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Addison Park

Planned Area Development



Submittal for the City of Casa Grande

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Exhibits

- Exhibit 1: Vicinity Map**
- Exhibit 2: Topographic Map**
- Exhibit 3: FIRM Map**
- Exhibit 4: Legal Description**
- Exhibit 5: Conceptual Lotting/Landscape Plan and Concept Images**
- Exhibit 6: Street Cross-Sections**
- Exhibit 7: Water Map**
- Exhibit 8: Sewer Map**
- Exhibit 9: Preliminary Drainage Plan**



1. Purpose and Introduction

The purpose of this submittal is to seek approval for a Planned Area Development (PAD) for the Addison Park Project. The use of the PAD as an alternative to traditional zoning will permit the development of a residential development project with integrated recreational and natural open space components that will create a unique identity and foster a strong sense of community. The project is located on approximately 105 acres of land near the northwest corner of Hacienda and Kleck Roads (refer to Exhibit 1—Vicinity Map). The proposed development has three different lot types (55', 60' and 65') offering a variety of housing opportunities surrounded and connected by beautiful recreational open space opportunities. As a part of the East Annexation Petition and directly adjacent to the City's Incorporated Boundary, Addison Park would be a welcomed addition to the City of Casa Grande Planning Area (refer to Figure 1 below).

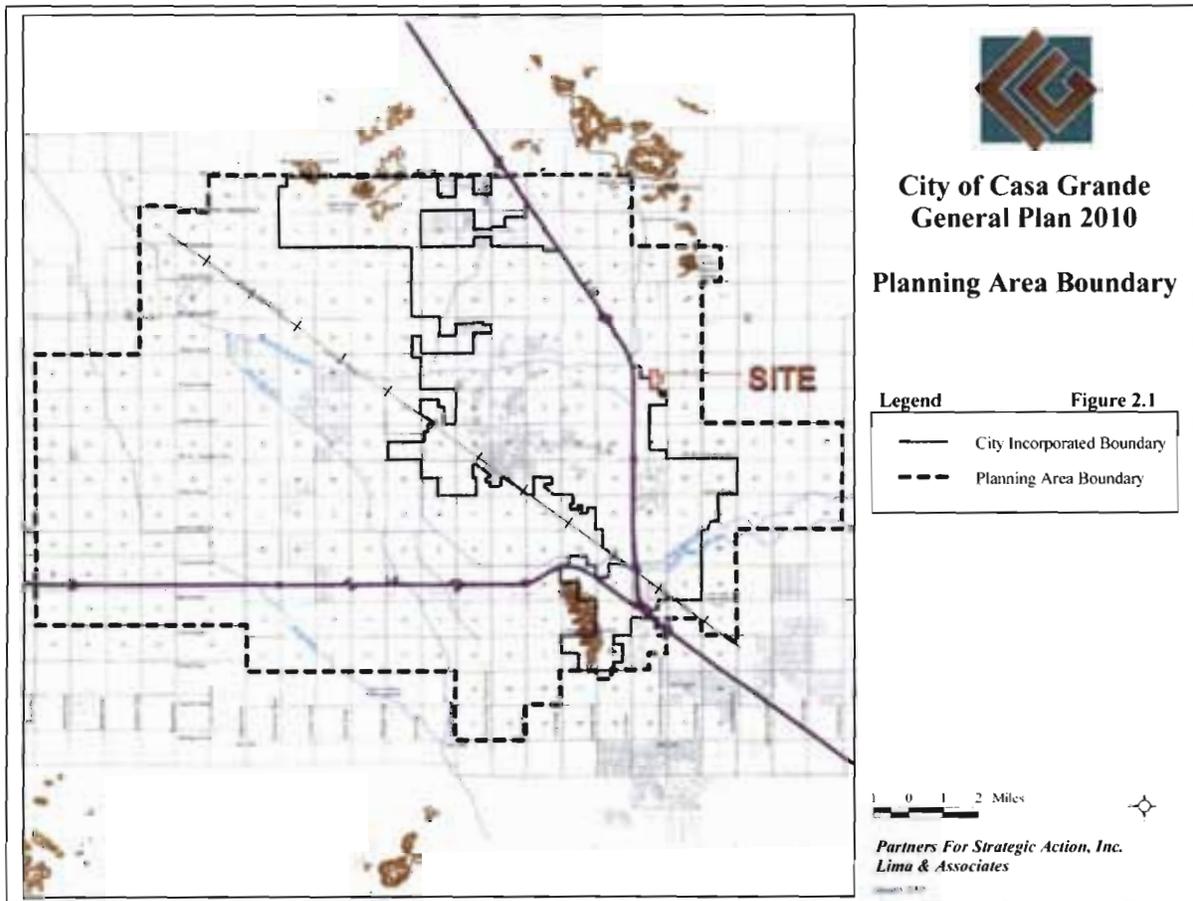


Figure 1—Planning Area Boundary Map



2. General Plan

The site is designated as Low Density Residential (LDR) in the City of Casa Grande General Plan 2010. The General Plan calls for a range of housing units of one to four dwelling units per acre (1-4 du/ac). The overall project density is 3.5 dwelling units per acre. This project complies with the current land use designation and is consistent with the General Plan (refer to Figure 2 below).

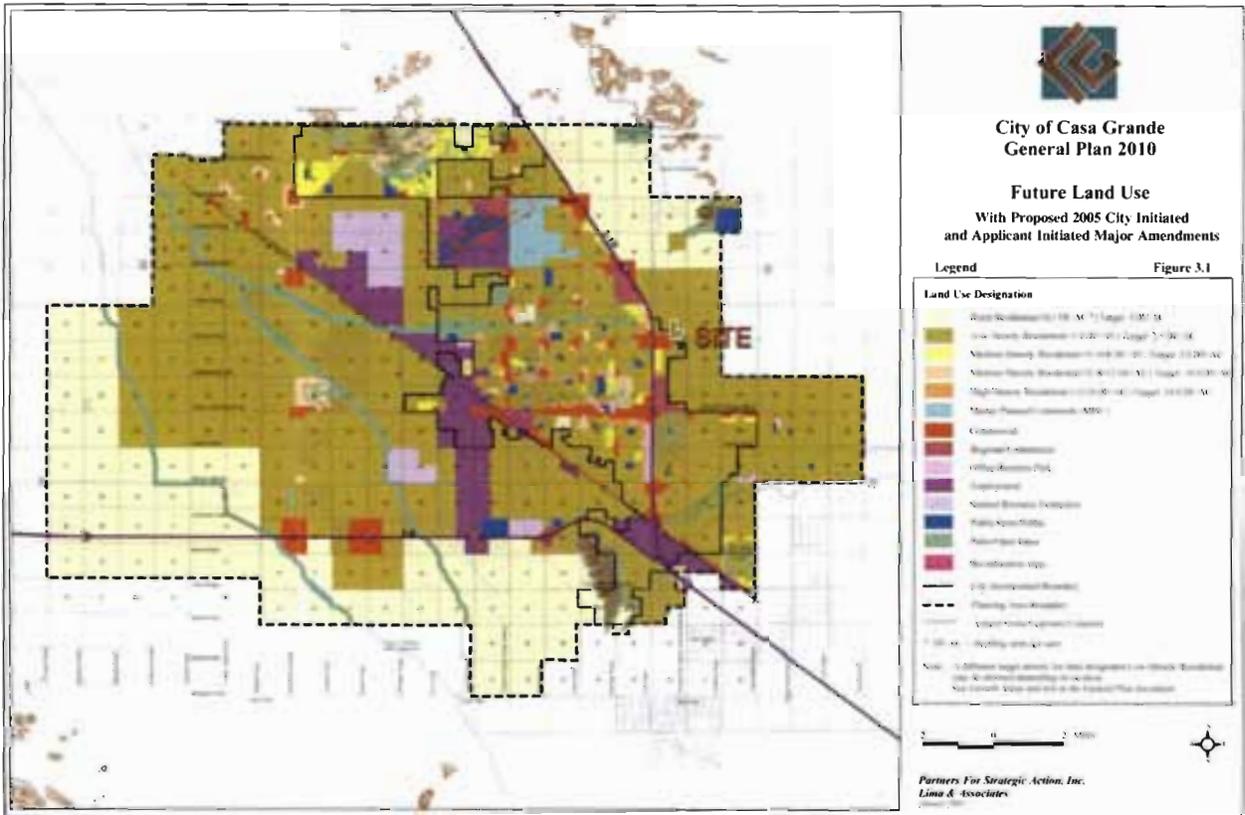


Figure 2—2005 Land Use Map

3. Planned Area Development Rezoning Request

The site is currently zoned General Rural (GR) which permits single family homes. This development requests a rezoning to Single-Family Residential Planned Area Development (PAD). The purpose of the PAD is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderate density. The PAD is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding. The purposed target density of 3.5 dwelling units per acre is within the range for the PAD classification.



4 Existing Site and Area Conditions

a. Existing Site Conditions

The site is undeveloped. Although vegetation is natural and sparse, the site has been disturbed in a few areas. There are no well defined washes to preserve as natural amenities.

b. Drainage

The site is characterized by a natural terrain sloping to the north at approximately 0.33%. The high point of the site is along the middle south boundary of the project at approximately 1,414 feet at City of Casa Grande datum. The low point of the site is along the north boundary of the project at approximately 1,405 feet at City of Casa Grande datum. Elevation and topographic information was derived from topographic mapping of the site done by D.N.A. Engineering and modified to the City of Casa Grande datum by Carter & Burgess Survey Department. (A Topographic Map is attached as "*Exhibit 2*")

c. Relationship to Floodplain

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) Panel Number 0400770725C dated August 15, 1983, indicates that the project falls within a Zone C. Zone C is defined by the Federal Emergency Management Agency as: "flood insurance rate zones that correspond to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot or areas protected from the 1-percent annual chance flood by levees". Flood insurance is not required by the Federal Insurance Administration for buildings concentrated with a federally insured load. (See the attached "*Exhibit 3: FIRM Map*")

d. Legal Description

The site consists of two parcels. Legal descriptions follow (refer to Exhibit 4—Legal Description).

Parcel 1

The northwest quarter of the southeast quarter of Section 12, Township 6 south, Range 6 east of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel 2

The south half of the southeast quarter of Section 12, Township 6 south, Range 6 east of the Gila and Salt River Base and Meridian, Pinal County, Arizona.



e. Relationship to Surrounding Properties

The following conditions can be found adjacent to the subject property:

North: Arizona Operating Engineers (heavy-equipment training facility)
(County Zoning-Undeveloped)

South: Vacant (Urban Ranch, possible PAD)

East: Vacant; a 40-acre State land parcel is adjacent to the site
(County Zoning-Undeveloped)

West: Vacant agricultural land (Urban Ranch-undeveloped)



Figure 3—Aerial Map



5. Project Land Use

a. Site Description

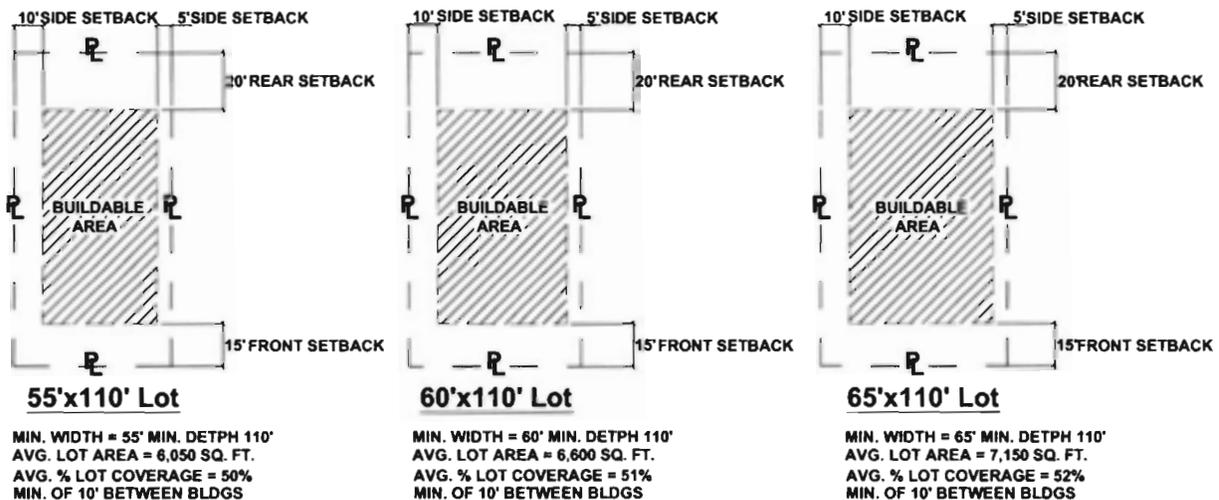
The site is comprised of approximately ±105 acres of undeveloped land. Although vegetation is largely in its natural state, there has been some disturbance. Washes are not well defined.

b. Lot Sizing and Setbacks

To provide an array of housing opportunities, there are three different lot types within the project. Lot widths for these are 55, 60, and 65 feet. Each of the lot widths has been placed throughout the project to integrate varying lot sizes into each of the proposed phases and to avoid repetitiveness in the streetscape. (Please refer to "Exhibit 5 Conceptual Lotting/Landscape Plan".) The following table outlines the proposed typical lot setback requirements:

Front Setback	15'
Rear Setback	20'
Side Setback	5'/10'

Where corner lots have an adjacent tract acting as a buffer between the property line of the residential lot and right-of-way, the side setbacks noted above shall apply. In the event a landscape tract is not provided, there shall be a 15' minimum side setback measured from the property line. Typical lot layouts depicting the setbacks mentioned above are provided below. Principal buildings shall have at least a 10' minimum separation.



TYPICAL LOT LAYOUTS



c. Residential Design Standards

Residential design standards for the Addison Park PAD shall, at a minimum, adhere to the City of Casa Grande adopted design standards. In the event a conflict exists between the PAD Residential Design Standards (as adopted as of the date of the Addison Park PAD approval) and the City of Casa Grande Residential Design Standards, then the City of Casa Grande Residential Design Standards shall govern unless specifically stated otherwise.

d. PAD Layout and Design

The proposed design is based on the desire to create meaningful open space and an interesting street system. Using these parameters, the lotting design integrates the arrangement of housing, pedestrian and vehicular linkages, and open space amenities that serve as community focal points. The Addison Park PAD will provide the following four additional requirements for PAD layout and design.

1. Provide a mix of cul-de-sac designs, including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles within a modified grid street system.
2. Use wrought iron or similar view fencing along portions of collector and/or arterial roadways where homes are not backing/siding these portions of roadways.
3. Stagger front setbacks by at least three feet. Every third or fourth setback must be staggered. Setback staggers must be predetermined by the homebuilder.
4. This PAD has taken the opportunity to provide creativity and design innovation from its inception with various meetings with staff. Excessive open space has been designated central to the site providing accessibility to all residents. Numerous recreational activities, both active and passive have been incorporated throughout the open space's park system. In addition, traffic calming devices to slow traffic and allow safe passage for pedestrians along the park's pathways. These creative design innovations were implemented per the applicant's choice for a "better sense of community".
5. Phasing--The project shall be developed in three phases as shown in the site plan included in this narrative. Construction of the improvements for the first phase of the development shall begin within one year of the recording of the final plat.

6. Community Open Space and Recreational Amenities

Future residents will have spaces for active and passive recreation, lineal parkways, and multi-modal transportation opportunities. A lineal park creates a safe pedestrian connection from the southern boundary of the project to the soccer fields and active recreation opportunities provided in the northern park. The lineal park is part of a link to a larger regional trail system that will eventually run east-west through Casa Grande. Pocket neighborhood parks are provided within the project as well, to provide more intimate passive recreation opportunities within the development. An eight-foot pedestrian path shall be constructed through the lineal park to provide safe multi-modal transportation choices exist and encourage pedestrian activity (refer to Exhibit 6—Conceptual Lotting/Landscape Plan and Concept Images).

a. Conceptual Landscaping

Landscaping will be lush to create the sense of a desert oasis. Drought tolerant, low water use plants will be mixed with turf in common and open space areas. A traditional landscaping theme throughout the project will enhance the connectivity of the residential components



with the internal trail system to active and passive community recreational opportunities. The common area landscape theme will carry over into the individual lots. In order to ensure a pleasant streetscape, each lot will be landscaped by the home builder within 15 days of the closing.

b. Entry Monumentation, Walls and Fences

Monumentation is designed to carry-on the traditional neighborhood feel that has been integrated into the PAD layout. Signature entry pieces utilize a mixture of brick, view walls and emblems with the Addison Park logo to espouse the traditional neighborhood feel. A conceptual sign package will be submitted to staff for review and approval with the preliminary plat.

Walls and fences will be designed to reflect a blend of traditional neighborhood character with classic colors, architecture, and landscaping. Colors and textures in stucco will be rich and warm; providing a frame for landscaping and other design features. Material types and finishes will be provided with the preliminary plat and subsequent landscape plans that are to be reviewed and approved by staff. Landscape buffers will be utilized where needed according to City standards.

All wall, landscaping, signage and monumentation will be integrated into a cohesive design to create a sense of place and community that is unique to the City of Casa Grande. The goal of the walls, landscaping, signage, and monumentation is to create a unique residential identity with strong community connections.

c. Open Space and Recreational Amenities

There will be both active and passive open space within the development. Active areas will include ramadas, tot-lots, sport courts, and areas large enough for soccer, baseball, or other field sports. Active areas are ± 3 -acres, and trail areas will account for ± 11 -acres. Together the overall open space is ± 20 -acres, which is 19% of the project. These areas will be connected via the internal multi-modal trail system to encourage use by people of all ages. The recreation and open space amenities are designed to provide recreation opportunities for Addison Park, as well as complimenting the regional open space network.

7. Traffic Circulation and Street Design

The Addison Park development is bordered by a principal arterial on the south and by major collectors on the west and north boundary of the development. Interstate 10 is located approximately $\frac{1}{2}$ mile to the west of the project's southwest corner and State Highway 287 is located 2 miles south of the project's south boundary. (Please refer to Exhibit 1—Vicinity Map and to view cross-sections, refer to Exhibit 7—Street Cross-Sections. Note: all cross-sections have been reviewed by the engineering department and the local street cross-section has been revised to meet the city's standards) Please see also a Traffic Impact Analysis study being submitted with this second submittal of the PAD. All public roadway landscaping shall conform to the minimum standards of the City of Casa Grande.



a. Principal Arterial

Kleck Road runs east/west along the project south boundary and it is planned to be designated as a principal arterial. There is no entry to the project from Kleck Road per city standard requirements not allowing entries off arterials into residential neighborhoods. The proposed half street right-of-way width for the principal arterial is 70' wide. The street follows the City of Casa Grande design criteria and the typical street cross-section. Addison Park shall provide a fifteen-foot landscape tract adjacent to the arterial ROW to conform to City of Casa Grande minimum design standards.

b. Major Collector

Major collectors are proposed along the project west and north boundaries. Along the project west boundary runs N. Biscayne Road and W. Overfield Drive to the north. There are two primary entrances into the Addison Park development off N. Biscayne Road. The half street right-of-way width for the major collectors is 40' wide which follows the City of Casa Grande design criteria and the typical cross-section. Addison Park shall provide a fifteen-foot landscape tract adjacent to the collector ROW to conform to City of Casa Grande minimum design standards.

c. Residential Local Streets

Local residential streets are designed with traffic calming devices and cul-de-sacs to provide functionality, visual appeal, and reduction of vehicular speed. The traffic calming devices consist of a separated landscape median with accentuated pedestrian crossings. A 44-foot right-of-way will be dedicated to the City of Casa Grande for local streets. Local street improvements will include paving, curb and gutter, landscaping and sidewalks.

An 8-foot Public Utility Easement (PUE) outside either side of the right-of-way will be dedicated for dry utilities and the water line. Sidewalks will be provided on residential local streets to provide safe pedestrian circulation throughout the development.

8. Capital Facilities

a. Water

The Arizona Water Company will provide water service to the subject property. The water mains will be constructed by the developer and owned and operated by Arizona Water Company (refer to Exhibit 7—Water).

The closest proposed water line to the project site is approximately two and half miles south of the project's southeast corner (corner of Kleck Road and Hacienda Road). The developer will be responsible of extending two miles of water line along Hacienda Road (from Florence Boulevard to Kleck Road). The proposed water line along Hacienda Road is a 16" water line.

(The Conceptual Water Plans for the Addison Park development is attached as "Exhibit 7") Water lines are proposed along the principal arterial (Kleck Road) and along the major collectors (N. Biscayne Road and W. Overfield Drive). The proposed water line along Kleck Road is a 16" main as proposed by the Arizona Water Company master plan. Per the Arizona Water Company's design guidelines, the required water line size for N. Biscayne Road and W.



Overfield Drive (mid-section streets) is an 8" water line and a 6" water line for the onsite local subdivision parcels. Water lines need to maintain an adequate operating pressure and flows to serve the domestic water and fire needs. Proposed water lines for mid-section streets and local streets will be determined later with further engineering analysis and modeling.

The off-site water line alignments will be 5-foot inside the street right-of-way if they present no conflict with other proposed facilities or concrete work. On-site water line alignment will be placed 2 feet from the edge of the proposed sidewalk (edge of right-of-way), inside the proposed public utility easement. A 150' x 150' well site in the project northwest corner will be dedicated to the Arizona Water Company as requested.

b. Sewer

It is our understanding a regional sewer solution on the east side of Interstate 10 is forthcoming. Sewer facilities will be designed and constructed by the developer, operated and maintained by the City.

c. Schools

The Site is within the Casa Grande Elementary School District and the Casa Grande Union High School District. The development team has been in contact with Dr. Frank Davidson and can provide additional information as needed.

d. Solid Waste

The City of Casa Grande will provide for collection and disposal of solid waste. The City also provides monthly collection of uncontained trash.

e. Police and Fire

The City of Casa Grande will provide police and fire protection. The site design provides emergency access from Kleck Road. The development team will contact the Fire Department to determine the nearest fire station and provide additional information as needed.

9. Grading and Drainage Concept

a. Off-site Drainage

There are no existing off-site flows impacting the project site. (A USGS Topographic Map has been attached as Exhibit 2.)

b. On-site Drainage

The City of Casa Grande Design Guidelines requires 100% on-site retention for the 100-year, 1-hour storm. The site will retain its own on-site and adjacent arterial runoff in basins provided within the project's open space. Along the project's green space corridor, a series of small retention basins are proposed to provide a cascading effect through gravel channels connecting the basins. Water will flow along existing topography, from south to north, and pond in the proposed retention basin in the northwest corner of the project. (Please refer to Exhibit 10 for the Preliminary Drainage Plan.)

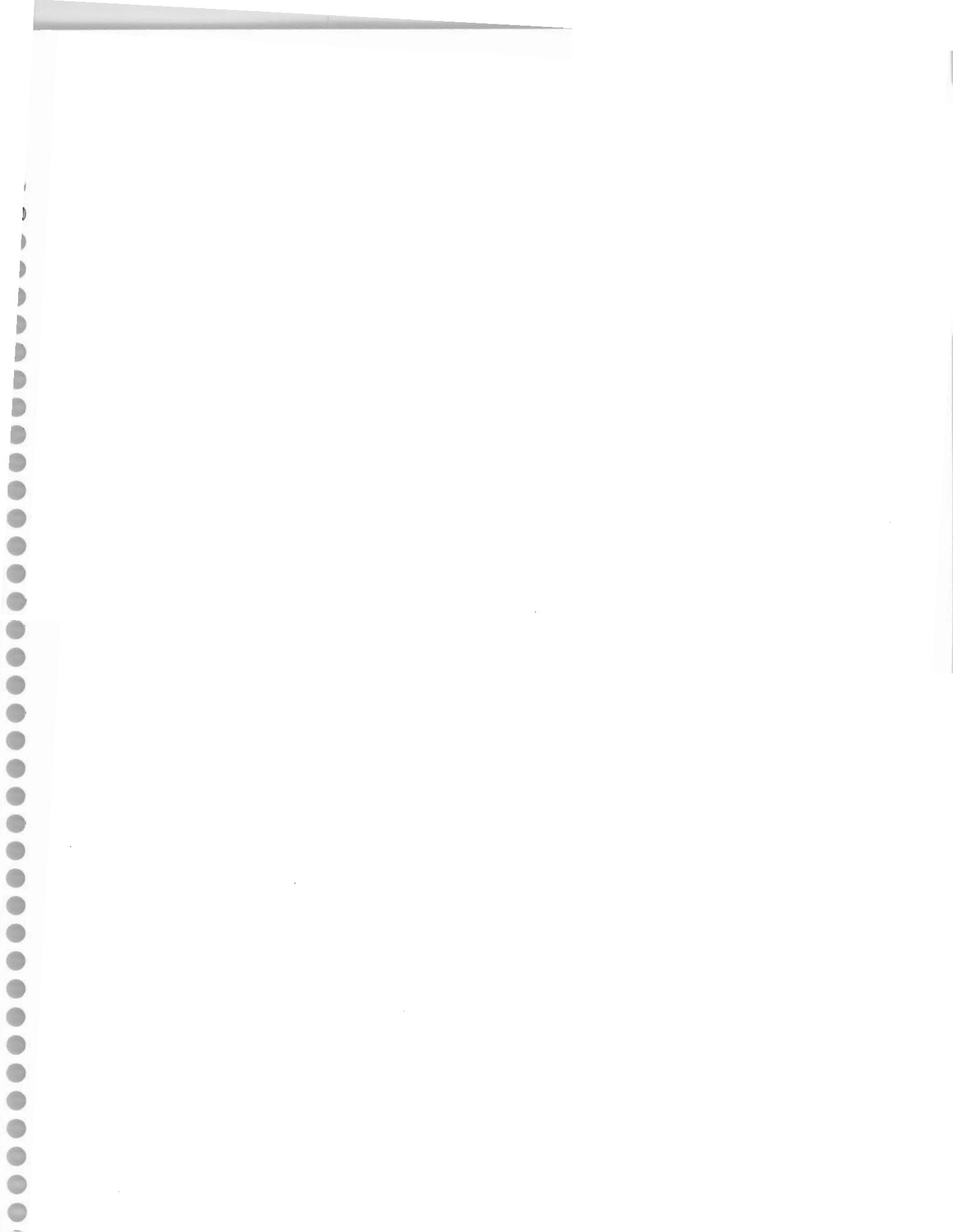


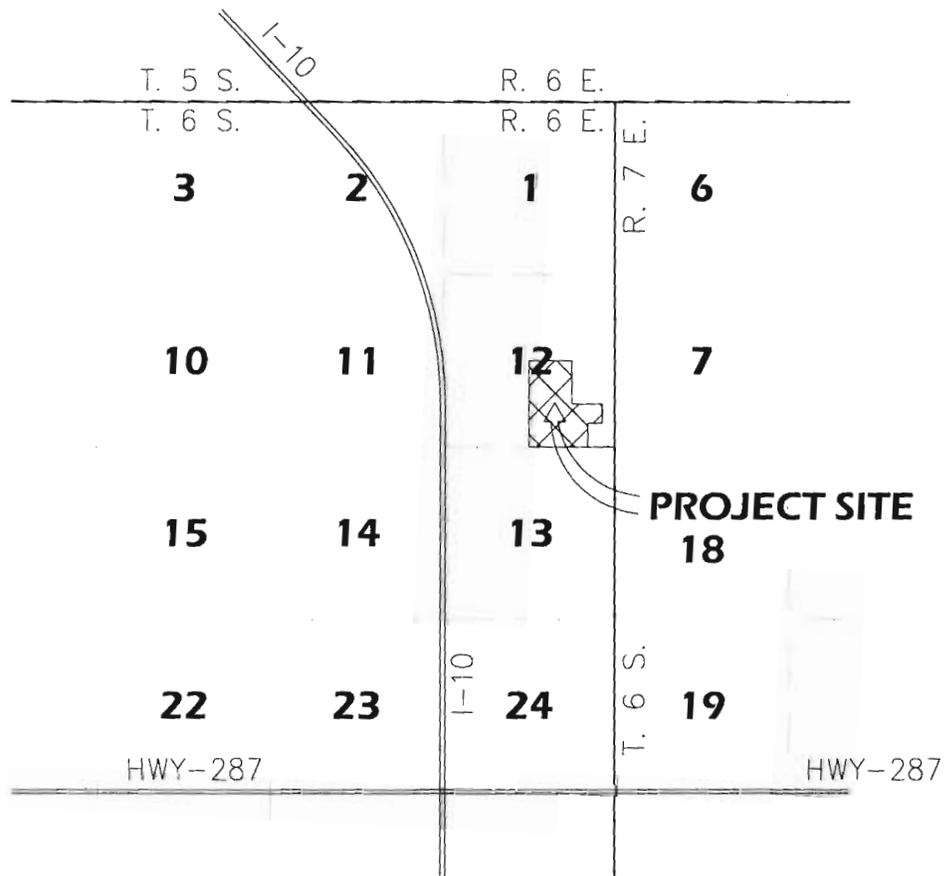
10. Phasing Plan

Addison Park will be developed in three phases as shown in the Conceptual Lotting/Landscape Plan. The surrounding off-site street improvements and the off-site water infrastructure will be completed during Phase 1 of the project. The two major entrances to the project will also be developed during Phase 1. All phasing of public infrastructure improvements will be subject to the review and approval of the Planning Director and the City Engineer. *(For phasing detail, please refer to Exhibit 5- Conceptual Lotting/Landscape Plan)*

11. Residential Covenants, Conditions and Restrictions

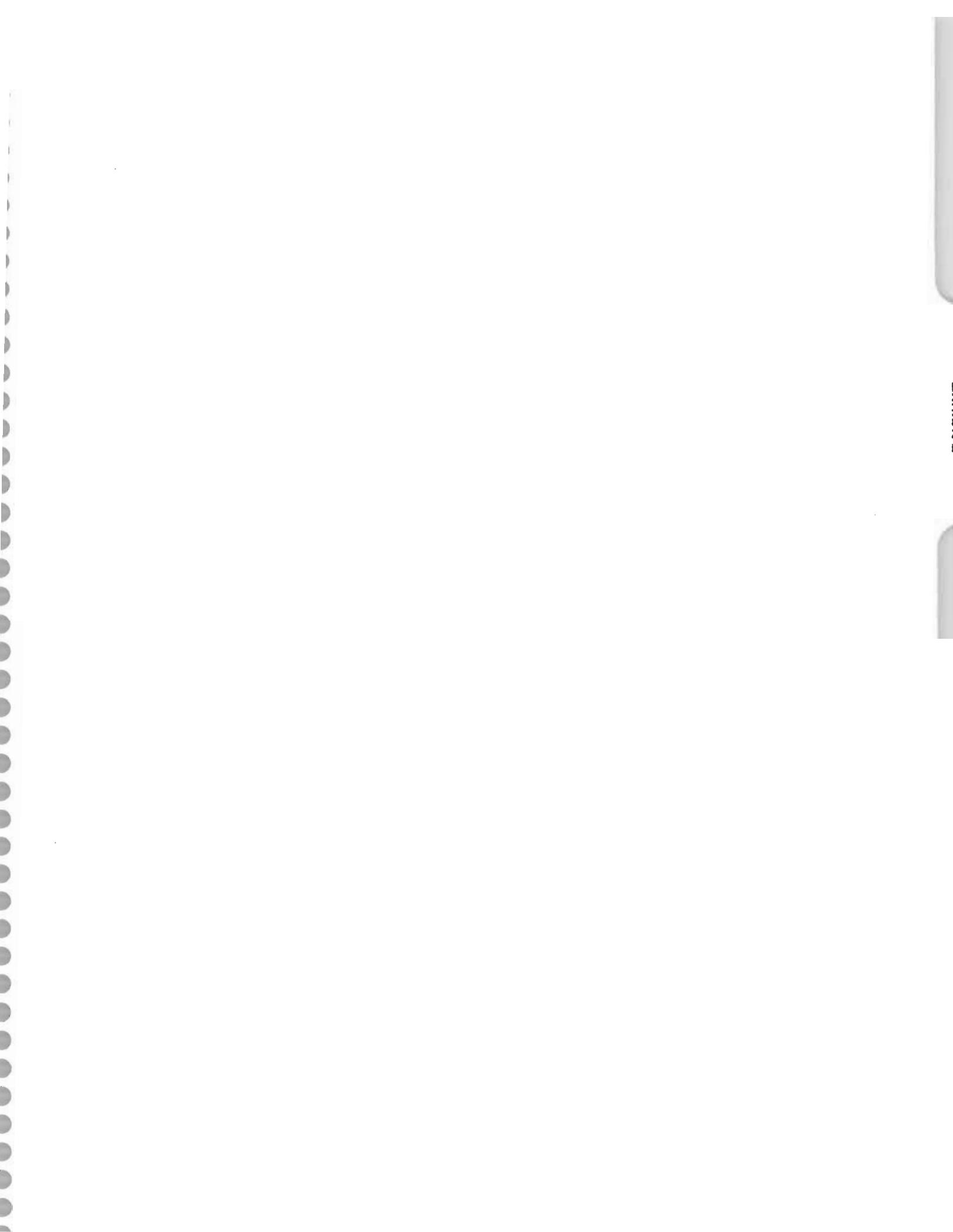
A homeowners association (HOA) will be established to manage and maintain all open space and common areas of Addison Park. The HOA will develop C C & R's to incorporate the design principles of this plan in the use of color, home amenities, streetscapes and maintenance.





Vicinity Map
 Addison Park

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 PAD, Casa Grande, Arizona



W. OVERFIELD DR.

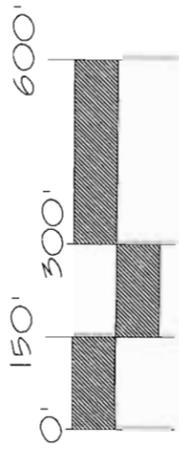
HACIENDA RD.

N. BISCAYNE RD.

KLECK RD.

FUTURE COMMERCIAL SITE

ADDISON PARK PROJECT SITE



Cornerstone Homes
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Topography Map
 Addison Park

PAD, Casa Grande, Arizona



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

PINAL COUNTY,
ARIZONA
(UNINCORPORATED AREAS)

PANEL 725 OF 1525
(SEE MAP INDEX FOR PANELS NOT PRINTED)

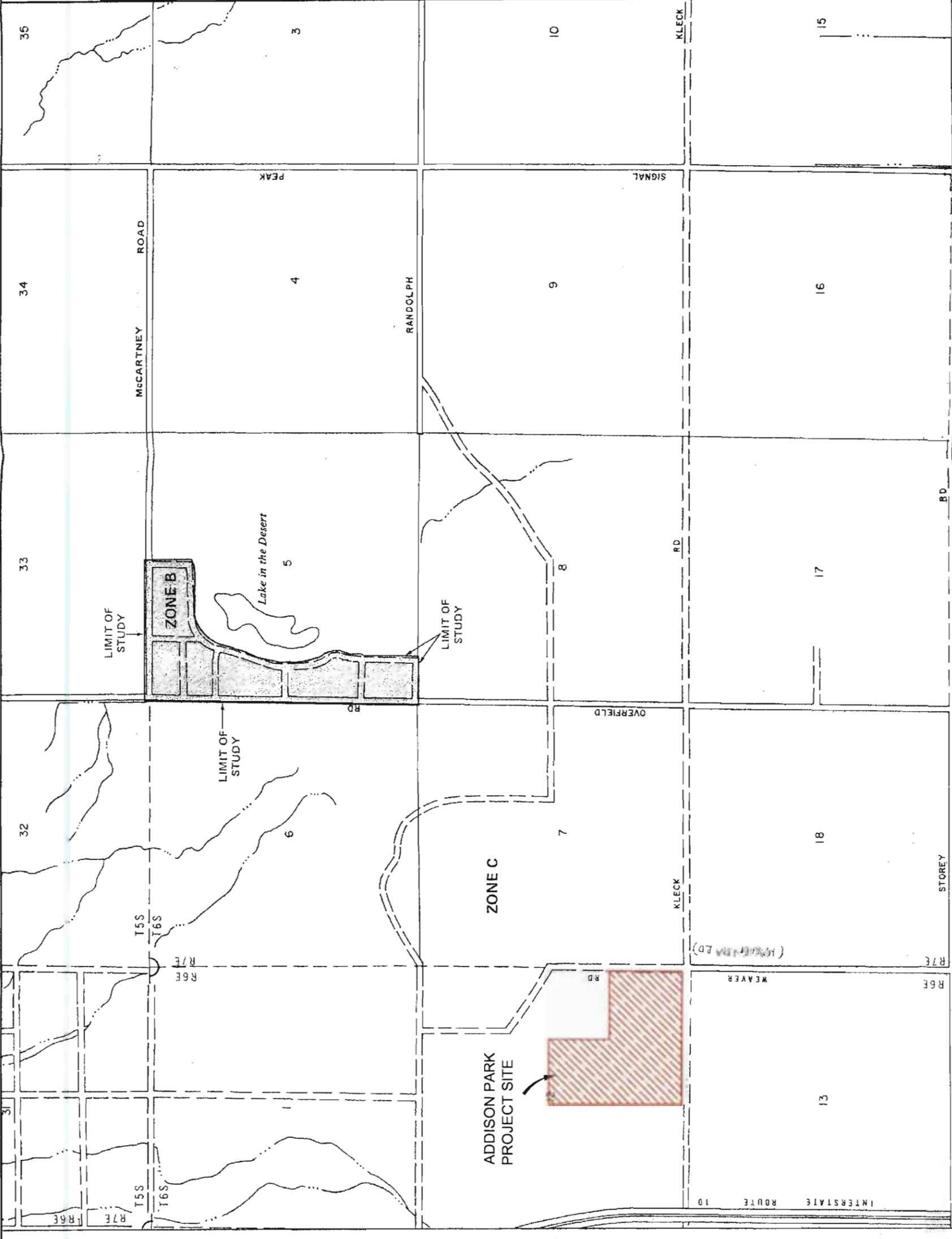
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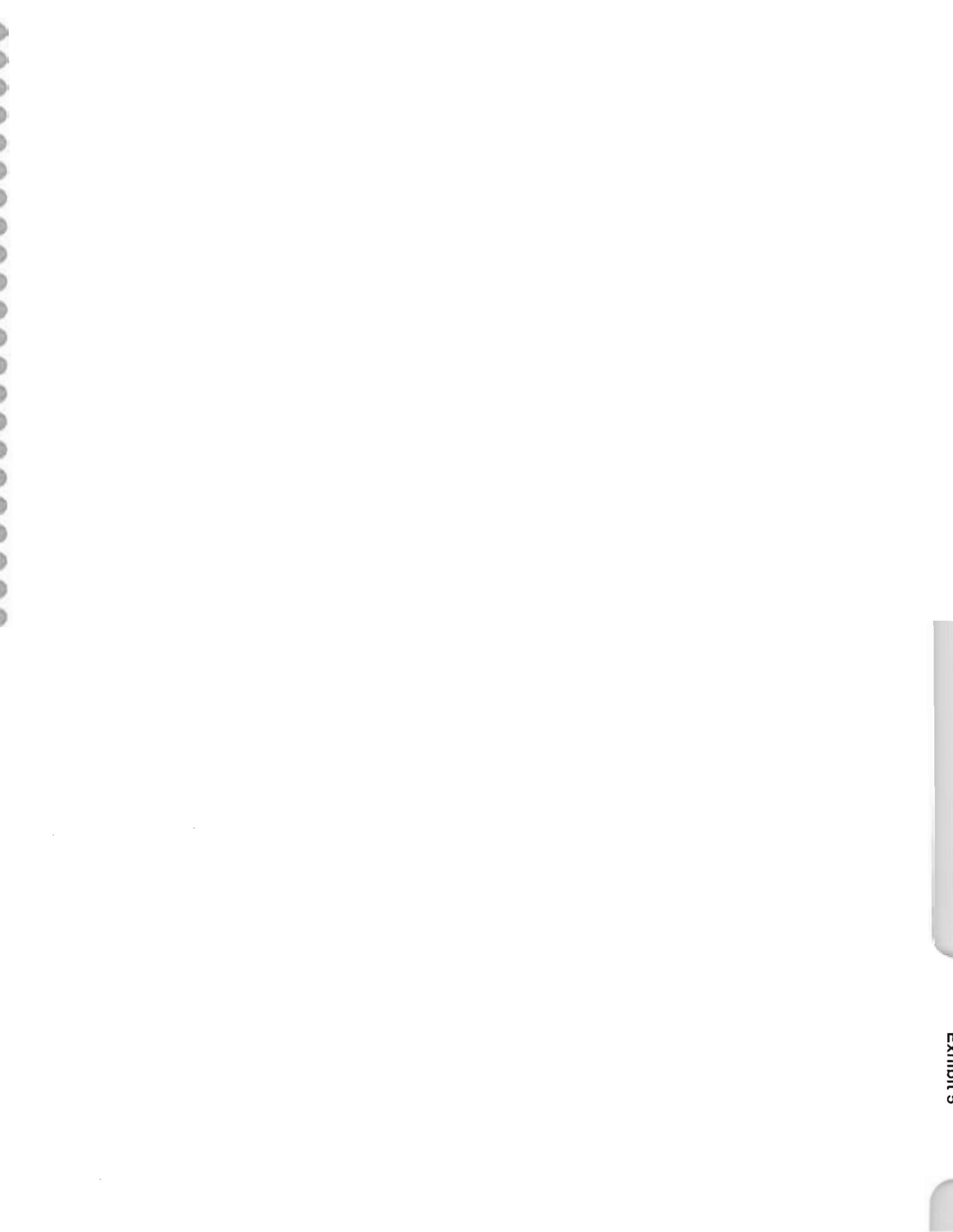
EFFECTIVE DATE:
AUGUST 15, 1983

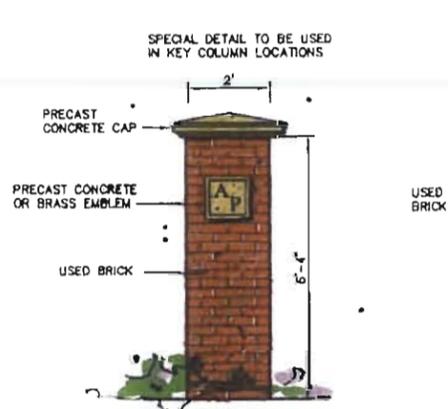


Federal Emergency Management Agency

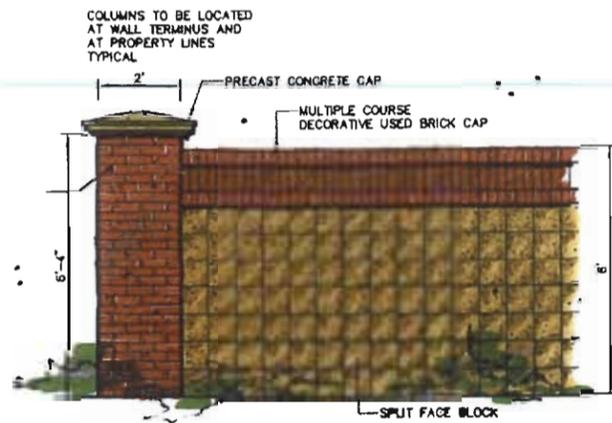
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the file block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.nisic.fema.gov







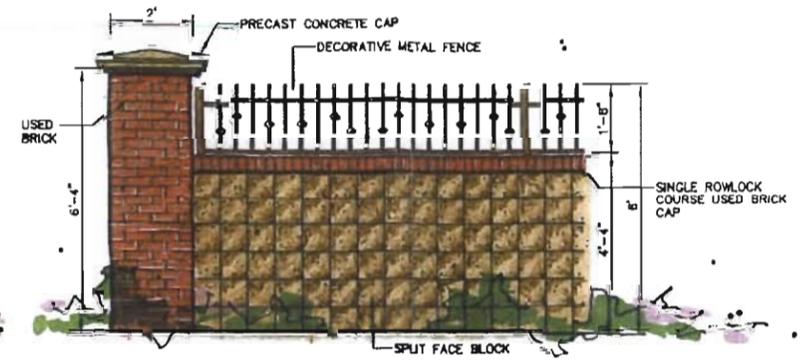
BRICK THEME COLUMN W/ LOGO PLAQUE



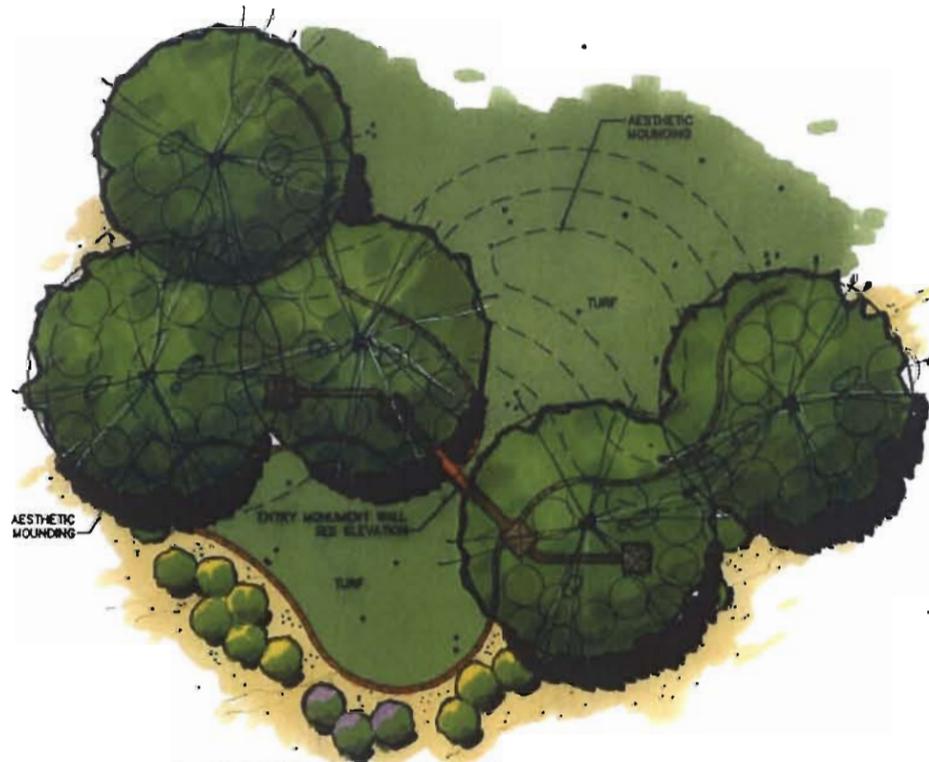
THEME WALL AND COLUMN



PROJECT WALL AND COLUMN



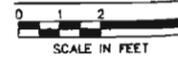
PROJECT VIEW WALL AND COLUMN



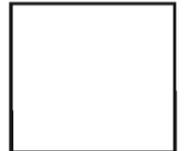
ENTRY MONUMENT - TYPICAL PLAN



ENTRY MONUMENT



REVISIONS	NO.	DATE	DESCRIPTION



McCloskey • Peltz, Inc.
LANDSCAPE ARCHITECTS
 One West Blvd Suite 110 Tempe, Arizona 85284
 Phone: (480) 834-4777 Fax: (480) 831-1774

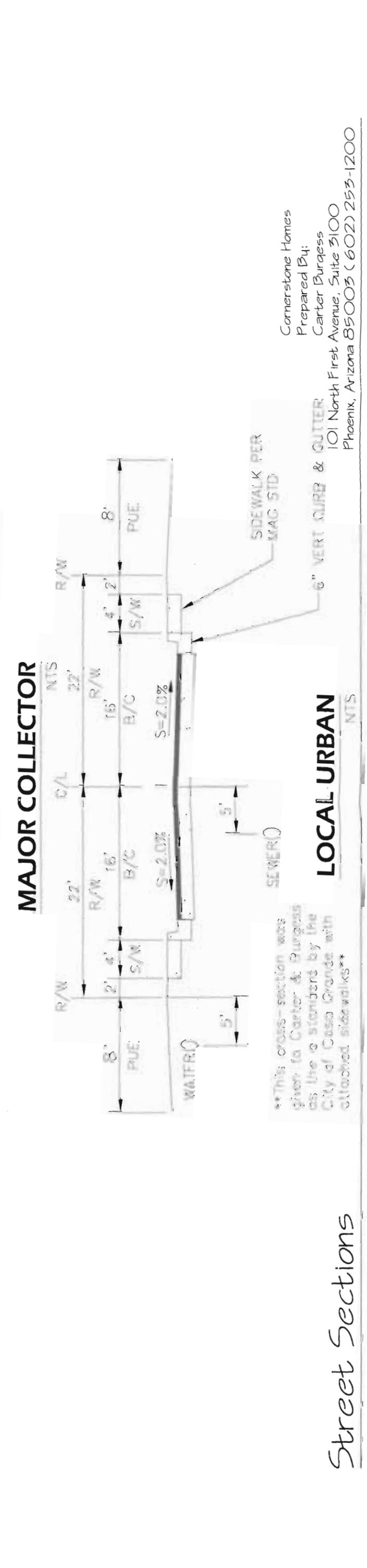
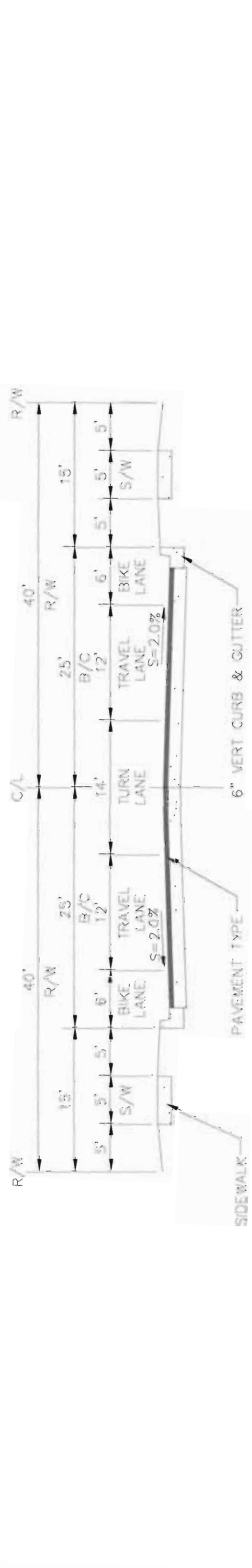
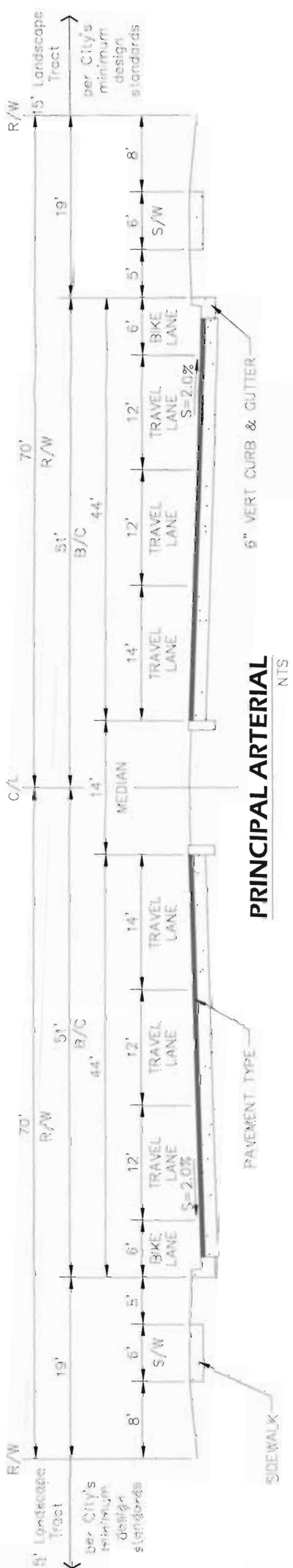
ENTRY MONUMENT, WALLS, & THEME ELEMENTS

ADDISON PARK

PREPARED FOR: **Cornerstone Homes and Development, Inc.**
 1630 South Stapley Drive, Suite 223, Mesa, AZ 85204
 Phone: 480-505-1900 Fax: 480-505-1905

DESIGNED BY: MP
DRAWN BY: HCO
CHECKED BY: DCM
PROJECT NO:
DATE: 3/15/08

DRAWING NO.
L-2
 SHEET OF



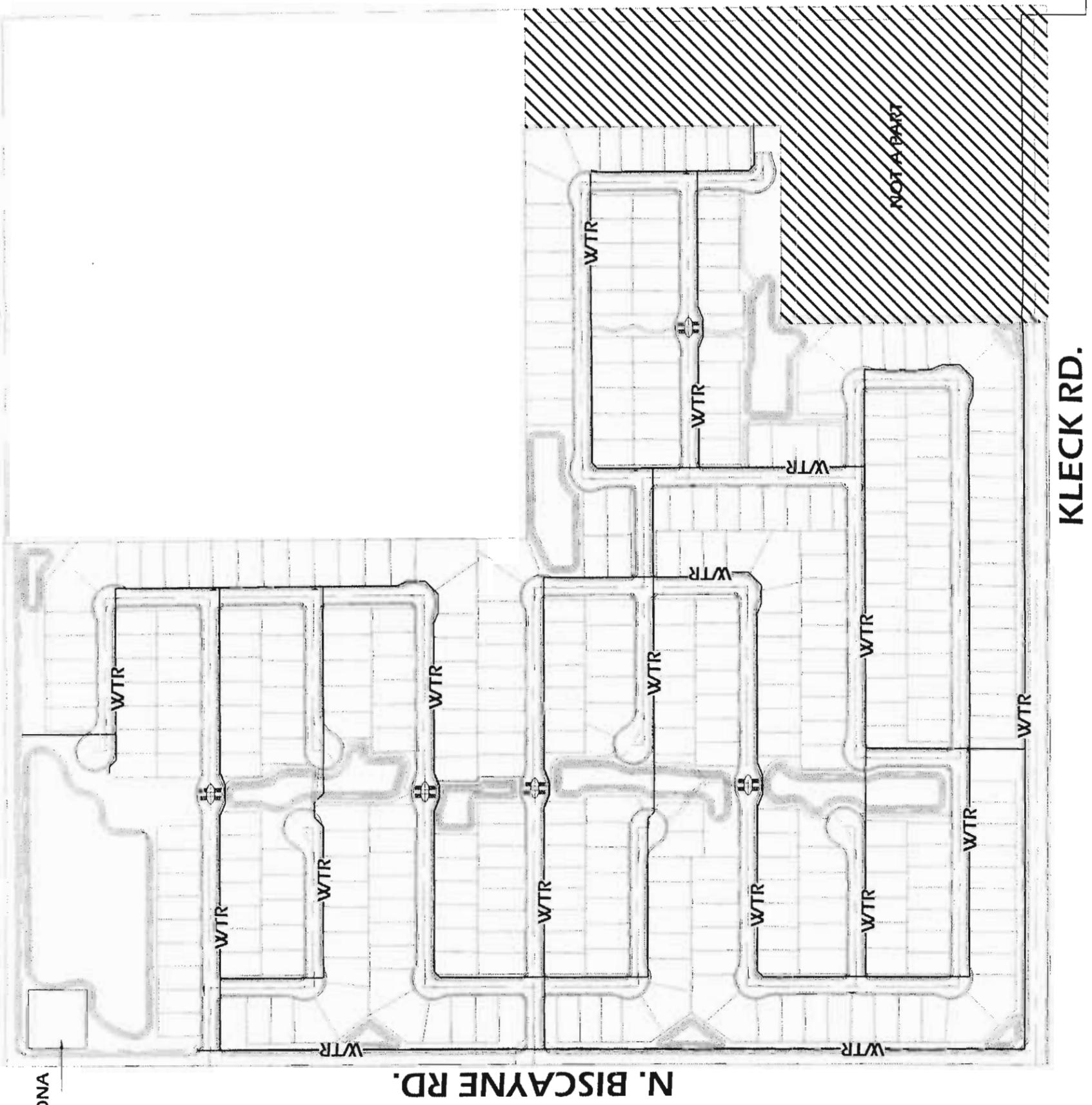
This cross-section was given to Carter & Burgess as the standard by the City of Casa Grande with attached sidewalks

Cornerstone Homes
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Street Sections
Addison Park

PAD, Casa Grande, Arizona

W. OVERFIELD DR.



FUTURE ARIZONA
WATER WELL
SITE-144'X144'

N. BISCAYNE RD.

HACIENDA RD.

KLECK RD.



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Water Map
 Addison Park

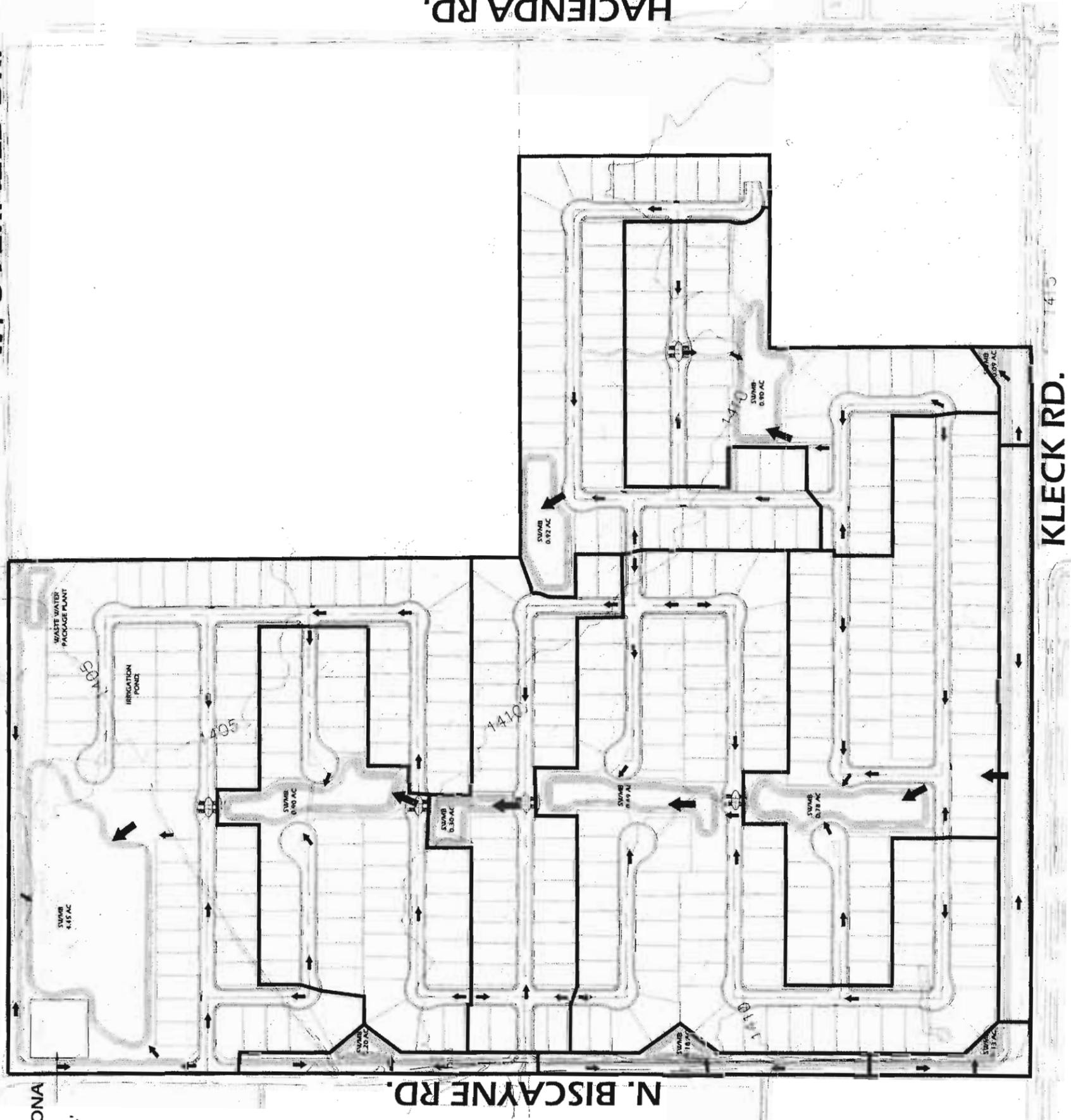
PAD, Casa Grande, Arizona



W. OVERFIELD DR.

1405

FUTURE ARIZONA
WATER WELL
SITE-144'X144'

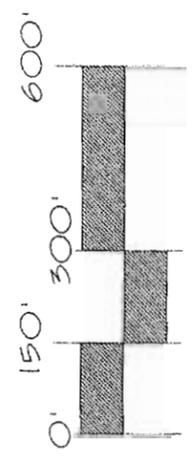


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HACIENDA RD.

KLECK RD.

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Preliminary Drainage Plan

Addison Park

PAD, Casa Grande, Arizona