across the street to the west.

A Traffic Impact Analysis was determined to not be necessary since the proposed storage yard use will generate less than 100 vehicle trips per day.

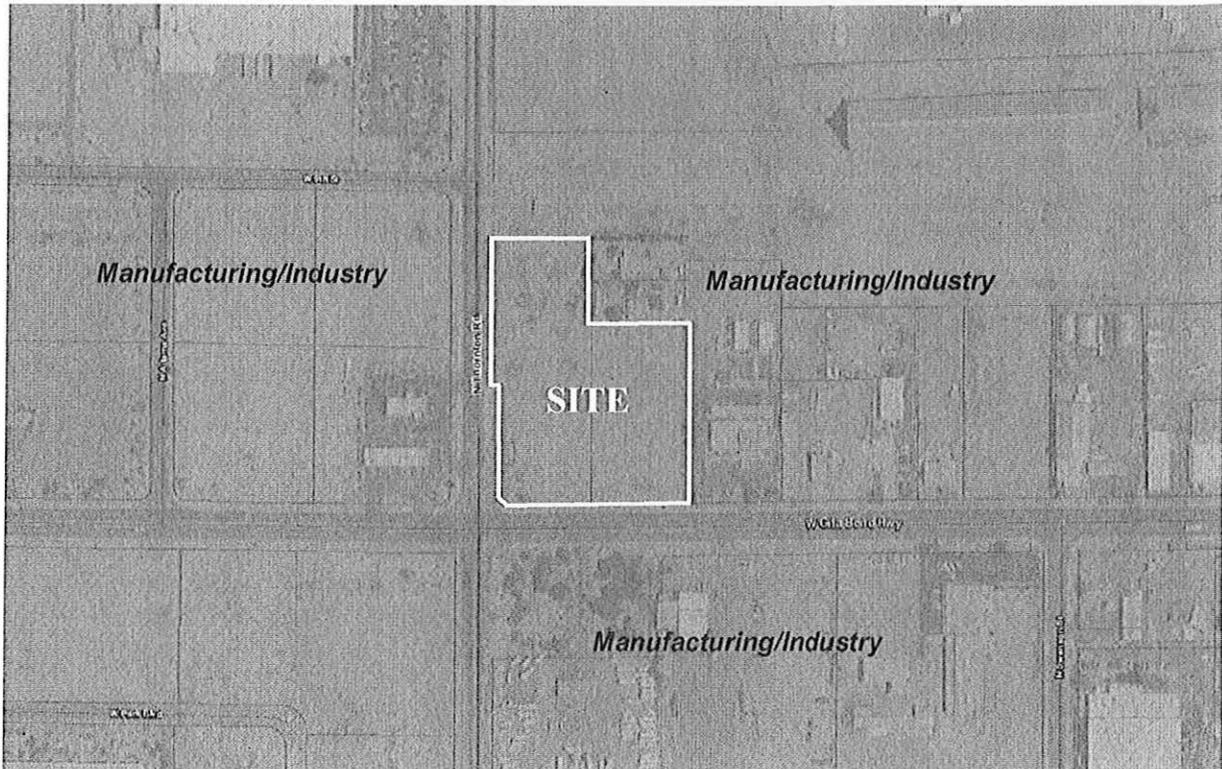
That the proposed use will have no adverse effect upon the abutting property;

Due to the infrequent use of the proposed screened storage yard and the temporary nature of the trespass fencing staff feels that these uses will have no adverse effect upon the abutting properties. The two (2) residences to the north will continue to have access by a 30 ft. wide access easement from Thornton Rd. along the far north boundary of the site.

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

The site has been designated as Manufacturing/Industry in the City's General Plan 2020 and is in conformance with the uses allowed in said category.

General Plan 2020 Map



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

Staff feels that the trespass fencing and the storage yard will have no adverse effect on the public health, safety and general welfare of the community.

PUBLIC NOTIFICATION/COMMENTS

Notification

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

- A notice was published in the Casa Grande Dispatch on February 19, 2013 for the March 7th Planning and Zoning Commission public hearing.
- Notice was mailed by the City on February 20, 2013 at least fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on February 20, 2013 on the subject site. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

The property owner to the north east of the site came in to inquire about their ability to access their property.

STAFF RECOMMENDATION

Staff recommends the Commission approve **Resolution DSA-13-00018, Conditional Use Permit** to construct perimeter trespass fencing and a materials storage yard as accessory uses prior to the construction of the principal use, located at the North East corner of Thornton Rd. and Gila Bend Highway (APN's 504-24-011A, 012C and 026), with the following condition:

1. All fencing on the site must be removed with the future construction of the water tank(s) and or buildings. Future fence locations and design will be determined with the future Major Site Plan approval.

Exhibits:

Exhibit A – Project Narrative

Exhibit B – Applicant Justification Statement

Exhibit C – Site Plan

Exhibit A – Project Narrative

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, ARIZONA 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

February 8, 2013

Mr. Keith Newman
City Planner
510 E. Florence Boulevard
Casa Grande, AZ 85122

Re: Project Narrative for Thornton Rd. and St. Hwy. 84 Property Perimeter Fence

Dear Mr. Newman:

Arizona Water Company (the "Company") purchased 3 contiguous parcels of land (APN 504-24-011A, 012C and 026) at the Northeast corner of Thornton Road and State Highway 84 in November of 2012. The property is currently undeveloped and the Company has no near future plans for development.

This property experiences significant trespassing and has been subject to illegal dumping. In order to prevent trespassing and illegal dumping the Company is proposing to install a perimeter fence at the site. The South portion of the site will be contained by a 4-foot tall 4 wire (smooth wire) fence to prevent trespassing and illegal dumping. The North portion of the site will be contained by an 8-foot tall chain link fence with 3 strand barbed wire to store water utility related equipment and fittings.

The Company respectfully submits this application to the City of Casa Grande for the purpose of constructing a perimeter fence to prevent trespassing and illegal dumping and to store water utility related equipment and fittings.

Very truly yours,



Ray Murrieta
Casa Grande Division Manager
rmurrieta@azwater.com

afb
Enclosure

E-MAIL: MAIL@AZWATER.COM

W:\PROJECTS\2013\PM-5031 CONSTRUCT FENCE FOR THE THORNTON & HWY 84 STORAGE YARD\DRAWINGS\CONSTRUCTION\THORNTON HWY 84\PROJECT NARRATIVE 1-5031 THORNTON & HWY 84 PERIMETER FENCE.DOCX
JKW:AFH 11:34 AM 2/8/13

Exhibit B – Applicant Justification Statement

Conditional Use Permit Justification Statement

In accordance with Section 17.68.120.B, the Planning and Zoning Commission (Commission) shall find that the Conditional Use Permit (CUP) application complies with the below review criteria:

Please explain how the proposed use complies with the following CUP review criteria:

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

The North 0.73 acres of the site will be fenced by an 8-foot tall chain link fence with barbed wire and will be used for storage of water utility related equipment and fittings. The South 3.66 acres of the site will be fenced by a 4-foot tall 4 wire (smooth wire) fence to prevent trespassing and illegal dumping. The site is adequate in size and topography to accommodate the proposed use. The proposed fences are adequate to properly relate the use with the land and uses in the vicinity. There is no parking, loading or landscaping proposed for this project.

- 2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use:**

- a) Is the plan in conformance with the Small Area Transportation Study.
- b) Is there adequate access to meet Code requirements?
- c) Does the site meet Parking standards and ADA requirements based on the proposed uses?

The storage yard portion of the site could be visited approximately two times per week by a service vehicle. The proposed use relates to the streets and highways and are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. There is adequate access to the site to meet code requirements. There is no parking proposed for this project.

- 3. That the proposed use will have no adverse effect upon the abutting property.**

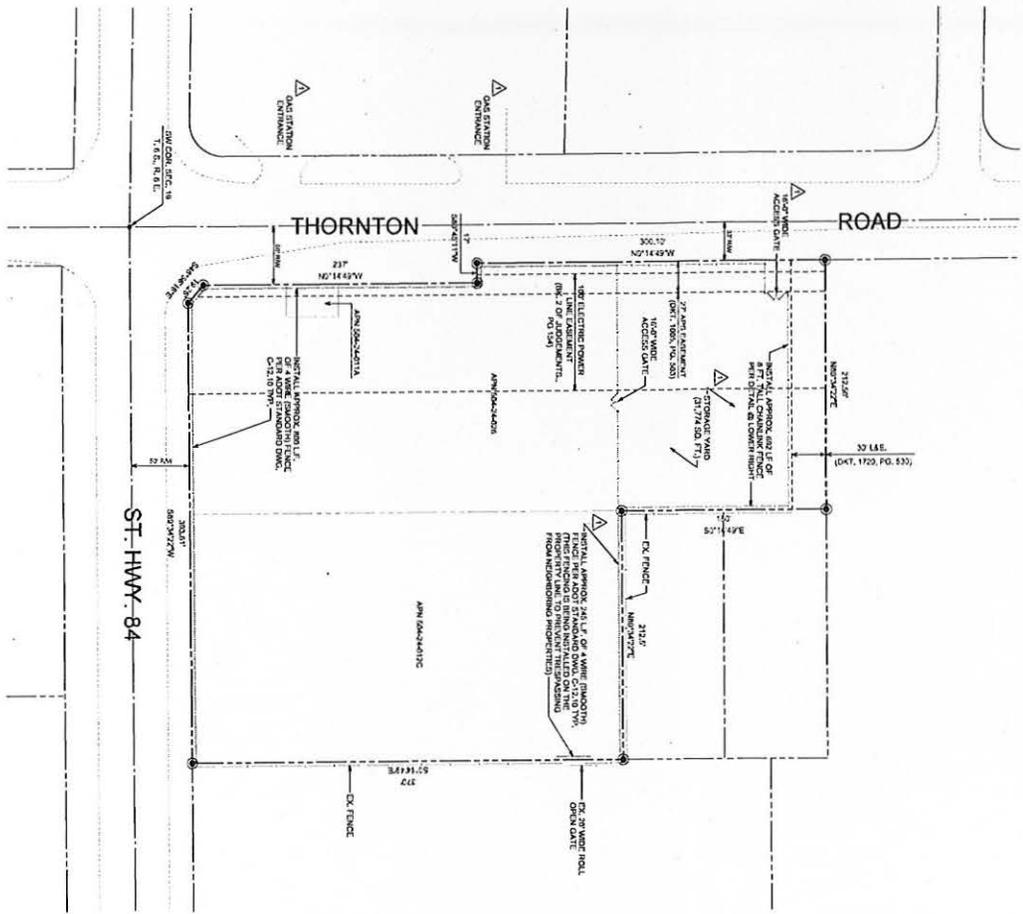
The proposed fence will provide for storage of water utility related equipment and fittings and will prevent trespassing and illegal dumping. The proposed use will have no adverse effect upon the abutting properties.

4. That the proposed use shall be in conformance with the general plan:

- a) Do the proposed land uses comply with the relevant General Plan Land Use category (*Neighborhoods, Manufacturing Industry, Commerce and Business, etc.*)?
- b) Does the project meet the Vision, Goals, and Objectives identified in the General Plan?
- c) If the project is for a multi-family residential development or mixed-use development, are the proposed densities adhering to the citywide net target?

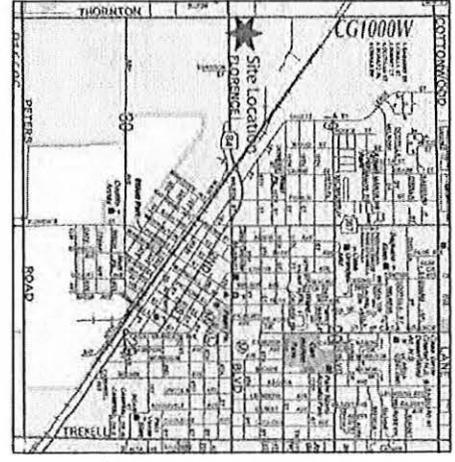
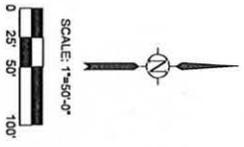
The purpose of the B-4 Community Service Zone is to provide land for intensive retail, service or manufacturing operations. The proposed use complies with the relevant General Plan Land Use category B-4 Community Service Zone. The project meets the Vision, Goals, and Objectives identified in the General Plan for Manufacturing and Industry. This project is not for a multi-family or mixed-use development.

Exhibit C – Site Plan



SITE PLAN

SCALE: 1"=50'-0"



OWNER/DEVELOPER

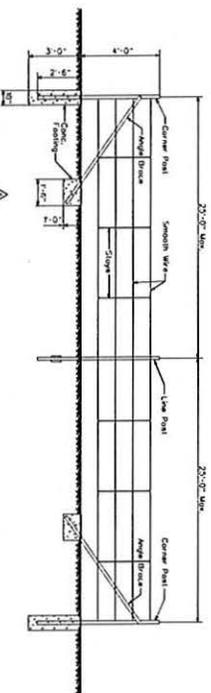
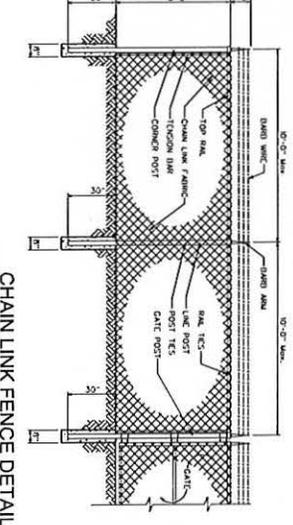
ARIZONA WATER COMPANY
 3805 N. BLACK CANYON HWY.
 PHOENIX, ARIZONA 85038-0006
 CONTACT: RAY WARDEN
 ZONING: PD

SITE STATISTICS

APN: 004-04-010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100

- LEGEND**
- 1" = 1" NEIGHBOR PROPERTY CORNER
 - MONUMENT CENTERLINE
 - RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - EX. END OF PARCELS

- GENERAL NOTES**
1. FENCE LOCATION SHOWN WILL BE PROVIDED BY ARIZONA WATER COMPANY.
 2. SURFACE OF STORAGE VARD SHALL BE COVERED WITH SANDS OF RA. 57 STONE.
 3. ALL EXISTING GRADE SHALL BE MAINTAINED AND IMPROVED FOR ALL OTHER PURPOSES AS REQUIRED WITH THE CONSTRUCTION OF FUTURE WATER TANK AND/OR BUILDING.



ARIZONA WATER COMPANY
 3805 N. BLACK CANYON HWY. POST OFFICE BOX 25006
 PHOENIX, ARIZONA 85038-0006
 (602) 242-6800

PROJECT DESC: INSTALL APPROX. 892 LF. OF 6 FT TALL CHAINLINK FENCE & APPROX. 1,045 LF OF 4 WIRE FENCE @ THE THORNTON RD. & HWY 84 SITE IN CASA GRANDE, ARIZONA

FENCE PLAN

DATE: 12-16-2012	SCALE: AS SHOWN
DRAWN BY: JPK	CHECKED BY:

The installation shall be in accordance with the Arizona Water Company's Standard Specifications for all construction work with the Arizona Department of Environmental Quality.

263-1100
1-800-STAKE-IT

REVISIONS:

1. Revised per City of Casa Grande Case #: 05A-19-00018, Project Review Comments, Dated 2/21/2013 (Review #1)

PV-0039

SHEET 1 OF 1