

# ALCEA AT OVERFIELD FARMS



Approximately 445 acres located at the northeast corner  
of N. Overfield Road and W. Casa Bonita (alignment)

An Application to Amend the Zoning Map and Text  
for a Portion of the Approved Overfield Farms  
Planned Area Development

## CASA GRANDE, ARIZONA

INITIAL SUBMITTAL: MAY, 2014  
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City Council  
approved  
12/15/14  
Staff: JBG

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# ALCEA

## Planned Area Development Amendment to Overfield Farms

### TABLE OF CONTENTS

<b>Project Team</b> .....	i
<b>1.0 Introduction and Overview</b> .....	1
1.1 Amendment Property Description and Location .....	1
1.2 Purpose and Intent of Amendment .....	1
1.3 Ownership Verification and Authorization .....	2
1.4 Analysis between Overfield Farms PAD and Alcea PAD Amendment .....	3
<b>2.0 Development Master Plans</b> .....	9
2.1 Project Overview .....	9
2.2 Land Use Master Plan .....	9
2.2.1 LDR-8 PAD (Single-Family 8,500 square foot lots).....	10
2.2.2 LDR-7 PAD (Single-Family 7,000 square foot lots).....	10
2.2.3 LDR-6 PAD (Single-Family 6,000 square foot lots).....	11
2.2.4 MDR PAD (Medium Density Residential 4-8 du/ac) .....	11
2.2.5 HDR PAD (High Density Residential 8-16 du/ac).....	11
2.2.6 COMM PAD (Commercial) .....	11
2.3 Landscape and Open Space Master Plan .....	12
2.3.1 Improved Open Space .....	13
2.3.2 Trails and Connectivity.....	13
2.3.3 Community Theme and Landscape Plan .....	14
2.4 Streets Master Plan .....	19
2.5 Pedestrian, Bicycle and Trails Master Plan .....	20
2.6 Drainage Master Plan .....	20
2.7 Water Master Plan .....	21
2.8 Wastewater Master Plan.....	21
2.9 Phasing Master Plan .....	22
<b>3.0 Regulatory Development Standards</b> .....	35
3.1 Purpose and Intent.....	35
3.2 Land Use Districts.....	35
3.3 Permitted Use List .....	36
3.3.1 Residential Land Uses .....	36
3.3.2 Commercial Land Uses .....	37
3.4 Development Standards.....	39
3.4.1 Single Family Residential Development Standards.....	39
3.4.2 Medium Density Residential Development Standards.....	41
3.4.3 High Density Residential Development Standards .....	42
3.4.4 Commercial Development Standards.....	43
3.5 Off-Street Parking.....	44
3.6 Signage Standards .....	44

## List of Figures

Figure 1	Alcea Property & Overfield Farms PAD Boundary .....	7
Figure 2	Land Use Plan Comparison.....	8
Figure 3	Adopted Overfield Farms PAD Land Use Plan.....	23
Figure 4	Land Use Master Plan .....	24
Figure 5	Landscape and Open Space Master Plan.....	25
Figure 6	Entry Monuments and Plant Palette.....	26
Figure 7	Theme Walls and Typical Landscape Cross Sections .....	27
Figure 8	Streets Master Plan.....	28
Figure 9	Pedestrian, Bicycle and Trails Master Plan.....	29
Figure 10	Street and Trail Cross Sections .....	30
Figure 11	Preliminary Drainage Plan .....	31
Figure 12	Preliminary Water Plan .....	32
Figure 13	Preliminary Wastewater Plan .....	33
Figure 14	Phasing Plan .....	34

## List of Tables

Table 1 -	Alcea/Overfield Farms Land Use and Residential Unit Count Comparison .....	3
Table 2 -	Land Use Program.....	12
Table 3 -	Supplemental Landscape Palette.....	16
Table 4 -	Residential Land Uses.....	36
Table 5 -	Commercial Land Uses .....	37
Table 6 -	Single-Family Residential (LDR PAD) Development Standards .....	40
Table 7 -	Medium Density Residential (MDR PAD) Development Standards .....	42
Table 8 -	High Density Residential (HDR PAD) Development Standards .....	43
Table 9 -	Commercial (COMM PAD) Development Standards.....	44

## Appendices (Under Separate Cover)

- A. Traffic Impact Analysis
- B. Water Master Plan
- C. Wastewater Master Plan
- D. Master Drainage Report
- E. Alcea Amendment Area Legal Description

## 1.0 Introduction and Overview

### 1.1 Amendment Property Description and Location

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

### 1.2 Purpose and Intent of Amendment

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

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

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

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

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

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

### **1.3 Ownership Verification and Authorization**

The Alcea property is owned by Marathon Farming Investments, LLC and Jo-Bi Properties LLC. This ownership is defined by the following Pinal County Assessor Parcel Numbers:

- APN# 401-10-001F, Jo-Bi Properties, LLC, 152.52 acres
- APN# 401-10-003C, Marathon Farming Investments, LLC, 75.26 acres
- APN# 401-10-003E, Marathon Farming Investments, LLC, 75.33 acres
- APN# 401-09-007A, Marathon Farming Investments, LLC, 64.89 acres
- APN# 401-09-007B, Marathon Farming Investments, LLC, 75.95 acres

Authorization to process this request for amended PAD zoning is provided to the City of Casa Grande on a separate form. **Figure 1** provides a graphic depiction of the subject properties and the identification and location of the various Pinal County Assessor parcels.

**1.4 Analysis between Overfield Farms PAD and Alcea PAD Amendment**

This section provides a summary analysis comparing the Overfield Farms PAD to the proposed Alcea PAD Amendment related to land use and residential unit count, open space and trails, circulation and streets, utilities and infrastructure, phasing and development standards.

Land Use and Residential Unit Count

Both the Overfield Farms PAD and the Alcea PAD Amendment provide for a variety of land uses and residential densities, including Low Density Residential, Medium Density Residential, High Density Residential, and Commercial land uses. A comparison of the total acres of land use and total permitted residential unit count between the Overfield Farms PAD and the Alcea PAD Amendment is summarized in **Table 1** below. As **Table 1** illustrates, the Alcea PAD provides minor adjustments to the total acreage within each land use designation, primarily to deal with market realities related to the amount and location of commercial uses and the amount of high density uses within the property, but also to provide a balanced mix of densities and product type within each phase of the development. The outcome is a slightly lower density and intensity of use, but comparable to the uses provided within the original Overfield Farms PAD. Based on this analysis, the Alcea PAD Amendment is consistent with the Overfield Farms PAD, will not impact densities or create any negative impact on utilities, infrastructure, or traffic on other properties within the Overfield Farms PAD, and is within the residential density threshold of the approved General Plan.

**Table 1: Alcea/Overfield Farms Land Use and Residential Count Comparison**

Land Use Designation	Overfield Farms PAD Acreage within Alcea Area	Overfield Farms PAD Max. Unit Count within Alcea Area	Alcea PAD Amendment Acreage	Alcea PAD Amendment Max. Unit Count
LDR	307	1,228	372	1,352
MDR	60	480	22	137
HDR	26	416	25	397
COMM	52	-	26	-
<b>Total</b>	<b>445</b>	<b>2,124</b>	<b>445</b>	<b>1,886</b>

A visual comparison between the two land use plans is provided as **Figure 2, Land Use Comparison**. This figure shows a side-by-side comparison of the approved land uses within the Overfield Farms PAD and the proposed land use plan within the Alcea PAD Amendment area. As the comparison exhibit demonstrates, there is a reduction in the commercial and high density residential land use designations, but the general pattern of land uses is similar and will not impact off-site or adjacent properties.

### Open Space and Trails

The open space and trails plan proposed for Alcea is consistent with the open space and trails plan within the Overfield Farms PAD. As indicated in both plans, a minimum of 15% of the land within Alcea will be dedicated as open space to ensure there is no additional burden on any other property within the Overfield Farms PAD, and to ensure consistency with the overall open space goals of the community. **Exhibit N** within the Overfield Farms PAD identifies three Neighborhood Parks within the Alcea property, including one near the center of each quarter-section. The Alcea PAD Amendment is consistent with, and exceeds this requirement by providing four Neighborhood Parks, three of which are in the general location as shown on **Exhibit N**, with a fourth Neighborhood Park in the central portion of the property along Cottonwood Lane. The proposed trails are also consistent, including a loop trail system that connects the Neighborhood Parks and the regional trails within and adjacent to the property. The Alcea PAD Amendment also provides for additional mini-parks that are connected to the overall trail network, enhancing the overall open space program for the property. As such, the Alcea PAD Amendment is consistent with the open space and trails plan for the Overfield Farms PAD.

### Circulation and Streets

The overall circulation system for the Alcea PAD Amendment is consistent with the circulation plan provided within the Overfield Farms PAD. **Exhibit U** within Overfield Farms identifies N. Overfield Road as a major arterial, while Cottonwood Lane (formerly Storey Road) and Hacienda Road are classified as minor arterial roads. The Alcea PAD proposes the same classification and alignment for these roads within and adjacent to the property. The Alcea PAD also provides a primary loop collector road through the property that was not shown on the Overfield Farms PAD, but is consistent with the overall vision and intent related to local circulation through the property.

### Utilities and Infrastructure

The proposed utilities and infrastructure, including potable water, sewer, electric power, natural gas, communications and sanitation are consistent between the Overfield Farms PAD and the Alcea PAD Amendment. Alcea simply provides a higher level of detail related to utility locations and extensions, line sizing, capacities, etc., but is consistent with the master planning provided within the Overfield Farms PAD.

### Phasing

Phasing was not specifically addressed in the Overfield Farms PAD other than to say that the project will include multiple phases based on the timing of infrastructure and market factors. It is the intent of Alcea to begin development in an early phase, with three sub-phases for the build-out of the property.

### Development Standards

The development standards for the Alcea property have been re-crafted to specifically address the intended product types and lot sizes proposed within the Alcea community. The single family residential development standards and permitted uses have been designed to respond to specific lot sizes proposed within each development parcel. The MDR and HDR development standards and permitted uses have been designed to respond to specific product type also, including residential attached, residential detached/cluster, and single lot multi-family residential product types. Specific commercial standards have also been provided to address development standards and

permitted uses that are specific to the commercial parcel proposed within the Alcea development. While these standards are not identical to the development standards provided within the Overfield Farms PAD, they provide an enhanced level of detail and appropriate protections related to the specific product types and development parcels proposed within the Alcea development.

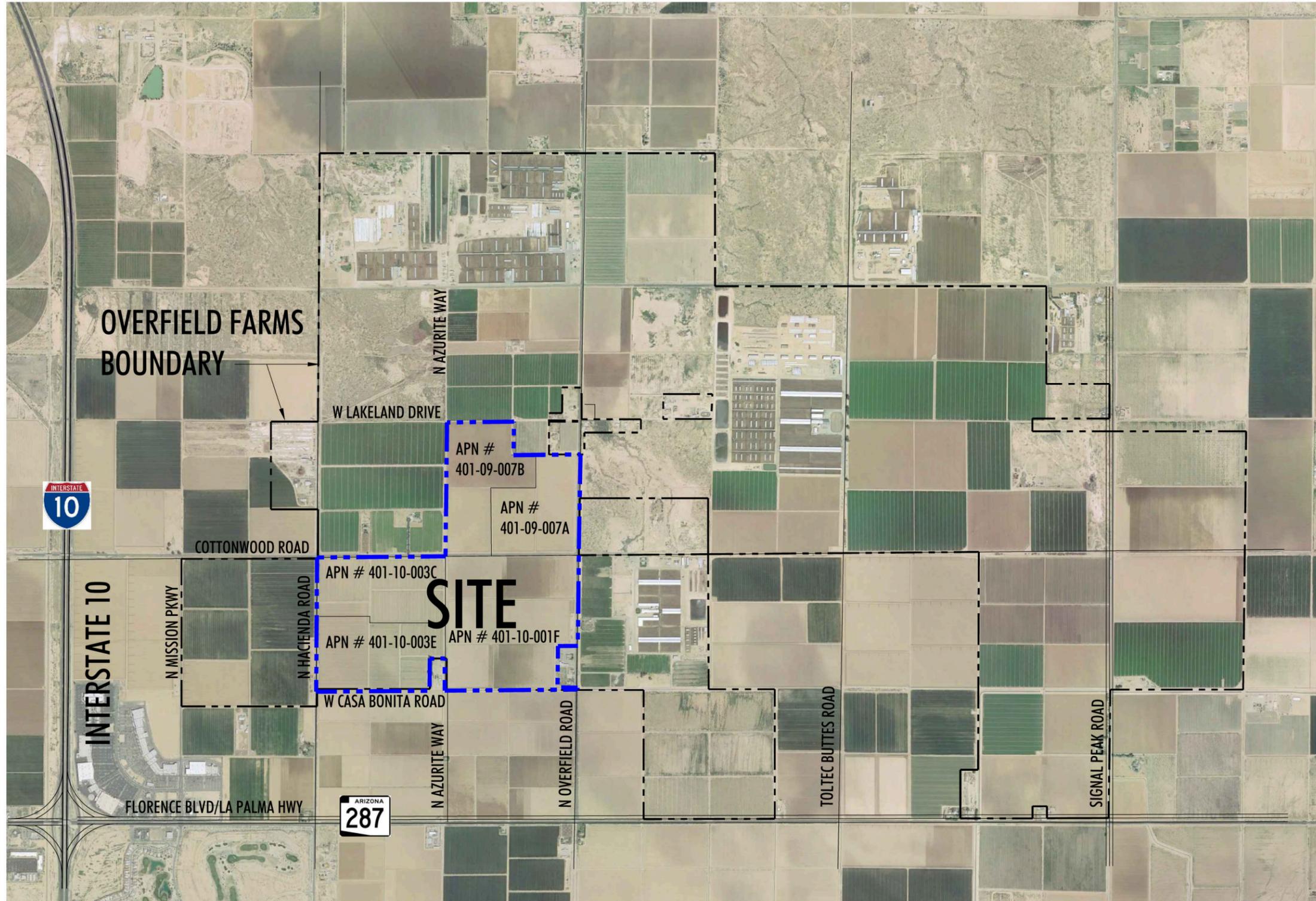
One particular item that warrants further discussion is the proposed mix of lot sizes within the Alcea community. The plan includes a mix of three single-family residential lots sizes within the LDR land use designation, differentiated by LDR-8, LDR-7 and LDR-6. LDR-8 requires a minimum 8,500 square foot lot with a minimum lot width of 70-feet. LDR-7 requires a minimum 7,000 square foot lot with a minimum lot width of 60-feet. LDR-6 requires a minimum 6,000 square foot lot with a minimum lot width of 55-feet. This approach of mandating a variety of lot sizes will ensure diversity within the community, and provide opportunities for a variety of lifestyle choices, price ranges and product types for future residents to choose from. By contrast, the Overfield Farms PAD requires only two lot sizes within the LDR land use category, 6,000 square feet and 8,000 square feet, with no requirement for a sustainable mix or balance of various lot sizes to promote diverse neighborhoods. This approach has the potential to create large neighborhoods and parcels with the exact same lot size, creating sameness and monotony within the low density residential areas. The Alcea PAD amendment will require a mandatory mix of lot sizes and product types within smaller designated development parcels to ensure diversity and variety in lot size, product mix, and residential densities within close proximity to one another. The mix of lot sizes was done thoughtfully and intentionally to provide varying lot widths and lot sizes, ensuring a noticeable difference in lot sizes and product types, ultimately creating an attractive, diverse, and sustainable community with a variety of housing choices for residents.

The Overfield Farms PAD provided residential density projections and estimated unit counts within the LDR land use designation. It assumes up to 4.0 dwelling units per acre, collectively, within the LDR designated areas. Based on the proposed lot sizes and mix within the LDR development parcels within Alcea, an average density for all LDR parcels is 3.6 dwelling units per acre, below the maximum of 4.0 dwelling units per acre. In addition, many homebuilders in the Arizona market have indicated that the proposed mix of lot sizes requested within the PAD is an ideal mix to achieve success for new residential master planned communities in a suburban residential market.

The Residential Design Standards for Planned Area Developments adopted by the City of Casa Grande in 2003 has two standards that will require modification based on this thoughtful and comprehensive approach to a balanced mix of residential lot sizes. It is the intent of this PAD Amendment to request an Exception as permitted within Exception "C" defined within the Residential Design Standards for Planned Area Developments. The Exceptions requested and specific justification for each are provided in **Section 3, Regulatory Development Standards** of this PAD. The Exceptions address the required balance of lot size mix and multi-family building height.

In summary, the Alcea PAD Amendment is consistent with the master planning elements provided in the Overfield Farms PAD, but provides an enhanced level of detail and refined development standards that will assist and guide the City, the master developer, homebuilders and individual developers with the phased implementation of

the Alcea community, ensuring a consistent, compatible, diverse, and well-planned community with a high quality of life for Casa Grande residents.



A L C E A



**FIGURE 1**  
**Alcea Property and**  
**Overfield Farms PAD boundary**

**LEGEND**

	ALCEA BOUNDARY
	OVERFIELD FARMS PAD BOUNDARY
APN #:	ASSESSOR PARCEL NUMBERS

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**APPROVALS**

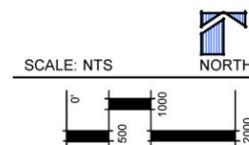
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CITY OF CASA GRANDE REPRESENTATIVE	Date
_____	_____
CITY OF CASA GRANDE REPRESENTATIVE	Date

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Date: 05/20/14 Project No. 1335.1

**LVA** urban design studio

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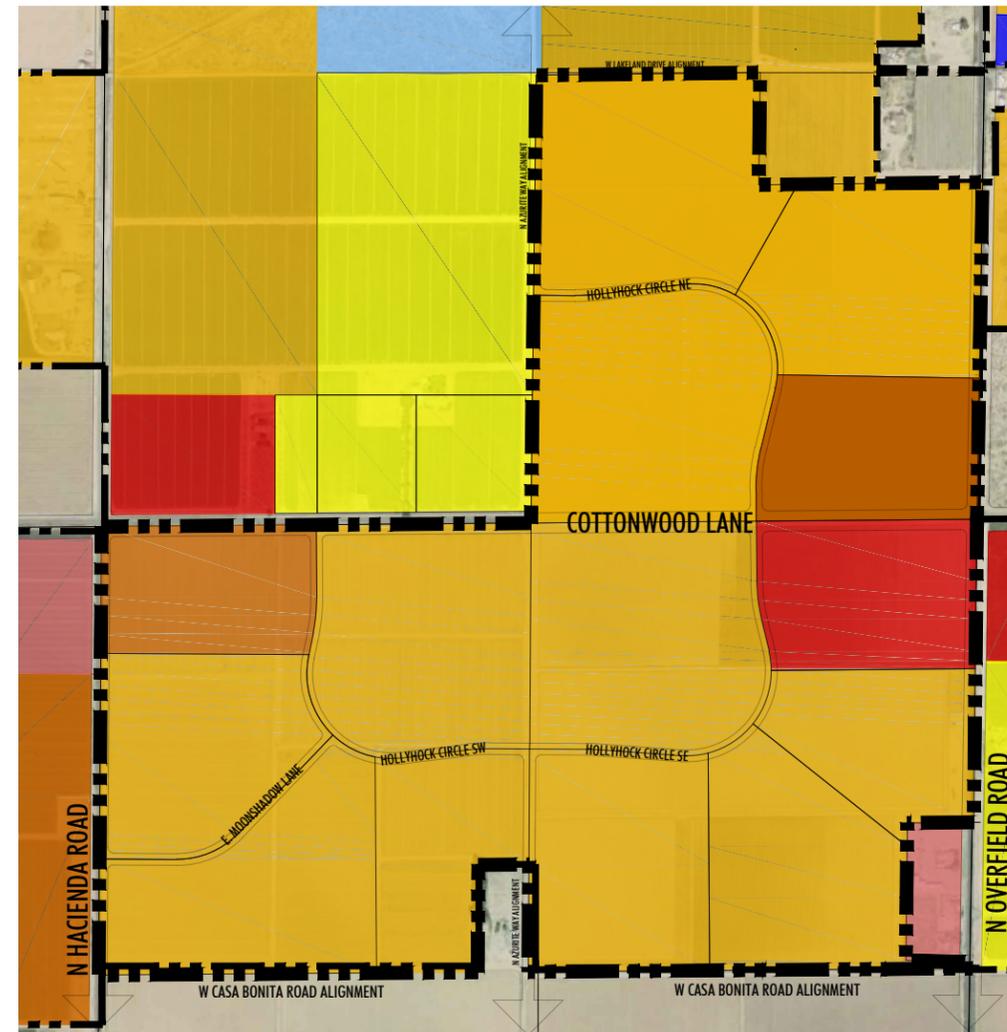
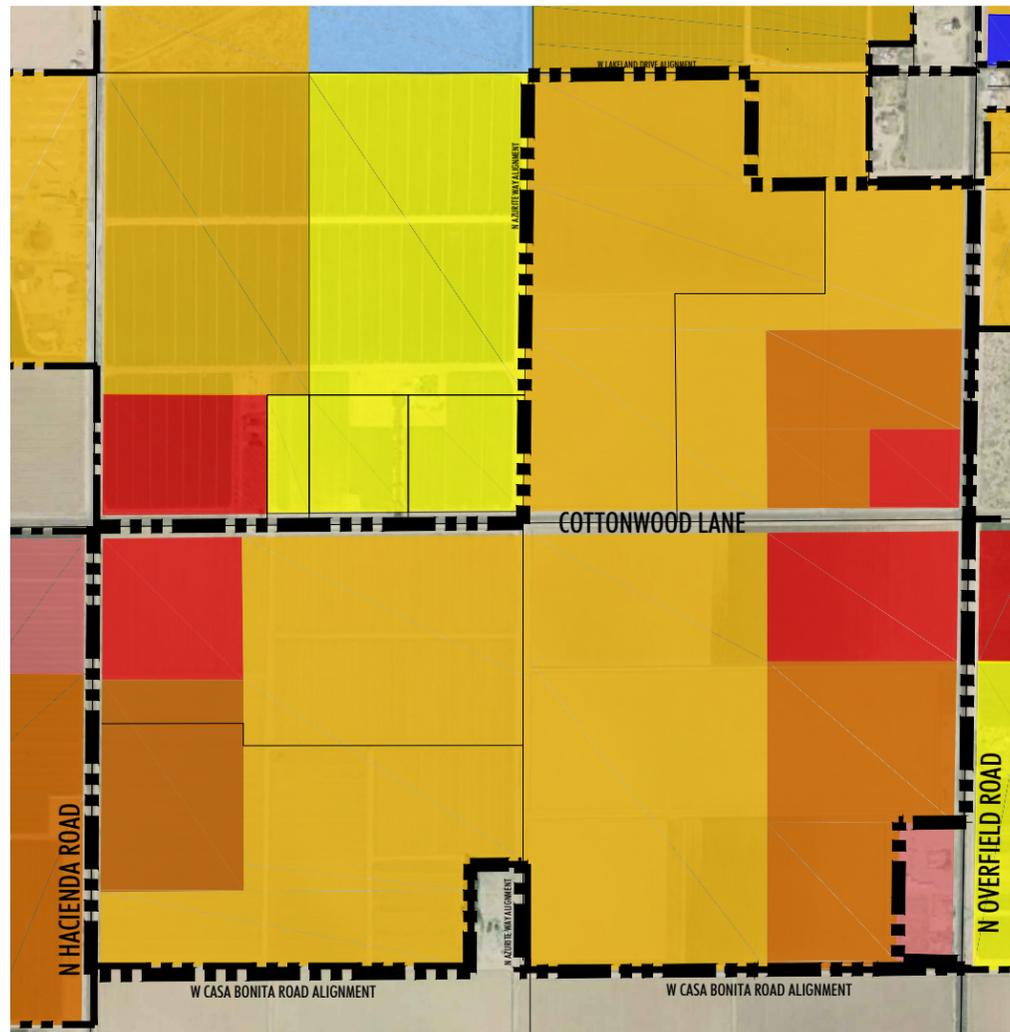




**FIGURE 2**  
**LAND USE COMPARISON**

**OVERFIELD FARMS LAND USE PLAN**

**ALCEA LAND USE PLAN**

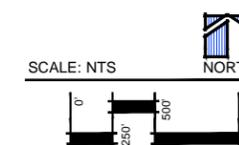


**LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL

**LEGEND**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL



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## 2.0 Development Master Plans

### 2.1 Project Overview

Alcea at Overfield Farms (Alcea) represents 445-acre of land within the overall 3,714-acre Overfield Farms PAD. The current PAD zoning for the Alcea property provides for a variety of land use designations, including Commercial (COMM), High Density Residential (HDR), Medium Density Residential (MDR) and Low Density Residential (LDR) among other uses. It is the intent of this amendment request to supplement the PAD zoning for the subject property by providing a higher level of detail related to: 1) proposed land use designations; 2) definition of precise development parcels; 3) minimum lot sizes and projected unit counts, densities and intensities for each development parcel; 4) parks, open space, community theme and landscape plan; 5) streets and vehicular circulation; 6) pedestrian, bicycle and trails circulation and connectivity; 7) drainage and retention requirements; 8) water and wastewater infrastructure requirements; and 9) development phasing.

The overall development plan envisions a broad range of housing types, including three distinct single-family residential lot sizes and product types within the LDR parcels, a small-lot single family or cluster development within the MDR parcel, multi-family residential housing within the HDR parcel, and a community commercial parcel to serve the growing residential population in the area. The residential land use mix is designed to offer multiple lot sizes within each phase of the project, enhancing market absorption by providing a variety of housing and lifestyle choices through the build-out of the project. The development plan provides for a well-defined, efficient circulation system for vehicular and non-vehicular mobility, an abundance of parks and open space, a distinctive community character and identity, quality landscaping, and the appropriate programming of utilities and infrastructure to serve the community. Coupled with the overall land uses, community facilities and services defined within the Overfield Farms PAD (see **Figure 3**, *Adopted Overfield Farms PAD Land Use Plan*), Alcea is designed to appeal to a growing market of residents looking for quality neighborhoods, integrated parks and recreational opportunities, nearby shopping, and a distinctive community character and identity, all of which will provide a well-balanced and sustainable community with a superior quality of life for future residents.

### 2.2 Land Use Master Plan

The Land Use Master Plan for Alcea is intended to identify and define the specific land uses and associated densities and intensities for each development parcel within the project. See **Figure 4**, *Land Use Master Plan*, for the overall land use and parcel configuration of the property. While the land uses are very similar to the original Overfield Farms PAD Master Land Use Plan, there are some minor differences based on a more detailed analysis of realistic market assumptions and projected residential and commercial absorption. The Alcea Land Use Master Plan has been designed to achieve the following objectives:

- Provide a mix of land uses and diversity of housing types, lot sizes and densities;
- Promote an appropriate distribution of residential units and densities within each phase of the project to assure project diversity and compatibility with adjacent uses as the project is built over time;
- Promote a framework for the balanced distribution of parks and open space amenities;

- Provide interconnectivity and linkages to neighborhoods and open spaces through the sidewalk and trail network;
- Locate residential units within close proximity to open space amenities and/or trails for direct access to recreational opportunities and to encourage non-vehicular mobility;
- Provide an efficient circulation system for local and regional vehicular access within and through the property;
- Provide for design flexibility through the PAD development standards that will allow for a creative project that can adapt to market conditions.

The Land Use Master Plan has been created with development uses and residential densities designed to respond to market demands, development phasing, logical extensions of infrastructure, the phasing out of agricultural uses, the consideration of adjacent planned uses and transitions, a consideration for planned roadways and circulation networks, and the distribution of programmed open spaces. Alcea proposes a total of 1,886 residential dwelling units, which translates to an overall gross density of 4.24 dwelling units per acre. At full buildout, Alcea will have a projected population of approximately 4,924 residents based on an estimate of 2.8 persons per household for single family residential and 1.9 persons per household for multi-family residential. The proposed density and overall residential unit count is generally consistent with, but slightly less than the projected densities and units defined within the approved Overfield Farms PAD for the applicable property. In no location are the land use designations at a higher density or intensity than what was adopted in the Overfield Farms PAD.

**Table 2, *Alcea Land Use Program***, provides detailed information for each of the development parcels proposed within the project, including gross and net parcel acreage, the designated land use districts, projected lot sizes for single family residential districts, target residential units and estimated non-residential square footage. This table will guide the future development of the community, ensuring a balanced mix of land uses and densities throughout the development.

The subsections below provide a general description of each land use district proposed within the Alcea community.

### **2.2.1 LDR-8 PAD (Single Family, 8,500 square foot lots)**

LDR-8 PAD is the lowest density residential district within Alcea, and allows for single family residential subdivisions with a minimum 8,500 square foot lot size and a minimum 70-foot lot width. This district includes Development Parcels 5, 6, and 14 for a total of 94 acres, which translates to approximately 21% of the total gross land area within Alcea. In total, an estimated 304 lots are projected within this land use district.

### **2.2.2 LDR-7 PAD (Single Family, 7,000 square foot lots)**

LDR-7 PAD provides for single family residential subdivisions with a minimum 7,000 square foot lot size and a minimum 60-foot lot width. This district includes Development Parcels 4, 7, and 11 for a total of 110 acres, which translates to approximately 24% of the total gross land area within Alcea. In total, an estimated 408 lots are projected within this land use district.

**2.2.3 LDR-6 PAD (Single Family 6,000 square foot lots)**

LDR-6 PAD provides for single family residential subdivisions with a minimum 6,000 square foot lot size and a minimum 55-foot lot width. This district includes Development Parcels 2, 3, 8, 10 and 13 for a total of 168 acres, or approximately 38% of the total gross area within Alcea. In total, a maximum of 639 lots are projected within this land use district.

**2.2.4 MDR PAD (Medium Density Residential, 4-8 du/ac)**

MDR PAD is a medium density residential district that provides for single family attached and detached residential product types ranging from 4.0 - 8.0 dwelling units per acre. Approximately 22.1 acres or 5% of the property is designated as MDR within Development Parcel 1. An estimated 137 lots are proposed within this land use district.

**2.2.5 HDR PAD (High Density Residential, 8-16 du/ac)**

HDR PAD is the highest density residential district that allows for multi-family attached or detached residential product types ranging from 8.0 to 16.0 dwelling units per acre. This district may include apartments, townhomes, condominiums, and other attached or detached residential cluster product types. Development Parcel 12 provides for 24.8 acres of HDR PAD which translates to approximately 5.5% of the total gross area within Alcea. An estimated 397 units will be provided within this land use district.

**2.2.6 COMM PAD (Commercial)**

Approximately 26 acres of commercial land use is provided within Development Parcel 9, located at the primary arterial intersection of Cottonwood Lane and N. Overfield Road. The Commercial Development Parcel is strategically positioned to provide local and community-scaled retail and commercial services to residents of Overfield Farms and the surrounding population. The focus of this commercial center will be to provide residents in the area with day-to-day retail and commercial goods and services, including but not limited to grocery, drug store, banking, dining and other local and community-scale facilities and services.

Table 2: Alcea Land Use Program							
Parcel #	Gross Area (Acres)	Net Area (Acres)	Zoning /Use District	Minimum Lot Width	Minimum Lot Area	Maximum Residential Units	Comm. Sq. Ft. Estimate
<i>Phase One</i>							
1	22.1	19.6	MDR PAD	30	1,500	138	-
2	39.3	37.7	LDR-6 PAD	55	6,000	145	-
3	31.0	29.5	LDR-6 PAD	55	6,000	119	-
4	35.5	34.6	LDR-7 PAD	60	7,000	136	-
5	22.7	22.7	LDR-8 PAD	70	8,500	80	-
<i>Phase Two</i>							
6	31.7	31.7	LDR-8 PAD	70	8,500	108	-
7	31.3	31.2	LDR-7 PAD	60	7,000	115	-
8	22.0	20.4	LDR-6 PAD	55	6,000	91	-
9 (1)	25.9	22.8	COMM	-	-	-	199,007
10	42.3	40.6	LDR-6 PAD	55	6,000	155	-
<i>Phase Three</i>							
11	43.1	41.4	LDR-7 PAD	60	7,000	157	-
12 (1)	24.8	21.9	HDR PAD	-	-	397	-
13	33.3	31.4	LDR-6 PAD	55	6,000	129	-
14	39.8	39.8	LDR-8 PAD	70	8,500	116	-
<b>Totals</b>	<b>445.0</b>	<b>425.4</b>				<b>1,886</b>	<b>199,007</b>

Footnote (1): The phasing for parcels 9 and 12 will be market driven as identified on the Phasing Plan.

### 2.3 Landscape and Open Space Master Plan

A major component of the overall planning and design effort for Alcea includes the integration of interconnected parks, trails and open spaces throughout the community. This includes active parks and passive open spaces, trails, entry monuments, amenity features, and an abundance of landscaping throughout. The parks, trails and open space system will provide numerous opportunities for residents of all ages to enjoy these amenities within close proximity to where they live, encouraging active and healthy living. Parks and trails will be situated so all residents can be within convenient walking distance to open space and/or trails leading to open space. A comprehensive trail and pathway system, including Community Trails and Neighborhood Trails will be provided with safe and convenient roadway crossings to provide connectivity among neighborhoods, parks, trailheads, and other local and regional amenities within and adjacent to the community.

Alcea will conform to, and in some cases, exceed the open space guidelines defined within the City of Casa Grande's open space standards for new residential developments. This includes providing a minimum of 15% open space for all single-family portions of the project, with a minimum of 50% of those areas allocated to developed parks and trails, and a minimum of 25% of the developed open space areas allocated to trail corridors.

### 2.3.1 Improved Open Space

#### Neighborhood Parks

A variety of active parks and passive open spaces will be provided within the Alcea community, as depicted on **Figure 5, Landscape and Open Space Master Plan**. The project will include four neighborhood parks evenly distributed throughout the community, including one “central park” space at the center of the community along Cottonwood Lane. The neighborhood parks will generally be greater than two acres and less than ten acres in size, will serve multiple residential subdivisions within a ¼ to ½ mile radius and will be connected through the neighborhood trail system. Neighborhood parks will be programmed to provide a variety of localized active and passive amenities, which may include ramadas, tot lots, sport courts, trails, turf play areas, landscaping and/or other improvements.

#### Mini Parks

In addition to the four neighborhood parks, a series of mini parks will also be provided within various residential subdivisions to provide smaller, more convenient open spaces and play areas for nearby residents to enjoy within close walking distance to their homes. The mini parks will generally be less than one-acre in size, may be associated with storm water retention or detention facilities, and will provide sidewalk and/or trail connectivity to the neighborhood parks through the adjacent subdivisions. Mini parks will include amenities such as tot lots, ramadas, informal turf areas, landscaping and/or other active and passive amenities.

#### Other Improved Open Space

Alcea will provide additional improved open spaces throughout the community that may include perimeter landscaping, buffer areas, entry monuments, plazas, trails, retention basins, etc. In all, approximately 60-acres of open space will be provided within the community, with approximately 30-acres designated to active open spaces and trails. All homes within the community will be within approximately ¼-mile walking distance of a usable open space or trail connecting the open space system. The Alcea HOA will maintain all private open spaces within the community.

#### Adjacent Community Park

It is also important to note that in addition to the parks and open space identified within the Alcea development, the Overfield Farms PAD identifies a community park immediately north of the Alcea property at the northeast corner of N. Azurite Way alignment and W. Lakeland Drive alignment. This community park will provide additional community-wide recreational open space opportunities for residents of Alcea and all of Overfield Farms. Trail connectivity will be provided from Alcea to the future community park site to the north.

### 2.3.2 Trails and Connectivity

Trails and pathways are an important component of the Alcea development to ensure non-motorized circulation and connectivity throughout the community. Two distinct trail types will be provided within Alcea, including Community

Trails and Neighborhood Trails. The Community Trails within Alcea will contribute to the overall framework for the City's regional trail system. These will connect the various neighborhoods within the City, create opportunities for alternate modes of transportation, and provide access to public parks, community buildings and natural resource areas throughout the City.

#### Community Trails

According to the City of Casa Grande's Regional Trail System Master Plan and the Overfield Farms PAD, the T-4 Storey Lane Trail is located on the south side of Cottonwood Lane (formerly Storey Road). This trail is approximately 2-miles long, beginning at the TH-7 Cottonwood Trailhead at I-10 and extending east to Overfield Road, where it connects to the T-3 Hacienda-Overfield Road trail immediately east of the Alcea property on the east side of Overfield Road. As the T-4 trail segment is immediately adjacent to an arterial road right-of-way, a combined 10-foot wide trail/sidewalk will be provided within a dedicated public trail/sidewalk easement adjacent to the right-of-way. See **Figure 10, *Street and Trail Cross Sections***, for a graphic illustration of the proposed cross section and plan view for Cottonwood Lane and associated trail easement.

#### Neighborhood Trails

Neighborhood Trails within Alcea will complement the community trail system defined above and will be part of the open space system within individual neighborhoods and residential subdivisions. Neighborhood Trails will be owned and maintained by the local HOA, and are intended to provide residents with recreational opportunities in close proximity to their homes. Neighborhood Trails will link residential areas to other community facilities and amenities, such as commercial uses, parks, and the community trail system.

Neighborhood trails will range in overall corridor width depending on the location and level of projected activity for the trail segment, but will include a minimum six (6) foot trail section. Each segment will include a continuous paved or natural surface pathway with adjacent landscaping. Access points for each trail segment will be provided approximately every ¼-mile to ensure convenient access to all residents within the community. Neighborhood trails will minimize public street crossings to the extent practical, and where they do cross public streets, crossings will be located at safe and convenient points.

### **2.3.3 Community Theme and Landscape Plan**

#### Project Context and Identity

Alcea is envisioned to be one of the first significant large-scale master-planned residential communities located on the eastern side of I-10 in Casa Grande. Its design will set the tone for the character of the communities that follow; therefore Alcea has an opportunity to establish a distinct identity for the eastern side of the Interstate. The anticipated demographics for this community include families and professionals that work in Casa Grande or in one of the two metropolitan areas of Phoenix or Tucson. Just 45 minutes from Chandler, an hour from Tucson, and only minutes from the growing employment opportunities in Casa Grande, Alcea will offer a quiet, idyllic suburban retreat from the cities that surround it.

As a growing community situated between two large cities, Alcea will be proudly and unapologetically “a traditional suburban neighborhood.” Future residents of Alcea will be buying into a community vision as much as they will be buying an individual residence. After the drive to the property, prospective buyers will expect to find something different than what they saw in the neighborhoods they are leaving behind. They will be delighted to find something nostalgic that may remind them of the home they left behind in another part of the country when they first moved to Arizona. They may feel as if they have found their way back to the Heartland, picking their new home in a nice and tidy, well-kept, friendly small town.

The landscape and structures will harken back to traditional forms and materials, including all of the “nice touches” of homes put together in a simple and straightforward manner. Alcea will emerge as the “Most Traditional” option available in the area, and celebrate the remoteness of the location. It will capitalize on its isolation to create an easily identifiable and memorable project identity that will become synonymous with the eastern side of Casa Grande. It will become known as the All-American small town neighborhood, with “Midwestern” values, rolling open spaces, and broad expanses of grass for active and passive play in strategic locations.

#### Open Space Character

The extensive open space plan will tie the community together through a path and trail network. Recreational amenities will be provided at the primary neighborhood parks, and may include themed tot lots, large community gathering areas, sport courts, informal turf play areas, and plentiful landscape areas with shade and seating. The open spaces of Alcea will have a charming rural atmosphere, fostering a close-knit small town feel among residents and visitors.

Landmarks around the property may include:

- A modern day “Casa Grande” theme within the central park space. Adorned with traditional farmhouse style architectural features such as a wide porch with wood railings, and shutters next to paned windows, it will serve as an identity market and the amenity hub of the community;
- Multi-use trails will meander through the open space corridors like country roads, connecting parks and open spaces into a large, interconnected network;
- Pavilions, arbors, and gazebos will be placed throughout the open space network as shady places for small groups and community gatherings.

#### Hardscape Character

Constructed elements will display a rural vernacular, embracing the notion of practicality in forms, materials, and construction methods. These may include:

- Brick veneer in a traditional western brick style in warm brown to cool red tones will be used on foundations, accents and columns;
- Stucco in a smooth to medium finish, crisply painted in traditional colors;

- Wood accents such as board and batten siding, posts with support kickers, Z-brace planked gates;
- Rail fencing of wood or vinyl with decorative brick columns;
- Zinc-colored metal in a dull finish may appear on lighting fixtures, fence and gate hardware, and signage.

See **Figure 6, Entry Monuments and Plant Palette** for a graphic representation of the proposed entry monuments within the community.

Landscape Character

Plant material will be typical of a traditional pastoral landscape where large, long-lived tree species that age gracefully are found planted in masses and rows. Semi-deciduous and evergreen trees will be used to provide interest throughout the year. Street trees will set a tone of formality along roads with the agricultural heritage of the Casa Grande area in mind. Street plantings will assume rigid formal soldier course patterns representative of orchards and tree spacing also representative of tree massing found in agricultural areas. Less formal plantings in recreational areas will provide a contrast to the formality of the streetscape, and will be reminiscent of the pastoral landscape style that is also typically found in rural areas. Plentiful expanses of turf and traditional plants in simple patterns will be provided throughout the landscape.

Characteristic plants may include Oak, Pistache, Pecan, Elm, Ash, and Pine trees. Annual flowerbeds will be used at focal points such as entry monuments, climbing roses will be trained along rail fences, and more casual and carefree flowers such as sunflowers and Alcea (Hollyhocks) will be allowed to spread out cheerfully along the perimeter roads.

Although the palette will appear quite green, the plants will be carefully selected to use species that consume a relatively small amount of water. This is a way of communicating the importance of our precious water resources to the agricultural uses that will surround Alcea for years to come. The landscape palette will conform to the materials list provided within the Overfield Farms PAD. See **Figure 5, Landscape and Open Space Master Plan**, for the general location and common area landscaping and open spaces throughout the community. The Alcea H.O.A. will maintain all common open space areas and improvements.

Supplemental to the landscape plant palette provided within the Overfield Farms PAD, **Table 3, Supplemental Landscape Palette**, provides a more specific plant palette proposed for the Alcea community common areas and front yard landscaping. This plant palette is also provided within **Figure 6, Entry Monuments and Plant Palette**.

<b>Table 3: Supplemental Landscape Palette</b>	
<b>Primary Theme Trees</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Quercus virginiana</i>	Heritage Oak
<i>Pistacia chinensis</i>	Chinese Pistache

<i>Olea europea 'Swan Hill'</i>	Swan Hill Olive
<i>Ficus microcarpa nitida</i>	Indian Fig
<i>Fraxinus sp.</i>	Ash

<b>Secondary Theme Trees</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Ulmus parvifolia</i>	Evergreen Elm
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus eldarica</i>	Afghan Pine
<i>Dalbergia sissoo</i>	Indian Rosewood
<i>Chitalpa tashkentensis</i>	Chitalpa
<i>Acacia smallii</i>	Sweet Acacia
<i>Cercidium sp.</i>	Palo Verde
<i>Prosopis sp.</i>	Mesquite

<b>Accent Trees</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Citrus sp.</i>	Citrus (varies)
<i>Celtis reticulata</i>	Western Hackberry
<i>Caesalpinia cacalaco</i>	Cascalote
<i>Bauhinia variegata</i>	Purple Orchid Tree
<i>Carya illinoensis</i>	Pecan

<b>Shrubs and Accents</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Yucca sp.</i>	Yucca
<i>Tecomaria capensis (Shrub)</i>	Cape Honeysuckle
<i>Tecoma stans var. angustata</i>	Yellow Bells
<i>Salvia sp.</i>	Sage
<i>Ruellia pennsularis</i>	Baja Ruellia
<i>Plumbago auriculata</i>	Cape Plumbago
<i>Penstemon sp.</i>	Penstemon
<i>Nolina microcarpa</i>	Bear Grass
<i>Myrtis communis 'Compacta'</i>	Compact Myrtle
<i>Muhlenbergia sp.</i>	Muhly
<i>Leucophyllum sp.</i>	Texas Ranger
<i>Lantana sp.</i>	Lantana
<i>Hesperaloe sp.</i>	Hesperaloe
<i>Justicia spicigera</i>	Mexican Honeysuckle

<i>Eremophila sp.</i>	Emu Bush
<i>Dodonaea viscosa</i>	Hopbush
<i>Dasyilirion sp.</i>	Desert Spoon
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Carissa macrocarpa</i>	Natal Plum
<i>Callistemon 'little john'</i>	Dwarf Bottlebrush
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra californica</i>	Baja Fairy Duster
<i>Buxus microphylla japonicus</i>	Japanese Boxwood
<i>Bougainvillea sp.</i>	Bougainvillea
<i>Agave sp.</i>	Agave

<b>Groundcover</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Wedelia trilobata</i>	Yellow Dot
<i>Verbena sp.</i>	Verbena
<i>Ruellia brittoniana 'Katie'</i>	Katie Ruellia
<i>Rosmarinus officinalis</i>	Rosemary
<i>Lantana sp.</i>	Lantana
<i>Hymenoxys acaulis</i>	Angelita Daisy
<i>Dalea sp.</i>	Dalea
<i>Acacia redolens 'Green Carpet'</i>	Desert Carpet
<i>Carissa macrocarpa</i>	Natal Plum
<i>Convolvulus cneorum</i>	Bush Morning Glory

<b>Vines</b>	
<b>Botanical Name</b>	<b>Common Name</b>
<i>Trachelospermum sp.</i>	Star Jasmine
<i>Rosa banksiae</i>	Lady Bank Rose
<i>Podranea ricasoleana</i>	Pink Trumpet Vine
<i>Passiflora sp.</i>	Passion Vine
<i>Parthenocissus</i>	Hacienda Creeper
<i>Lonicera sp.</i>	Honeysuckle
<i>Hardenbergia violacea</i>	Lilac Vine
<i>Gelsemium sempervirens</i>	Carolina Jessamine
<i>Campsis radicans</i>	Trumpet Creeper
<i>Antigonon leptopus</i>	Queen's Wreath
<i>Callaeum macropterum</i>	Yellow Orchid Vine
<i>Ficus pumila</i>	Creeping Fig

### **Annual Flowers**

A variety of annual flowers is encouraged in Alcea. Among the suggested palette are: Hollyhock, Sunflower, Zinnia, Marigold, Impatiens, Petunia, Geranium, Sweet Potato Vine, and Penstemon.

## **2.4 Streets Master Plan**

The proposed circulation system for Alcea is designed to conform to the adopted Overfield Farms PAD (Exhibit U), and to offer mobility choices for vehicles, bicyclists, and pedestrians. The on-site vehicular circulation system includes a combination of arterial streets, collector streets and local streets. See **Figure 8, Streets Master Plan**, for the location and classification of the various arterial and collector roads proposed within the development. A traffic Impact Analysis has been prepared by CivTech to evaluate the impacts and needs for proposed on-site and off-site roadways, including trip generation rates, level of service, number of lanes, and the need for future traffic control facilities to serve the property and surrounding development (See **Appendix A, Traffic Impact Analysis**). The Streets Master Plan shall conform to the Overfield Farms PAD as indicated in the various exhibits and the associated Traffic Impact Analysis.

North Overfield Road is designated as a principal arterial roadway within the property, providing north/south access along the property's eastern boundary. This road is programmed as a six (6) lane roadway with a center turn lane within a 70-foot overall half-street right-of-way. As North Overfield Road is located along the property's eastern boundary, the western half street will be dedicated and constructed as part of this development. See the proposed cross section and plan view of North Overfield Road in **Figure 8, Streets Master Plan**, and **Figure 10, Street and Trail Cross Sections**.

The minor arterial roadways within the property include Cottonwood Lane, the primary east/west roadway through the property, and North Hacienda Road, a north/south road along the property's western boundary. Both of these roads are programmed for four (4) travel lanes and a center turn lane (Cottonwood Lane will include a landscaped median) within a 110-foot overall right-of-way (55-foot half-street). The construction of Cottonwood Lane will include the full street improvements for the eastern quarter section of the property and the south half street for the western quarter section of the property. As North Hacienda Road is located along the western perimeter of the property, the eastern half-street will be constructed as part of this development. See the proposed classifications, cross sections and plan view of these streets in **Figure 8, Streets Master Plan**, and **Figure 10, Street and Trail Cross Sections**.

Hollyhock Circle, a new minor collector loop road has been designed to provide localized access from Cottonwood Lane to the various residential subdivisions throughout the community. This road will connect to Cottonwood Lane at two locations, and will also provide connections to North Azurite Way to the north and south of the property. Hollyhock Circle and North Azurite Way are programmed for two (2) travel lanes with a center turn lane within a 60-foot overall right-of-way. An additional eight (8) foot public utility/sidewalk easement will be provided on either side of the right-of-way. See the proposed cross sections and plan view of Hollyhock Circle in **Figure 10, Street and Trail Cross Sections**.

The final classification of roads within the development is the local street. Local streets will provide access to individual subdivisions, site plans and lots as they are developed

on a phased basis. The precise location of all local street connections to the arterial and collector street system will be determined as final development plans are prepared for the property.

## 2.5 Pedestrian, Bicycle and Trails Master Plan

Multi-modal and non-motorized circulation, recreational opportunities, and community connectivity are all important components of the overall development at Alcea. As such, a comprehensive pedestrian, bicycle and trails master plan has been developed for the property. Beginning with the roadway system, all arterial and collector streets will include six (6) foot bicycle lanes adjacent to the curb to provide a safe and convenient option for bicyclists for commuting and recreational riding. Pedestrians will also have access to six (6) foot sidewalks detached from the curb on all arterial streets, five (5) foot sidewalks detached from the curb on all collector streets, and minimum four (4) foot sidewalks attached or detached from the curb on all local streets. As the south side of Cottonwood Lane is also designated as having a community trail, a combined ten (10) foot trail/sidewalk will be provided, which can be used by pedestrians, joggers, bicyclists and other multi-modal users. This trail will connect to the regional trail network throughout the City.

In addition to the circulation network adjacent to roadways, a neighborhood trail system will be developed to provide non-motorized connectivity between various uses and amenities within and adjacent to the community. The neighborhood trails will include a minimum six (6) foot paved or soft surface trail section with landscape on either side to provide shade and comfort for the users. The location of all bicycle lanes, arterial and collector road sidewalks, community trails and conceptual locations of neighborhood trails are shown on **Figure 9, Pedestrian, Bicycle and Trails Master Plan**.

## 2.6 Drainage Master Plan

According to the current FEMA Flood Insurance Rate Map (December 4, 2007, 04021C1195E) the Alcea community is not located within any special flood hazard zones. The area surrounding the site generally falls to the north and west at relatively mild slopes. There are no significant onsite drainage facilities currently present within Alcea, and the offsite drainage impacts are limited to some minor sheet flow runoff from agricultural fields located to the southeast of the site.

The proposed drainage system for Alcea will include a series of channels along the upstream limits of the project which will effectively capture and safely convey offsite stormwater runoff approaching the site to historical outfall points at the downstream property limits. Onsite rainfall runoff, as well as the runoff produced by the adjacent half-streets, shall be conveyed to onsite retention facilities. These facilities will consist of surface basins for the residential portions of the project and potentially a combination of surface and underground basins for the commercial portions of the site. These retention facilities will be sized to store the runoff produced by the 100-year, 2-hour design storm event. Finished floor elevations shall be safely elevated above the adjacent 100-year water surface elevations. Drainage design shall conform to all applicable City of Casa Grande design standards. See **Figure 11, Preliminary Drainage Plan**, for a map of the off-site watershed boundary and on-site drainage corridors. A *Master Drainage Plan* report is also included as **Appendix D**, under separate cover with the Alcea PAD to provide more details related to the overall drainage plan for the property.

## 2.7 Water Master Plan

Water service for Alcea will be provided by Arizona Water Company. Currently, there is no water infrastructure immediately adjacent to the site. However, a future 16-inch water main has been planned along Cottonwood Lane to serve as a secondary water supply for a proposed development east of Alcea. This main will tie into an existing 12-inch main near Florence Boulevard and Mission Parkway.

The proposed onsite water system for Alcea will include a network of looped 8-inch water mains within each parcel and a 12-inch looped main along the collector streets. Water for Alcea will be supplied by groundwater wells. Based on discussions with Arizona Water Company, the existing water system infrastructure southwest of Alcea does not have sufficient capacity to provide adequate domestic and fire flow service for Alcea. Therefore, the required water system improvements are anticipated to include installation of one or more groundwater wells, a water storage reservoir and booster pump facility, and associated treatment facilities as necessitated in the future through groundwater sampling. The final locations of the well, storage, and booster pumping facilities will be determined following coordination and discussion with Arizona Water Company, surrounding landowners that may show interest in moving forward with water system improvements to benefit their parcels, and other stakeholders.

The onsite water system will also tie into the future 16-inch waterline along Cottonwood Lane if it is installed prior to the development of Alcea. If the 16-inch line is not in place, a secondary connection will be made to the existing water infrastructure near Mission Parkway and Florence Boulevard. See **Figure 12**, *Preliminary Water Plan*, for the general locations of the proposed water system. A *Water Master Plan* report is also included as **Appendix B**, under separate cover with the Alcea PAD to provide more details related to the overall water master plan for the property.

## 2.8 Wastewater Master Plan

Alcea is located within the City of Casa Grande wastewater service area. Wastewater flows from Alcea will be routed to the City of Casa Grande Water Reclamation Facility (WRF), located at the northeast corner of Burriss Road and Kortsen Road. There is currently no existing wastewater infrastructure immediately adjacent to Alcea. However, the City of Casa Grande Wastewater Master Plan identifies a future gravity sewer main that is planned along Hacienda Road, adjacent to the project site. This future sewer main will convey wastewater flows north along Hacienda Road toward Kortsen Road. A second future gravity sewer main will then convey flows west along Kortsen Road to the existing gravity sewer system west of Interstate 10.

The onsite wastewater system infrastructure for Alcea will consist of an internal network of 8-inch and 10-inch gravity sewer lines, which will generally route wastewater to the northwest. Wastewater from Parcels 11 and 12, a portion of Parcel 13, and from all of the parcels south of Cottonwood Lane will flow toward the intersection of Hacienda Road and Cottonwood Lane, where the onsite line will tie into the offsite sewer main. Wastewater flows from a portion of Parcel 13 and all of Parcel 14 will be routed to the northwest to the intersection of the Azurite Way alignment and the Lakeland Drive alignment. They will then be routed west along the Lakeland Drive alignment to the future offsite main in Hacienda Road. See **Figure 13**, *Preliminary Wastewater Plan*, for the general locations of the sewer lines within and adjacent to the

property. A *Wastewater Master Plan* report is also included as **Appendix C**, under separate cover with the Alcea PAD to provide more details related to the overall wastewater master plan for the property.

## 2.9 Phasing Plan

The Alcea community will be developed in three primary phases as depicted in **Figure 14, Phasing Plan**, with the commercial and multi-family parcels designated as per market conditions. The conceptual phasing plan was developed to provide for the incremental design and installation of necessary infrastructure to serve the property, as well as to maximize market opportunities over time by providing a variety of residential product types and lifestyle choices for future residents within each phase of development. The housing product submittal will be presented to the Planning Commission at a later time when individual parcels develop. From a land use perspective, each phase of development includes at least three different residential product types, densities and lot sizes to ensure diversity within the community as it is developed over time. Each phase also includes a neighborhood park, several mini parks and associated sidewalks and trails to provide recreational opportunities for all residents as the community is being built out in phases. The phasing of roadway improvements, infrastructure and utilities will also be provided incrementally so that each phase builds upon the previous, ensuring that necessary service levels are provided as the project is built out over time.

As with any large development with multiple phases that is built over several years, market demands fluctuate, and infrastructure requirements, utility and roadway improvement needs shift over time. As such, the phasing can be adjusted administratively without triggering a major amendment to the plan, as long as it can be demonstrated that all required infrastructure, utilities and roadways to serve the property can be adequately provided to serve the community.



**FIGURE 3**  
**Adopted Overfield Farms**  
**PAD Land Use Plan**

**LEGEND**

	FIRE STATION		VERY LOW DENSITY RESIDENTIAL (0 - 2 DU/AC)
	SCHOOL		LOW DENSITY RESIDENTIAL (1 - 4 DU/AC)
	OFFICE / BUSINESS PARK		MEDIUM DENSITY RESIDENTIAL (4 - 8 DU/AC)
	COMMERCIAL		HIGH DENSITY RESIDENTIAL (12 - 16 DU/AC)
	ALCEA BOUNDARY		
	OVERFIELD FARMS PAD BOUNDARY		

**PROJECT TEAM**

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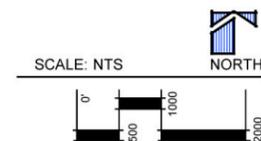
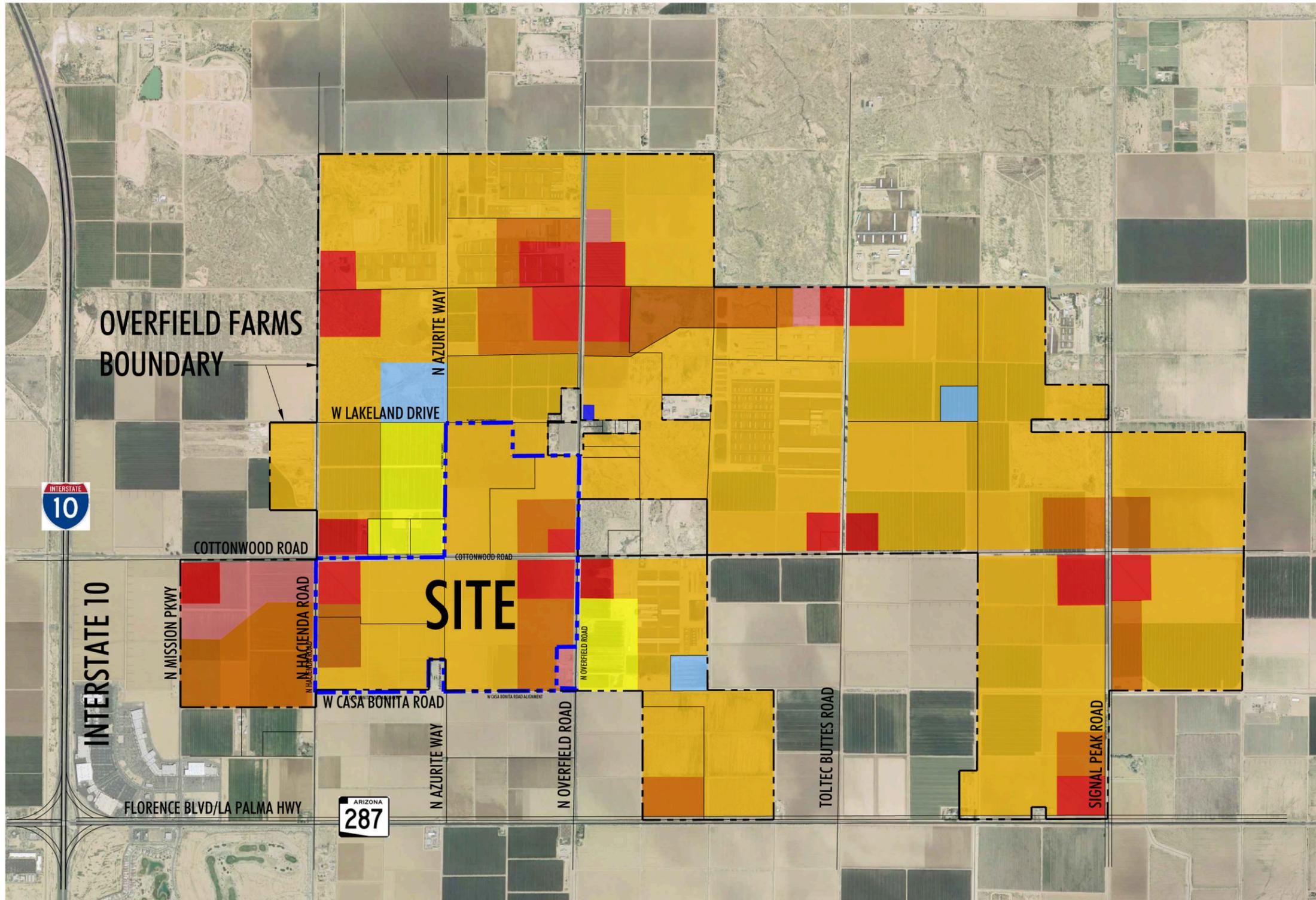
**APPROVALS**

_____	Date _____
CITY OF CASA GRANDE REPRESENTATIVE	
_____	Date _____
CITY OF CASA GRANDE REPRESENTATIVE	

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Date: 05/20/14 Project No. 1335.1

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## PURPOSE AND INTENT

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

## PLAN CONCEPT

The Alcea Development Master Plan establishes the land use relationships between the multiple development parcels while defining the circulation and open space concepts. This plan is organized by three development phases and three single family residential lot sizes / product types per phase. An internal collector street provides the organizational element of the plan. Where the collector street (Hollyhock Circle) intersects the primary arterial street (Cottonwood Lane), the plan anticipates the creation of community entry monuments to enhance the daily arrival experience for the future residents. In support of the single family residential land use, the Land Use Plan offers a multifamily residential use to promote diversity of residential housing and a proportionally sized commercial center intended to provide neighborhood services to the planned population within the community while providing some support for the growth of the Overfield Farms planning area. Finally, open spaces are planned and distributed throughout the Land Use Plan and will be phased over time. Refer to the Alcea Phasing Plan below for a depiction and explanation of the phasing of development.

## LAND USE PROGRAM

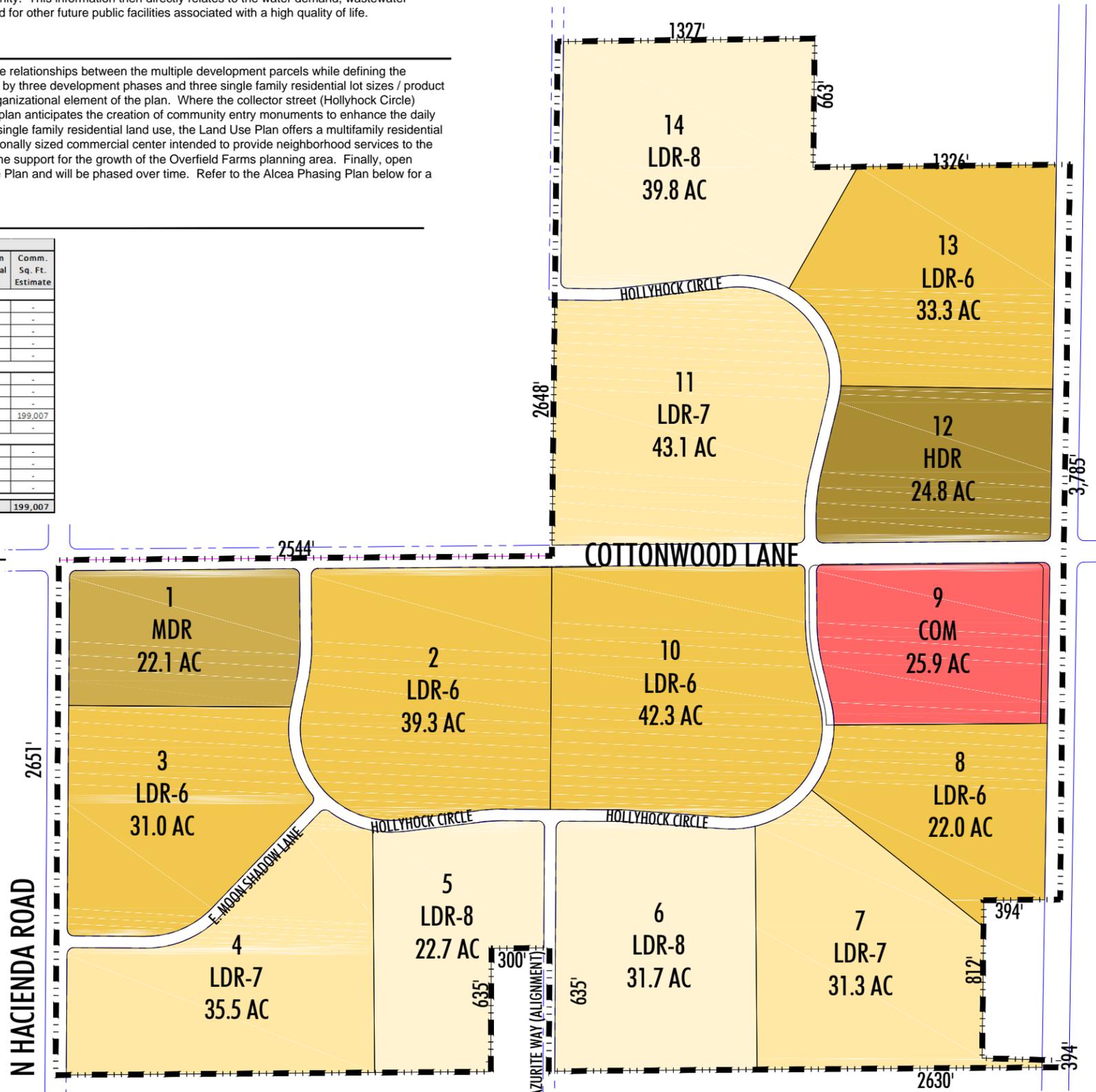
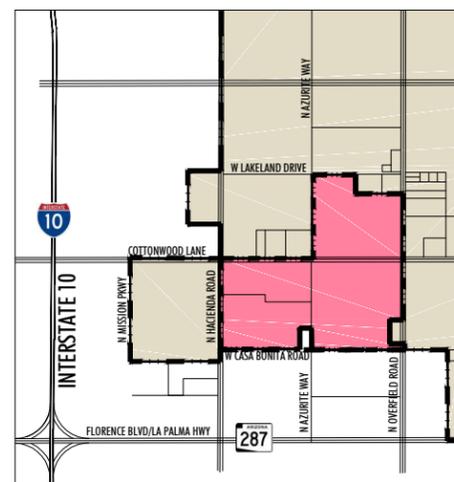
Alcea Land Use Program							
Parcel #	Gross Area (Acres)	Net Area (Acres)	Zoning /Use District	Minimum Lot Width	Minimum Lot Area	Maximum Residential Units	Comm. Sq. Ft. Estimate
<b>Phase One</b>							
1	22.1	19.6	MDR PAD	30	1,500	138	-
2	39.3	37.7	LDR-6 PAD	55	6,000	145	-
3	31.0	29.5	LDR-6 PAD	55	6,000	119	-
4	35.5	34.6	LDR-7 PAD	60	7,000	136	-
5	22.7	22.7	LDR-8 PAD	70	8,500	80	-
<b>Phase Two</b>							
6	31.7	31.7	LDR-8 PAD	70	8,500	108	-
7	31.3	31.2	LDR-7 PAD	60	7,000	115	-
8	22.0	20.4	LDR-6 PAD	55	6,000	91	-
9 (3)	25.9	22.8	COMM	-	-	-	199,007
10	42.3	40.6	LDR-6 PAD	55	6,000	155	-
<b>Phase Three</b>							
11	43.1	41.4	LDR-7 PAD	60	7,000	157	-
12 (3)	24.8	21.9	HDR PAD	-	-	397	-
13	33.3	31.4	LDR-6 PAD	55	6,000	129	-
14	39.8	39.8	LDR-8 PAD	70	8,500	116	-
<b>Totals</b>	<b>445.0</b>	<b>425.4</b>				<b>1,886</b>	<b>199,007</b>

## PROJECT SUMMARY

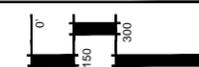
Project Projections	
Gross Land Area:	445.0
Projected Population (2.8 pph/sf, 1.9 pph/mf):	4,927
Projected Residential Units:	1,886
Projected Single Family Homes:	1,490
Projected Multi-Family Homes:	397
Projected Commercial Sq.Ft.	199,007
P-5 School Age Students	430
6-8 School Age Students	198
9-12 School Age Students:	377
Gross Project Density:	4.24
General Plan Units Range:	859 - 2,124

## VICINITY MAP

NO SCALE



SCALE: NTS



A L C E A



## FIGURE 4 Land Use Master Plan

### LEGEND

	SITE BOUNDARY		LDR-8 PAD (8,500 S.F. LOT)		MDR PAD (4.0 - 8.0 DU/AC)
	LDR-7 PAD (7,000 S.F. LOT)		HDR PAD (8.0 - 16.0 DU/AC)		LDR-6 PAD (6,000 S.F. LOT)
	LDR-6 PAD (6,000 S.F. LOT)		COMM. PAD		

### PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson	1611 E. Camelback Rd. Suite 275 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

### APPROVALS

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Date: 10/16/14 Project No. 1335.1

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## PURPOSE AND INTENT

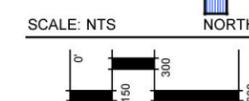
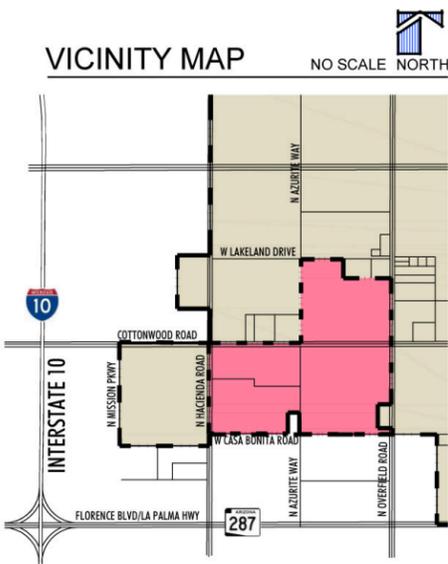
The purpose of the Alcea Landscape and Open Space Master Plan is to illustrate the planned landscape architecture and open space concepts will be implemented, throughout the Planned Community District. Illustrates relationships and connectivity between retention areas, drainage facilities, recreational areas, neighborhoods, trails, and non-residential areas and how the landscape architecture concept strengthens these relationships.

## PLAN CONCEPT

The Alcea Landscape and Open Space Master Plan has been designed with the agricultural heritage of the Casa Grande area in mind. The proposed streetscapes area intended to be symbolic of "orchards" typical of rural farm communities. These plantings will assume rigid formal soldier course patterns representative of orchards with the tree spacing also representative of tree massings found in agricultural areas. Less formal plantings in recreational open spaces will provide a contrast to the formality of the streetscape, and will be reminiscent of the pastoral landscape style that is also typically found in rural areas. Usable open spaces have been evenly spaced throughout the community to provide active and passive amenities within close walking distance of all residence.

## LANDSCAPE NOTES

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



A L C E A



## FIGURE 5 Landscape and Open Space Master Plan

### LEGEND

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

### PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC <b>LVA urban design studio</b> land planning • landscape architecture	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson <b>HILGART WILSON</b>	1611 E. Camelback Rd. Suite 275 Phoenix, AZ 85016  Phone: (602) 490-0535
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### APPROVALS

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_____ CITY OF CASA GRANDE REPRESENTATIVE	_____ Date

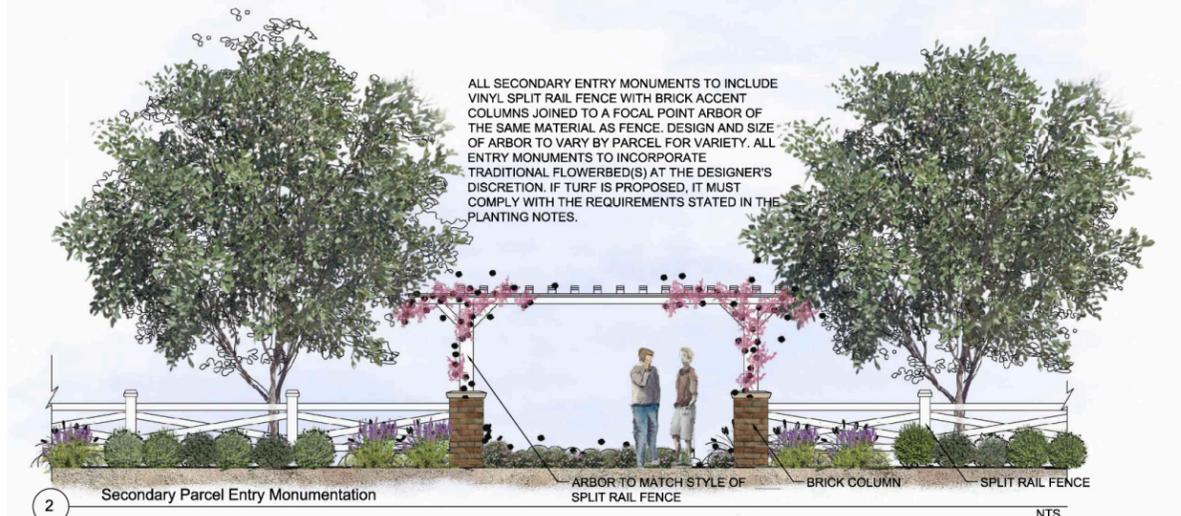
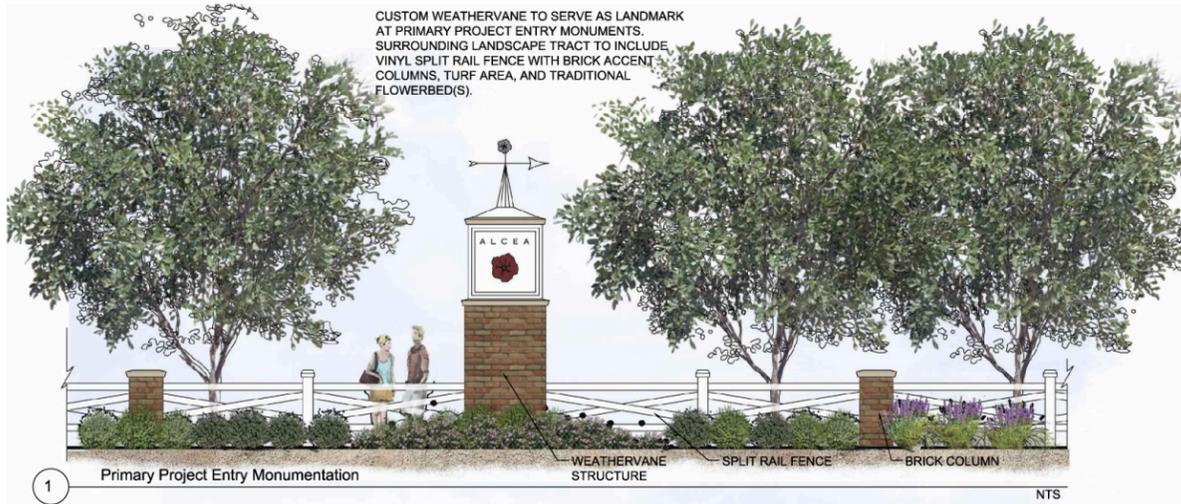
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Date: 05/20/14 Project No. 1335.1

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# ENTRY MONUMENT AND FENCE CHARACTER



# PLANTING NOTES

- As a water intensive and high maintenance landscape treatment, turf shall be allowed only in highly visible locations and where it can serve as an active recreational play area. At least 50% of turf areas shall be adjacent to other recreational amenities such as tot lots, shade ramadas, or pedestrian corridors. No turf area shall be less than 15' in width. Turf is limited to 10% of the net parcel area.
- A thematic plant palette to be used throughout Alcea is provided below. All streetscape trees to be comprised of 50% Primary Theme Trees, and 50% Secondary Theme Trees. All other landscape areas to be comprised of 25% Primary Theme Trees, 25% Secondary Theme Trees, and 50% Accent Trees. See palette for minimum tree size and recommended spacing by species.
- A maximum of 15% of the total proposed trees may be the 15 gallon minimum size. At least 30% of trees shall be 36" box or larger. Minimum shrub and groundcover size is 1 gallon. At least 50% of shrubs and groundcover shall be 5 gallon or larger.
- Spacing of trees is given in the plant palette below. There shall be a minimum of 5 shrubs/groundcover per tree. A minimum of 50 percent live groundcover will be provided in all landscape and retention areas.

# PLANT PALETTE

BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	PARCELS	BOTANIC NAME	COMMON NAME
<b>PRIMARY THEME TREES</b>					<b>SHRUBS AND ACCENTS</b>	
<i>FICUS MICROCARPA NITIDA</i>	INDIAN FIG	24" BOX	30	ALL	<i>AGAVE SP.</i>	AGAVE
<i>FRAXINUS SP.</i>	ASH	15 GAL.	25	ALL	<i>BOUGAINVILLEA SP.</i>	BOUGAINVILLEA
<i>OLEA EUROPAEA 'SWAN HILL'</i>	SWAN HILL OLIVE	36" BOX	30	ALL	<i>BUXUS MICROPHYLLA JAPONICUS</i>	JAPANESE BOXWOOD
<i>PISTACIA CHINENSIS</i>	CHINESE PISTACHE	24" BOX	40	ALL	<i>CALLIANDRA CALIFORNICA</i>	BAJA FAIRY DUSTER
<i>QUERCUS VIRGINIANA</i>	HERITAGE OAK	24" BOX	30	ALL	<i>CAESALPINIA PULCHERRIMA</i>	RED BIRD OF PARADISE
<b>SECONDARY THEME TREES</b>					<i>CALLISTEMON 'LITTLE JOHN'</i>	DWARF BOTTLEBRUSH
<i>ACACIA SMALLII</i>	SWEET ACACIA	15 GAL.	30	3, 6, 8, 9, 11	<i>CARISSA MACROCARPA</i>	NATAL PLUM
<i>CHITALPA TASHKENTENSIS</i>	CHITALPA	24" BOX	30	2, 3, 10, 12	<i>CAESALPINIA GILLIESII</i>	YELLOW BIRD OF PARADISE
<i>DALBERGIA SISSOO</i>	SISSOO TREE	15 GAL.	30	1, 2, 6, 7, 8, 9, 10	<i>DASYLIRION SP.</i>	DESERT SPOON
<i>PINUS ELДАРICA</i>	AFGHAN PINE	24" BOX	25	4, 5, 13, 14	<i>DODONAEA VISCOSA</i>	HOPBUSH
<i>PINUS HALEPENSIS</i>	ALEPPO PINE	36" BOX	40	4, 5, 13, 14	<i>EREMOPHILA SP.</i>	EMU BUSH
<i>ULMUS PARVIFOLIA</i>	EVERGREEN ELM	24" BOX	35	1, 2, 7, 11, 12	<i>JUSTICIA SPICIGERA</i>	MEXICAN HONEYSUCKLE
<b>ACCENT TREES</b>					<i>HESPERALOE SP.</i>	HESPERALOE
<i>BAUHINIA VARIEGATA</i>	PURPLE ORCHID TREE	24" BOX	30	ALL	<i>LANTANA SP.</i>	LANTANA
<i>CAESALPINIA CACALACO</i>	CASCALOTE	24" BOX	25	ALL	<i>LEUCOPHYLLUM SP.</i>	TEXAS RANGER
<i>CARYA ILLINOIENSIS</i>	PECAN	36" BOX	60	ALL	<i>MUHLBERGIA SP.</i>	MUHLI
<i>CELTIS RETICULATA</i>	WESTERN HACKBERRY	24" BOX	30	ALL	<i>MYRTIS COMMUNIS 'COMPACTA'</i>	COMPACT MYRTLE
<i>CITRUS SP.</i>	CITRUS (VARIES)	36" BOX	20	ALL	<i>NOLINA MICROCARPA</i>	BEAR GRASS
<i>JACARANDA MIMOSIFOLIA</i>	JACARANDA	24" BOX	35	ALL	<i>PENSTEMON SP.</i>	PENSTEMON
<i>PRUNUS CERASIFERA</i>	PURPLE LEAF PLUM	15 GAL.	20	ALL	<i>PLUMBAGO AURICULATA</i>	CAPE PLUMBAGO
<i>SOPHORA SECUNDIFLORA</i>	TEXAS MOUNTAIN LAUREL	36" BOX	20	ALL	<i>RUPELLIA PENINSULARIS</i>	BAJA RUELLIA
<b>VINES</b>					<i>SALVIA SP.</i>	SAGE
<i>ANTIGONON LEPTOPUS</i>	QUEEN'S WREATH				<i>TECOMA STANS VAR. ANGUSTATA</i>	YELLOW BELLS
<i>CALLAEUM MACROPTERUM</i>	YELLOW ORCHID VINE				<i>TECOMARIA CAPENSIS (SHRUB)</i>	CAPE HONEYSUCKLE
<i>CAMPIS RADICANS</i>	TRUMPET CREEPER				<i>YUCCA SP.</i>	YUCCA
<i>FICUS PUMILA</i>	CREEPING FIG				<b>GROUNDCOVER</b>	
<i>GELSEMIUM SEMPERVIRENS</i>	CAROLINA JESSAMINE				<i>ACACIA REDOLENS</i>	DESERT CARPET
<i>HARDENBERGIA VIOLACEA</i>	LILAC VINE				<i>CARISSA MACROCARPA 'GREEN CARPET'</i>	GREEN CARPET NATAL PLUM
<i>LONICERA SP.</i>	HONEYSUCKLE				<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY
<i>PARTHENOCISSUS</i>	HACIENDA CREEPER				<i>DALEA SP.</i>	DALEA
<i>PASSIFLORA SP.</i>	PASSION VINE				<i>HYMENOXYIS ACAULIS</i>	ANGELITA DAISY
<i>PODRANEA RICASOLEANA</i>	PINK TRUMPET VINE				<i>LANTANA SP.</i>	LANTANA
<i>ROSA BANKSIAE</i>	LADY BANK ROSE				<i>ROSMARINUS OFFICINALIS</i>	ROSEMARY
<i>TRACHELOSPERMUM SP.</i>	STAR JASMINE				<i>RUPELLIA BRITTONIANA 'KATIE'</i>	KATIE RUELLIA
					<i>VERBENA SP.</i>	VERBENA
					<i>WEDELIA TRILOBATA</i>	YELLOW DOT
					<b>ANNUAL FLOWERS</b>	
					A VARIETY OF ANNUAL FLOWERS IS ENCOURAGED AT ALCEA. AMONG THE SUGGESTED PALETTE ARE: HOLLYHOCK, SUNFLOWER, ZINNIA, MARIGOLD, IMPATIENS, PETUNIA, GERANIUM, SWEET POTATO VINE, AND PENSTEMON.	

A L C E A



# FIGURE 6 Entry Monuments and Plant Palette

## PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson	1611 E. Camelback Rd. Suite 275 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

## APPROVALS

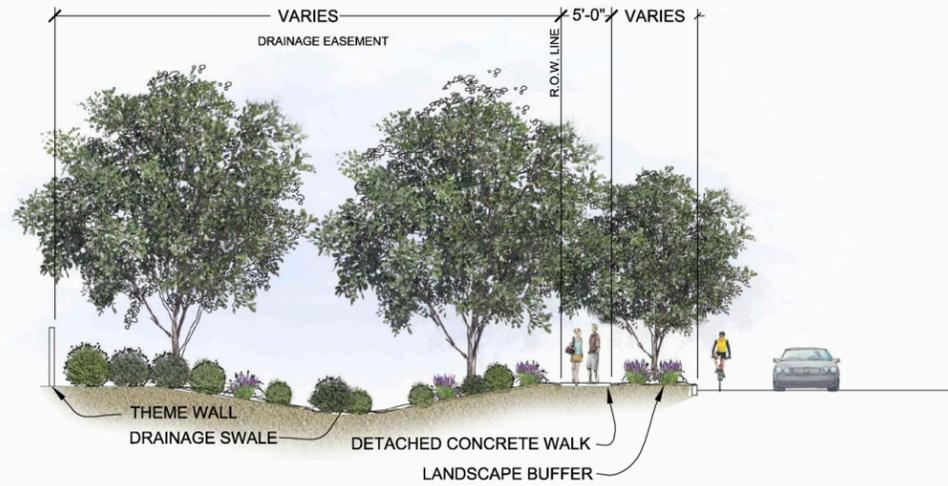
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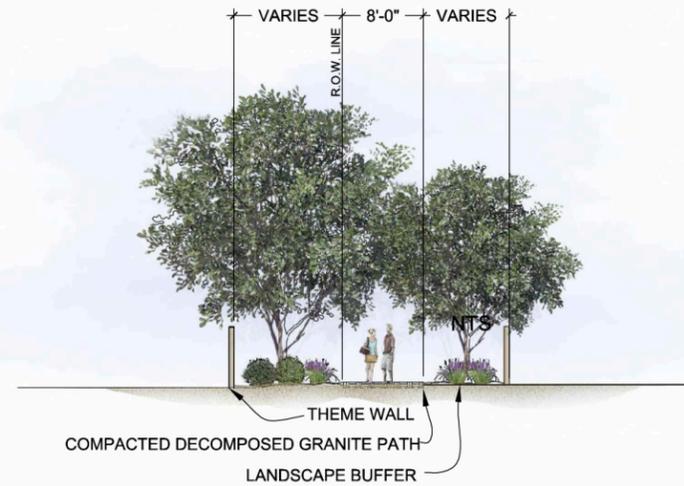
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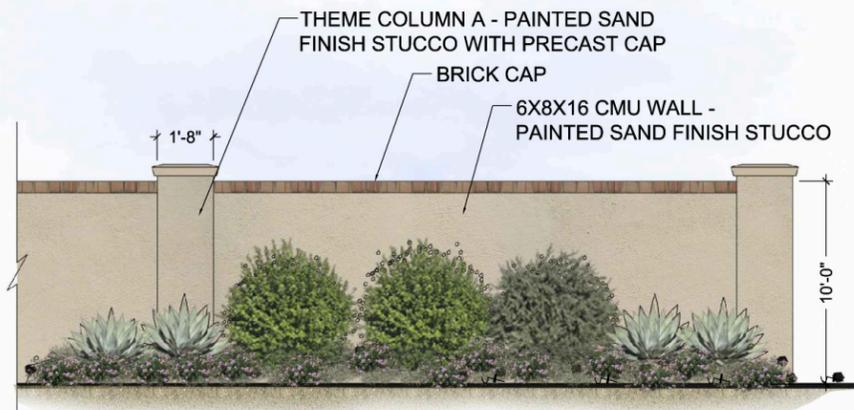


TYPICAL DRAINAGE CHANNEL SECTION

SCALE: NOT TO SCALE

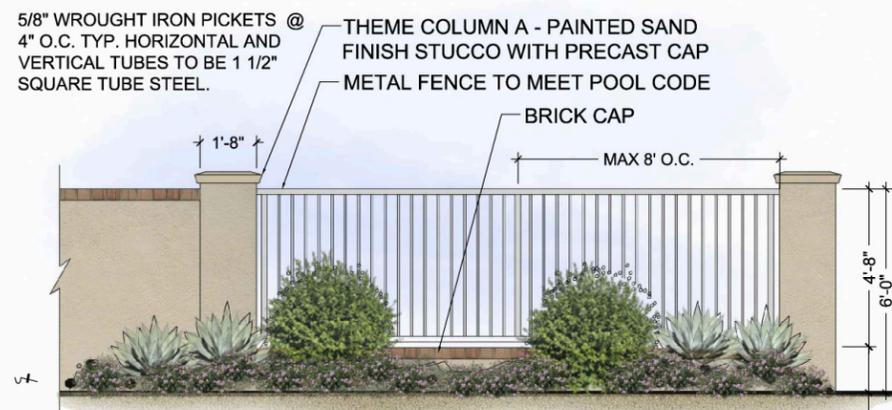


TYPICAL MULTI-USE TRAIL SECTION



COMMUNITY THEME WALL

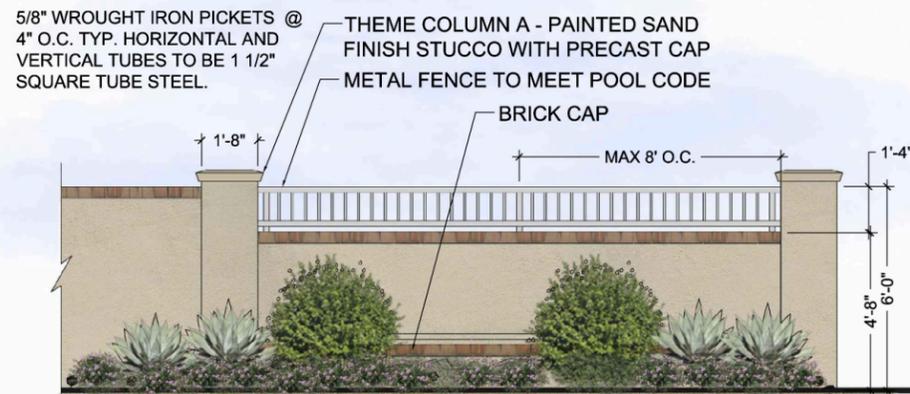
NTS



Option One

COMMUNITY VIEW WALL/FENCE

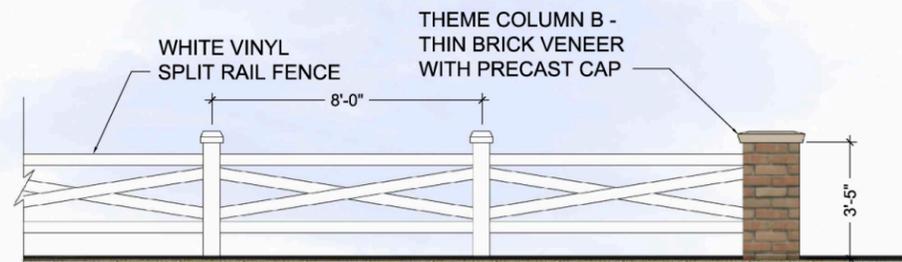
NTS



Option Two

COMMUNITY VIEW WALL/FENCE

NTS



SPLIT RAIL FENCE

NTS

A L C E A



FIGURE 7  
Theme Walls and Typical  
Landscape Cross Sections

PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC <b>LVA urban design studio</b> land planning • landscape architecture	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson <b>HILGART WILSON</b> LANDSCAPE ARCHITECTS	1611 E. Camelback Rd. Suite 275 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC <b>LVA urban design studio</b> land planning • landscape architecture	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

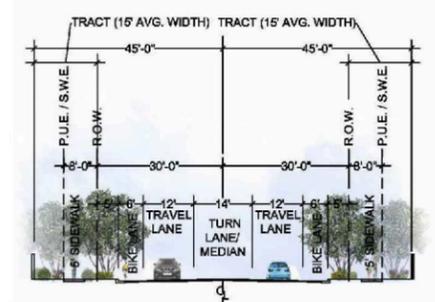
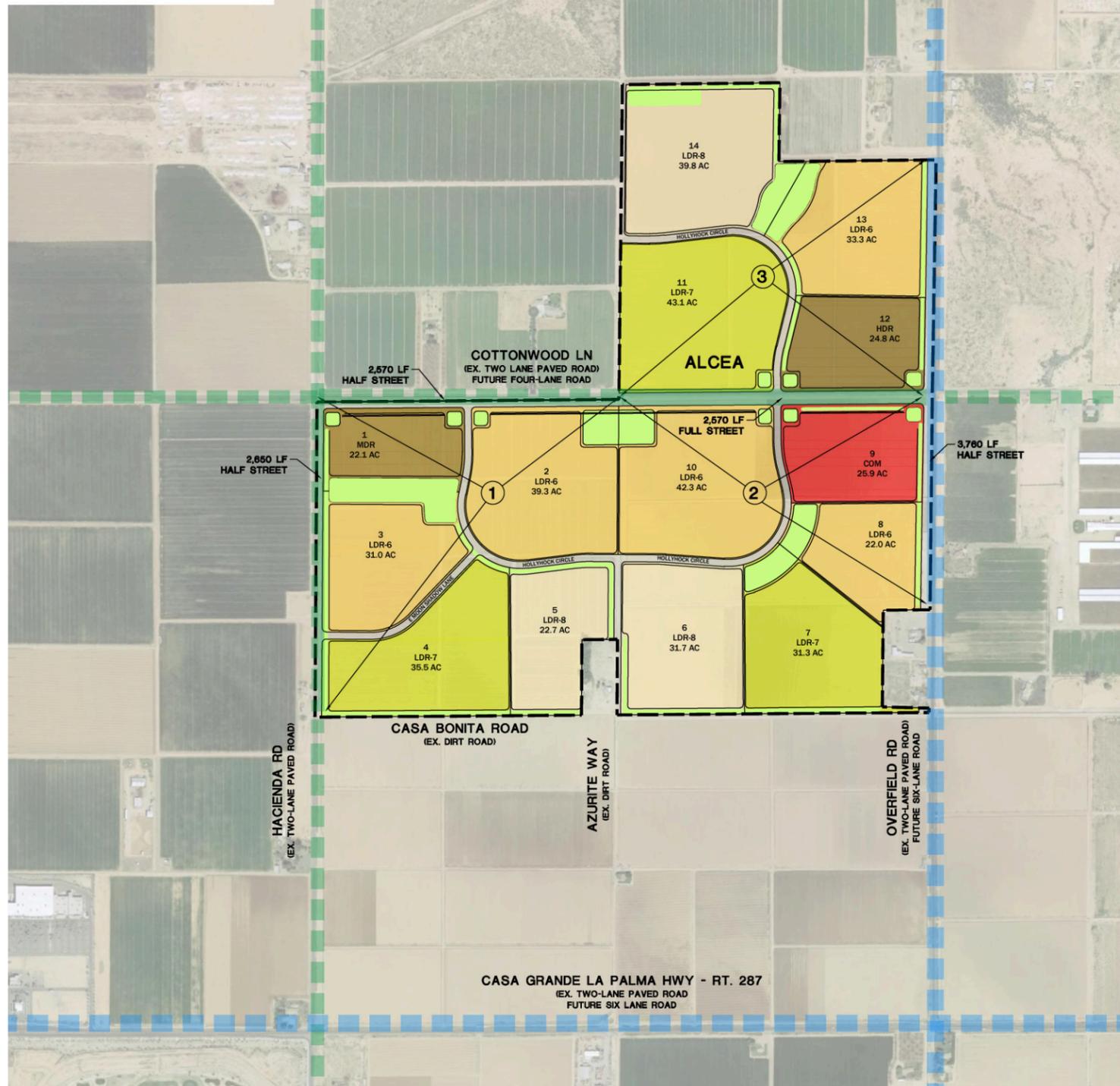
APPROVALS

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_____ CITY OF CASA GRANDE REPRESENTATIVE	_____ Date

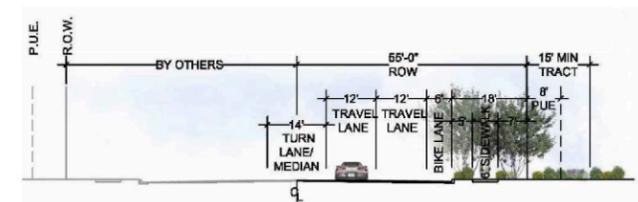
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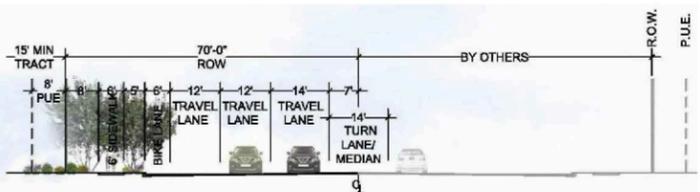
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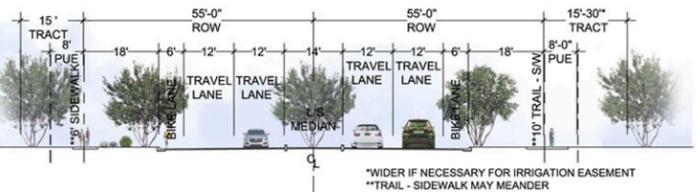
INTERNAL COLLECTOR TYPICAL SECTION  
NTS



HACIENDA ROAD TYPICAL SECTION  
NTS



OVERFIELD ROAD TYPICAL SECTION  
NTS



COTTONWOOD LANE TYPICAL SECTION  
NTS

SCALE: NTS



A L C E A



# FIGURE 8 Streets Master Plan

## LEGEND

- PRINCIPLE ARTERIAL ROADWAY IMPROVEMENT ———
  - FUTURE PRINCIPLE ARTERIAL ROADWAY - - - - -
  - MINOR ARTERIAL ROADWAY IMPROVEMENT ———
  - FUTURE MINOR ARTERIAL IMPROVEMENT - - - - -
- DENOTES PHASING SEQUENCE 1

## PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC <b>LVA urban design studio</b> <small>land planning - landscape architecture</small>	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson <b>HILGARTWILSON</b>	2141 E. Highland Ave. Suite 250 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC <b>LVA urban design studio</b> <small>land planning - landscape architecture</small>	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

## APPROVALS

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\_\_\_\_\_  
CITY OF CASA GRANDE REPRESENTATIVE      Date

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Date: 11/11/14      Project No. 1335.1

**HILGARTWILSON**  
ENGINEER | PLAN | SURVEY | MANAGE  
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PHOENIX, AZ 85016      www.hilgartwilson.com

## PURPOSE AND INTENT

The purpose of the Alcea Pedestrian, Bicycle, and Trails Master Plan is to illustrate the adequacy of safe, convenient, and accessible non-vehicular connections between neighborhoods, parks and public places. The Plan will demonstrate connectivity to planned trails and recreational facilities located within and adjacent to the project.

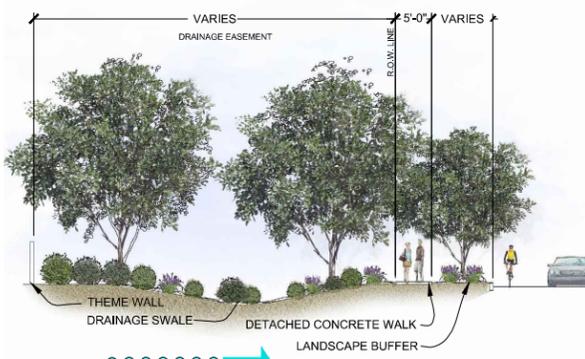
## PLAN CONCEPT

The Alcea Pedestrian, Bicycle, and Trails Master Plan establishes trail locations and relationships to open space areas and amenities. The Plan provides a typical trail cross section detail to be utilized within the Alcea community. The Plan provides extensive opportunities for pedestrian and bicycle mobility throughout the community. Proposed trails and pathways will include a combination of concrete sidewalks and natural surfaces to provide various circulation options for non-motorized users.

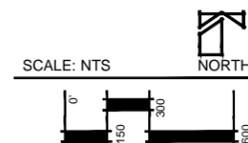
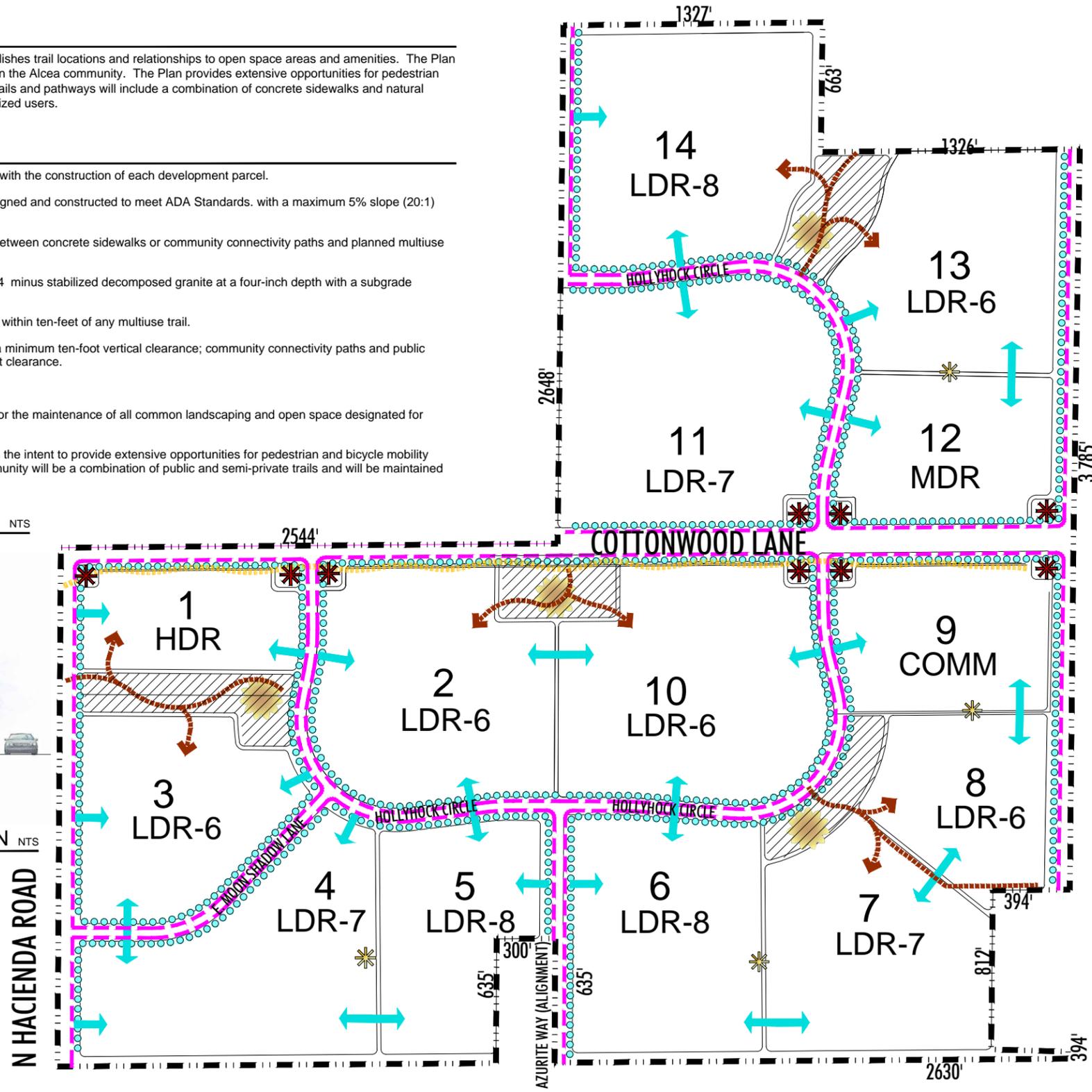
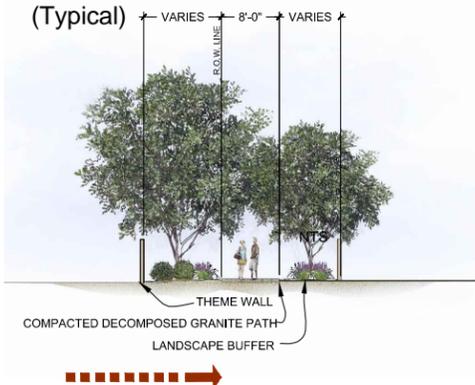
## NOTES

1. Multiuse and community connectivity trails will be phased with the construction of each development parcel.
2. All multiuse and community connectivity trails will be designed and constructed to meet ADA Standards, with a maximum 5% slope (20:1) and a 2% cross-slope (50:1).
3. There will be a minimum four-foot horizontal separation between concrete sidewalks or community connectivity paths and planned multiuse trails.
4. All natural surface multiuse trails will be improved with 1/4" minus stabilized decomposed granite at a four-inch depth with a subgrade compacted to 90% compaction.
5. Plants with thorns or poisonous plants will not be planted within ten-feet of any multiuse trail.
6. Trees along multiuse trails will be maintained to provide a minimum ten-foot vertical clearance; community connectivity paths and public sidewalks will be maintained to provide a minimum eight-foot clearance.
7. Vertical obstructions are prohibited with multiuse trails.
8. The Alcea Homeowners Association will be responsible for the maintenance of all common landscaping and open space designated for construction by this plan.
9. The Pedestrian, Bicycle and Trails Master Plan illustrates the intent to provide extensive opportunities for pedestrian and bicycle mobility throughout the Alcea community. Facilities within the community will be a combination of public and semi-private trails and will be maintained by the Alcea Homeowners Association.

## ROADWAY PEDESTRIAN AND DRAINAGE CHANNEL SECTION (Typical)



## NEIGHBORHOOD TRAIL SECTION (Typical)



A L C E A



## FIGURE 9 Pedestrian, Bicycle and Trails Master Plan

### LEGEND

LAND USE	
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
COMM	COMMERCIAL CENTER
COMMUNITY FEATURES/ CIRCULATION	
	ENTRY MONUMENTATION LOCATION
	MAJOR AMENITY AREA (NEIGHBORHOOD PARK)
	MINI PARK/ OPEN SPACE LOCATION
	ON-STREET BIKE LANE
	DETACHED CONCRETE SIDEWALK
	NEIGHBORHOOD TRAIL
	T-4 TRAIL - STORY LANE COMMUNITY TRAIL
	VEHICULAR PARCEL ENTRY (ESTIMATED LOCATION)

### PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson	1611 E. Camelback Rd. Suite 275 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

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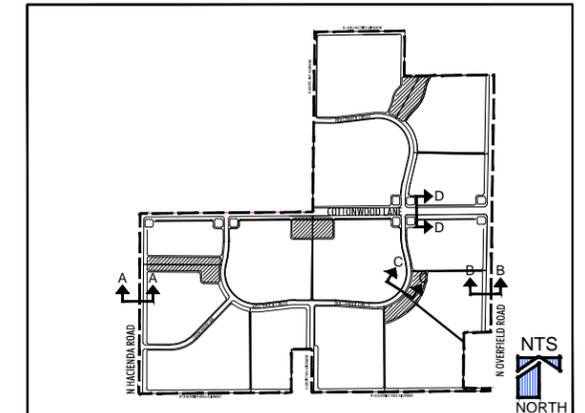
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**FIGURE 10**  
Street and Trail Cross Sections

KEY MAP



PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122 Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281 Phone: (480) 994-0994 Fax: (480) 994-7332
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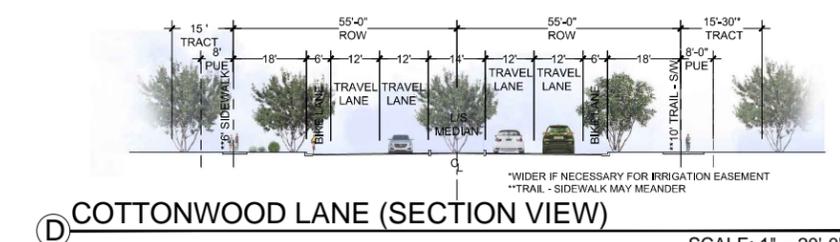
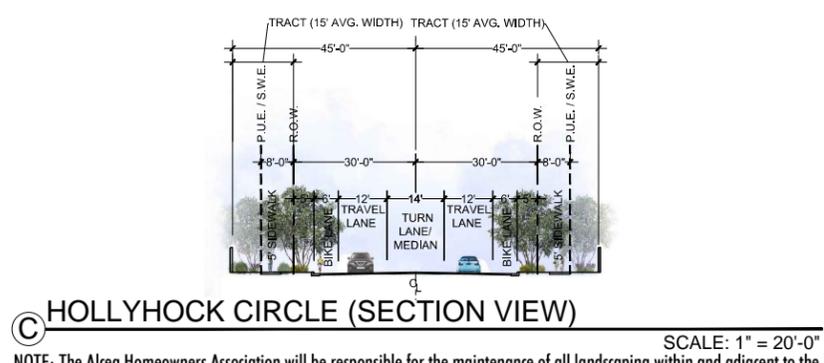
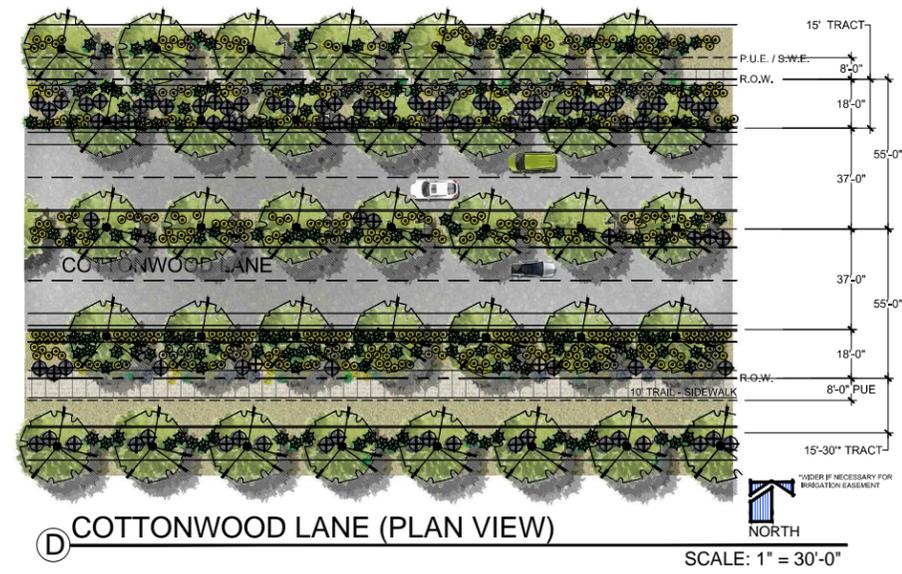
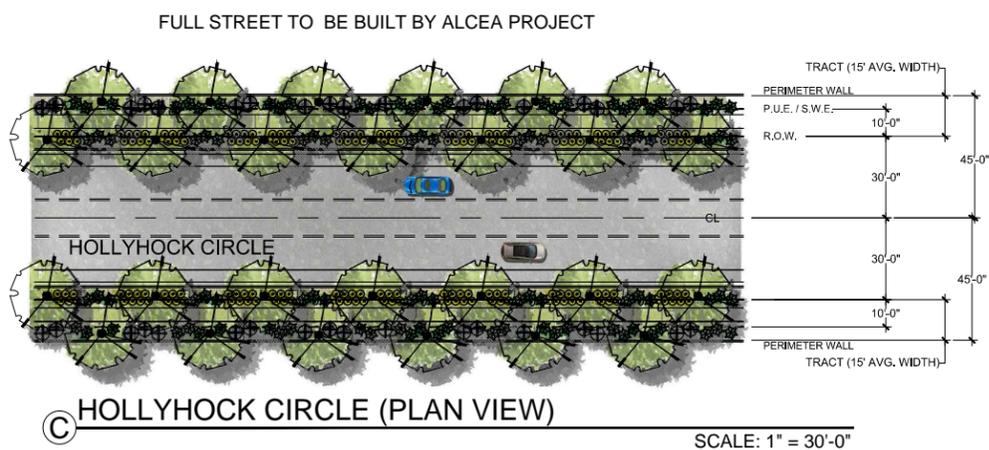
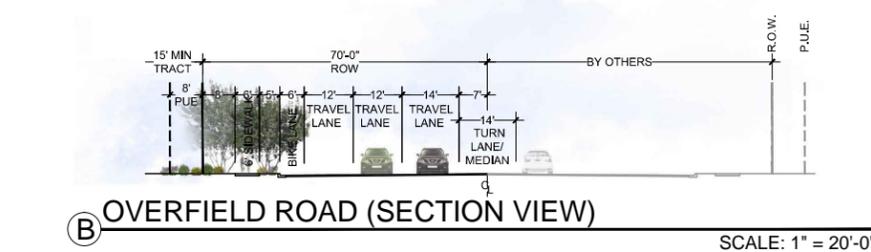
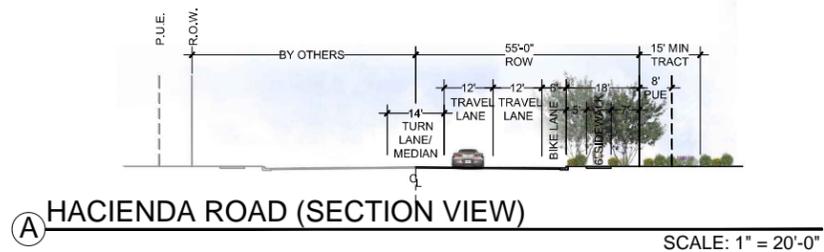
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CITY OF CASA GRANDE REPRESENTATIVE      Date

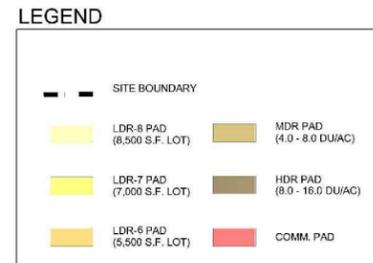
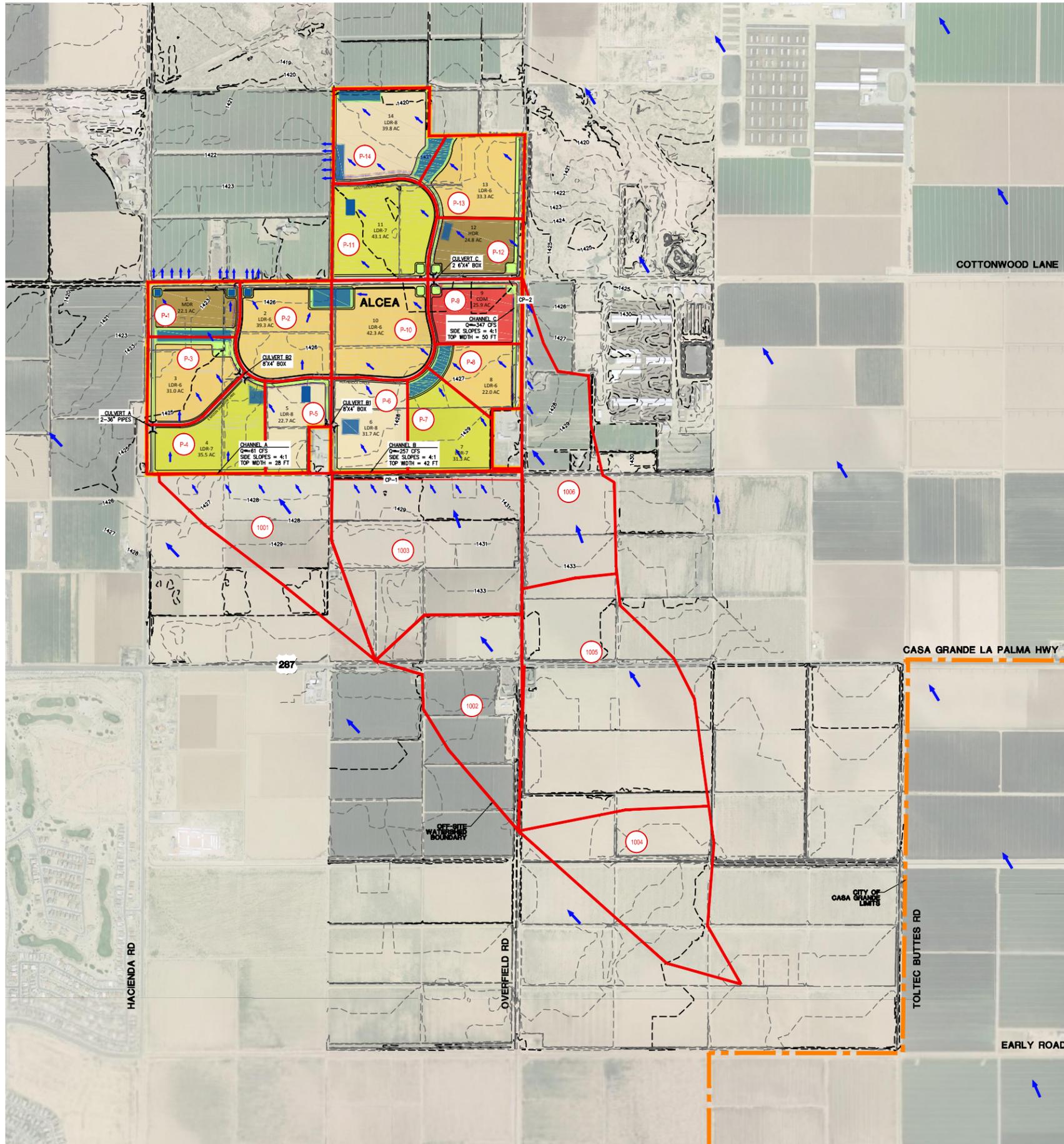
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NOTE: The Alcea Homeowners Association will be responsible for the maintenance of all landscaping within and adjacent to the R.O.W.

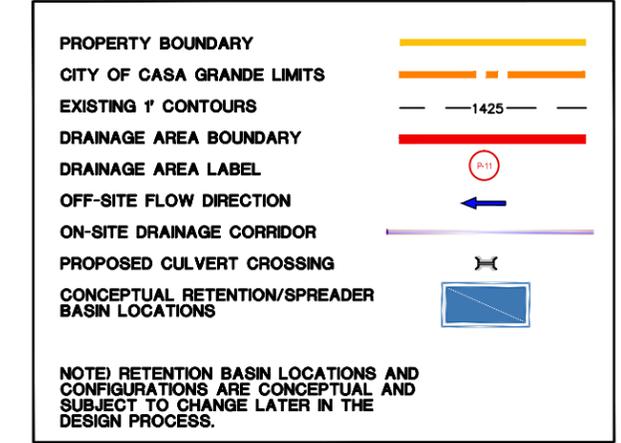


A L C E A



# FIGURE 11 Preliminary Drainage Plan

## LEGEND



## PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC <b>LVA urban design studio</b> land planning - landscape architecture	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
<b>Engineer:</b> C/O: Darrell Wilson Hilgart Wilson <b>HILGARTWILSON</b> ENGINEER   PLAN   SURVEY   MANAGE	2141 E. Highland Ave. Suite 250 Phoenix, AZ 85016  Phone: (602) 490-0535
<b>Landscape Architect:</b> C/O: Laura Thelen LVA Urban Design Studio, LLC <b>LVA urban design studio</b> land planning - landscape architecture	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332

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PHOENIX, AZ 85016 www.hilgartwilson.com



# FIGURE 12

## Preliminary Water Plan

### LEGEND

PROPERTY BOUNDARY	
PROPOSED WATERLINE	
EXISTING WATERLINE	
RESERVOIR	
JUNCTION	
FUTURE 16" WATERLINE (BY OTHERS)	
POTENTIAL WATER CAMPUS	
POTENTIAL WELL SITE	
COLOR CODING LEGEND	
PIPE: DIAMETER (IN)	
	<= 8.0
	<= 12.0
	<= 16.0
	<= 48.0

### PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC 	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
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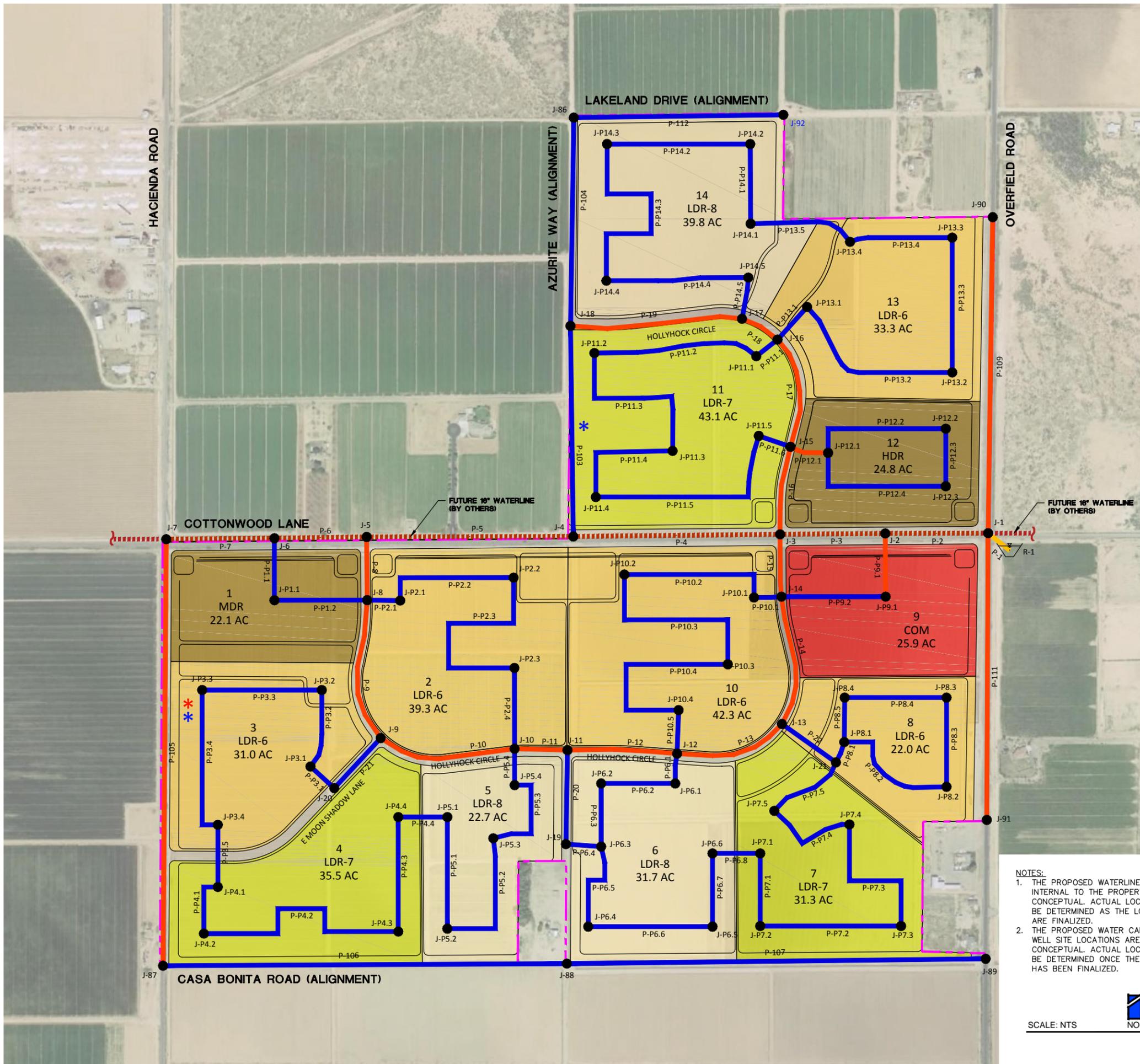
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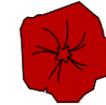
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Date: 10/16/14 Project No. 1335.1

- NOTES:**
1. THE PROPOSED WATERLINE LOCATIONS INTERNAL TO THE PROPERTY ARE CONCEPTUAL. ACTUAL LOCATIONS WILL BE DETERMINED AS THE LOT LAYOUTS ARE FINALIZED.
  2. THE PROPOSED WATER CAMPUS AND WELL SITE LOCATIONS ARE CONCEPTUAL. ACTUAL LOCATIONS WILL BE DETERMINED ONCE THE LOT LAYOUT HAS BEEN FINALIZED.

SCALE: NTS





# FIGURE 13 Preliminary Wastewater Plan

## LEGEND

PROPERTY BOUNDARY	
PROPOSED GRAVITY MAIN	
EXISTING GRAVITY MAIN	
PROPOSED SEWER MANHOLE	
PROPOSED OUTFALL	
FUTURE SEWER TRUNK LINE	
36" SEWER (ANTICIPATED BY OTHERS)	

COLOR CODING LEGEND	
CONDUIT: DIAMETER (IN)	
	<= 8.0
	<= 10.0
	<= 36.0

## PROJECT TEAM

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
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## APPROVALS

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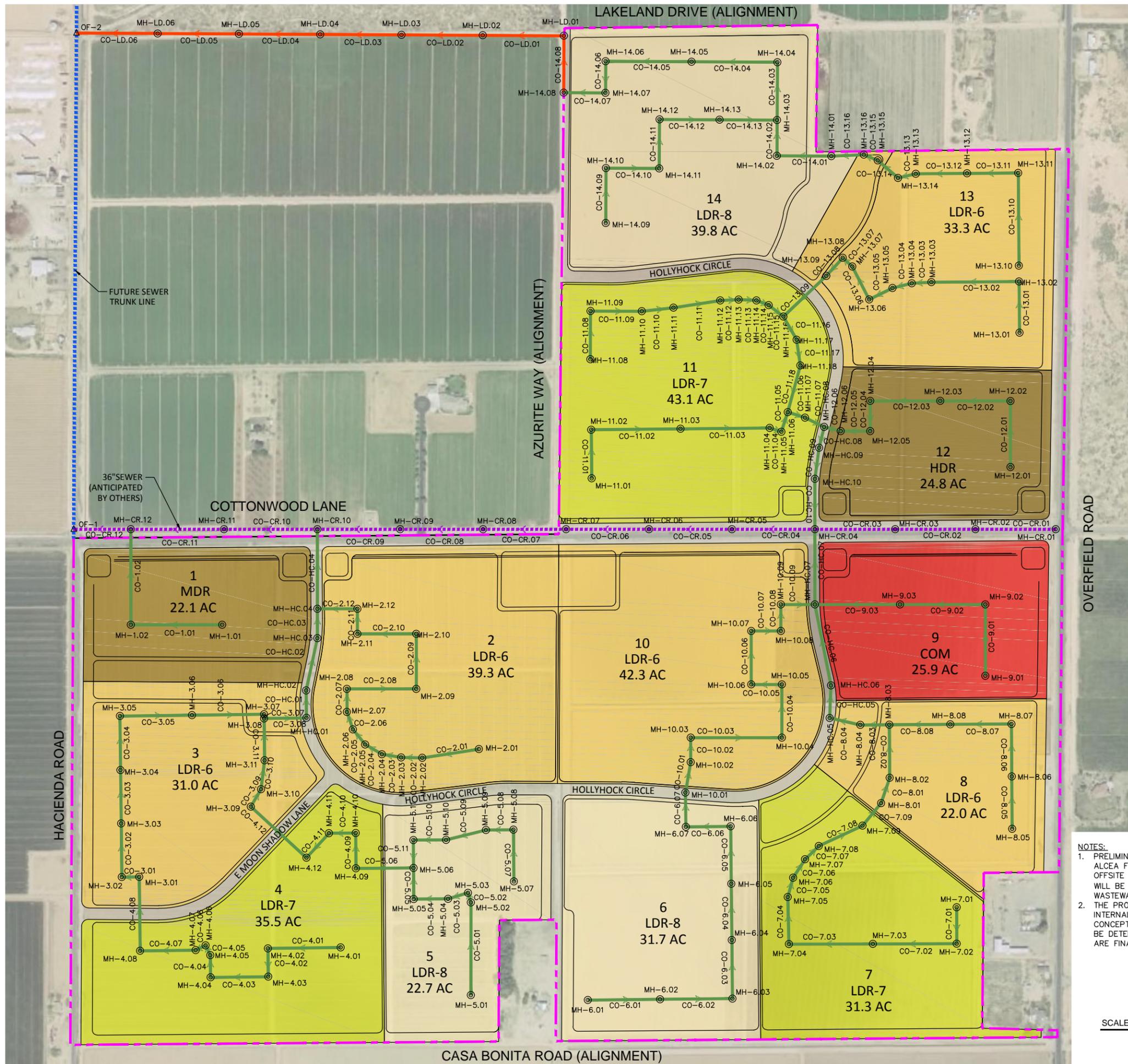
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### NOTES:

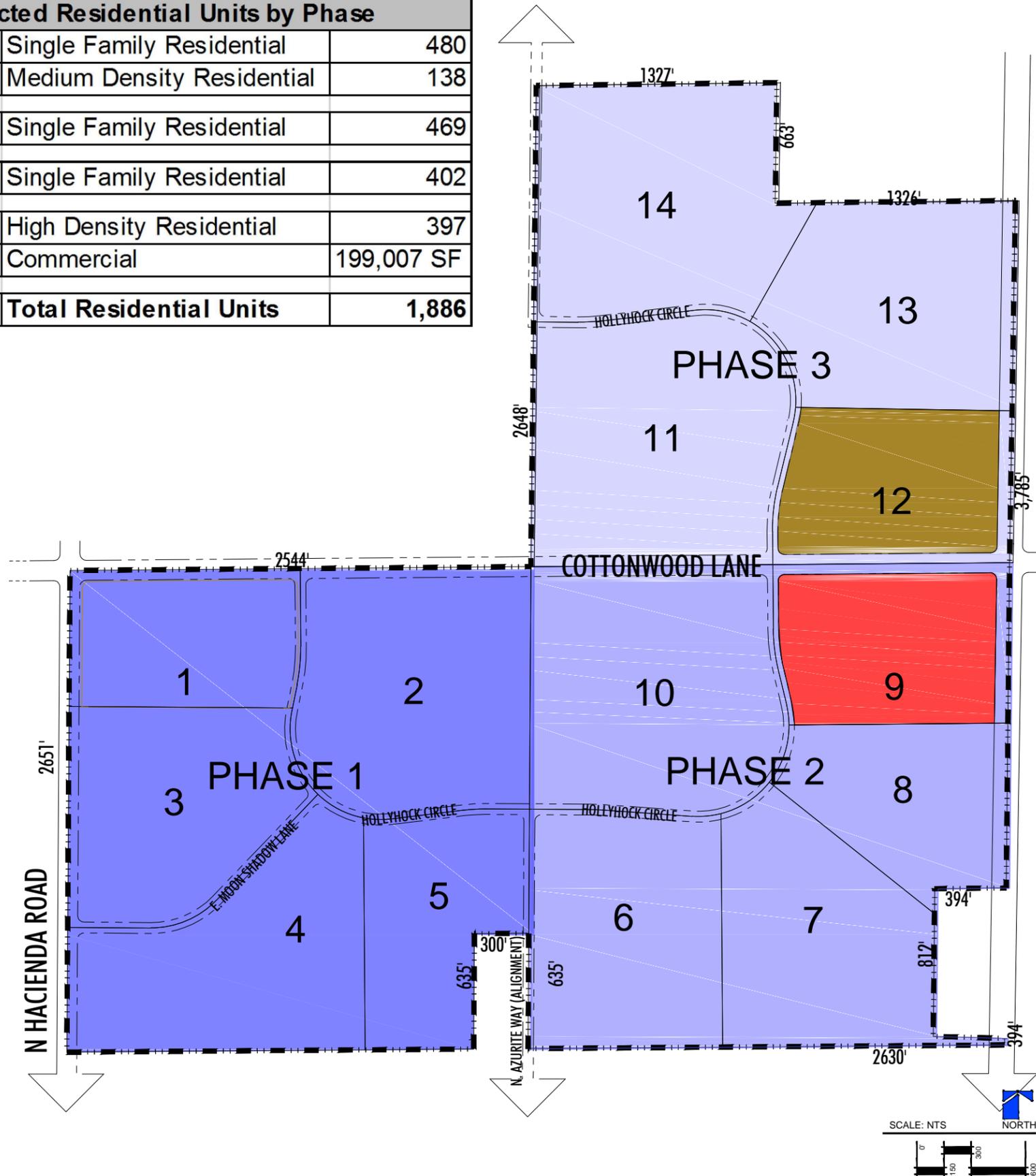
1. PRELIMINARY LINE SIZING SHOWN FOR ALCEA FLOWS ONLY. FINAL SIZING OF OFFSITE WASTEWATER INFRASTRUCTURE WILL BE PER THE CITY'S REGIONAL WASTEWATER MASTER PLAN.
2. THE PROPOSED SEWERLINE LOCATIONS INTERNAL TO THE PROPERTY ARE CONCEPTUAL. ACTUAL LOCATIONS WILL BE DETERMINED AS THE LOT LAYOUTS ARE FINALIZED.

SCALE: NTS



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Projected Residential Units by Phase		
Phase 1	Single Family Residential	480
Phase 1	Medium Density Residential	138
Phase 2	Single Family Residential	469
Phase 3	Single Family Residential	402
Market Driven	High Density Residential	397
Market Driven	Commercial	199,007 SF
<b>Total</b>	<b>Total Residential Units</b>	<b>1,886</b>



A L C E A



**FIGURE 14**  
Phasing Plan

**LEGEND**

	PHASE 1
	PHASE 2
	PHASE 3
	MARKET DRIVEN
	MARKET DRIVEN

**PROJECT TEAM**

<b>Owner:</b> C/O: Mr. Craig Scott / Mr. Collin Scott Marathon Farming Investments	PO Box 11248 Casa Grande, AZ 85122  Phone: (520) 424-3593
<b>Land Planner:</b> C/O: Alan Beaudoin LVA Urban Design Studio, LLC	120 S. Ash Avenue Tempe, AZ 85281  Phone: (480) 994-0994 Fax: (480) 994-7332
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**APPROVALS**

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## 3.0 Regulatory Development Standards

### 3.1 Purpose and Intent

This section contains the land use and regulatory development provisions to implement the Alcea PAD amendment area. The regulatory development standards defined within this section shall supersede the applicable regulatory development standards within the Overfield Farms PAD and the City of Casa Grande Zoning Code. Where there is a conflict between a development standard defined within this section and a development standard defined within the Overfield Farms PAD or the City of Casa Grande Zoning Code, the development standard within this section shall prevail. If an applicable development standard is not defined within this section, then the standards defined within the Overfield Farms PAD shall apply. If an applicable development standard is not defined within the Alcea PAD Amendment or the Overfield Farms PAD, then the City of Casa Grande Zoning Code shall apply.

As discussed in **Section 1, Introduction and Overview** of this PAD, two standards defined within the *2003 Residential Design Standards for Planned Area Development* have been modified as permitted within Exception "C" to reflect the unique design criteria and development standards associated with the Alcea community. The proposed modifications are provided in **Section 3.4.1, Single-Family Residential Development Standards**.

### 3.2 Land Use Districts

The land use districts proposed for the Alcea community include uniquely designed development regulations and standards that are specific for the project. Below is a summary list of the land use districts for the property. These have been further defined within **Section 2.2, Land Use Master Plan** within this document.

- 3.2.1 LDR-8 PAD: A single family residential district that provides for an 8,500 square foot minimum lot size with a minimum lot width of 70-feet.
- 3.2.2 LDR-7 PAD: A single family residential district that provides for a 7,000 square foot minimum lot size with a minimum lot width of 60-feet.
- 3.2.3 LDR-6 PAD: A single family residential district that provides for a 6,000 square foot minimum lot size with a minimum lot width of 55-feet.
- 3.2.4 MDR PAD: A medium density residential district that allows attached and detached residential product type ranging from 4.0 - 8.0 dwelling units per acre. Typical product may include small lot single family detached or attached, single family cluster, or residential flats.
- 3.2.5 HDR PAD: A high density residential district that allows for multi-family residential product type with a density range of between 8.0 - 16.0 dwelling units per acre. Typical product may include apartments, townhomes, condominiums, or attached and detached cluster product.
- 3.2.6 COMM PAD: A general commercial district that permits medium-intensity commercial, retail, office and service uses at the community market scale.

### 3.3 Permitted Use List

The following list of uses defined with **Table 4, Residential Land Uses**, and **Table 5, Commercial Land Uses**, is intended to define principally permitted uses, conditional uses, and accessory uses within the Alcea community.

Principally Permitted Uses: A principally permitted use is designated with a “P”. Principally permitted uses are allowed by right within the designated land use district.

Conditional Uses: A conditional use is designated with a “C”. Conditional uses must follow the procedures defined within **Section 17.68, Article II** Procedures for Conditional Use Permit within the Casa Grande Zoning Code prior to approval of the use within the applicable land use district.

Accessory Use: An accessory use is designated with an “A”. Accessory uses are uses that are customary and incidental to the primary use of the property.

The list of uses in the tables below is descriptive in nature and does not necessarily represent the full extent of uses allowed. If a specific use is not provided on the list, the property owner, developer or developer’s representative may request an interpretation of analogous uses to the defined list provided below from the Casa Grande Planning Director. The Planning Director may administratively approve a use analogous to those listed below.

#### 3.3.1 Residential Land Uses

**Table 4, Residential Land Uses**, identifies the principally permitted uses, conditional uses, and accessory uses for all residential land use districts within the Alcea community.

<b>Table 4: Residential Land Uses</b>					
<b>Land Use</b>	<b>LDR-8 PAD</b>	<b>LDR-7 PAD</b>	<b>LDR-6 PAD</b>	<b>MDR PAD</b>	<b>HDR PAD</b>
<b>Principally Permitted Uses</b>					
Condominium	-	-	-	-	P
Dwelling, multi-family attached or detached	-	-	-	P	P
Dwelling, single family attached	P	P	P	P	P
Dwelling, single family detached	P	P	P	P	P
Model home complex (1)	P	P	P	P	P
Public and private parks and open space	P	P	P	P	P
Townhouse	-	-	-	P	P

*Footnote 1: Model home complex requires off-street parking surface with a 3” minimum aggregate base course or otherwise approved by the City, with accommodation for ADA accessibility. Signage and flag poles associated with the model complex shall follow City Sign Code standards. The model home complex expires within five years of the date of Certificate of Occupancy issuance. At five years from the Certificate of Occupancy, the associated parking lot, signage, flag poles, and fencing associated with the model complex shall be removed and parking converted into single-family homes with functional garages. An extension beyond five years can be issued through approval of a conditional use permit.*

Land Use	LDR-8 PAD	LDR-7 PAD	LDR-6 PAD	MDR PAD	HDR PAD
<b>Conditional Uses</b>					
Church, religious institution	C	C	C	C	C
Construction trailer	C	C	C	C	C
Home child care	C	C	C	C	C
Public utilities and facilities	C	C	C	C	C
Temporary office	C	C	C	C	C

Land Use	LDR-8 PAD	LDR-7 PAD	LDR-6 PAD	MDR PAD	HDR PAD
<b>Accessory Uses and Structures</b>					
Fences, walls and gates	A	A	A	A	A
Garage or enclosed storage	A	A	A	A	A
Private or jointly owned community center, recreational facilities, pools, tennis courts, spas, etc.	A	A	A	A	A
Satellite antenna	A	A	A	A	A
Tool sheds	A	A	A	A	A
Yard sales	A	A	A	A	A

### 3.3.2 Commercial Land Uses

**Table 5, Commercial Land Uses**, identifies the principally permitted uses, conditional uses, and accessory uses for the COMM-PAD district within the Alcea community.

<b>Table 5: Commercial Land Uses</b>	
Land Use	COMM-PAD
<b>Principally Permitted Use</b>	
Agriculture, including the production of food and fiber products, and tree farms, grazing and animal husbandry of livestock (to be phased out with development)	P
Appliance sale, service	P
Art/craft studio	P
Athletic clubs, health and fitness facilities	P
Bakery (for on-site sales less than 3,500 square feet)	P
Banks and other financial institutions (including drive thru facilities)	P
Barber shop and beauty salons	P
Blueprint shop and photo processing	P

<b>Land Use</b>	<b>COMM-PAD</b>
<b>Principally Permitted Use (continued)</b>	
Bowling alley	P
Business and office machine sales, service and repair shop	P
Church, religious institution	P
Clothing alterations	P
Clothing and costume rental shop	P
Commercial parking lots	P
Commercial recreation	P
Community center or meeting hall	P
Convenience store, gas pumps	P
Costume dressmaking, furrier, or tailor shop employing five persons or less	P
Dance or theatrical studio	P
Daycare	P
Delicatessen and catering establishment	P
Dry cleaning and laundry	P
Essential public service or utility installation	P
Farmers market	P
Florist	P
Galleries and studios	P
Game rooms, pool halls	P
Gas station	P
General service uses including business, personal and professional services establishments	P
General retail businesses engaged in direct sales to the ultimate consumer	P
Greenhouse	P
Hardware store	P
Interior decorator's shop	P
Lock and key shop	P
Medical, dental or health clinics	P
Museum	P
Music studio	P
Office	P
Pharmacy (with drive thru facilities)	P
Photographic studio	P
Pool service and supply store	P
Printing and publishing house	P
Public buildings	P
Radio and television studio	P
Restaurant (with drive thru facilities)	P

Land Use	COMM-PAD
<b>Principally Permitted Use (continued)</b>	
Schools (professional, technical and higher education)	P
Small animal grooming	P
Sports equipment sales and service	P
Theaters	P
Veterinary clinic (completely indoors)	P
Video arcade (all ages only, no adult-oriented)	P
Watch repair shop	P

Land Use	COMM-PAD
<b>Conditional Use</b>	
Automobile repair, tire sales, repair and mounting (exclude auto body)	C
Automobile washing establishments, including un-manned drive through and full service wash and detailing	C
Emergency care clinic (24 hours)	C
Wireless communication facilities	C

Land Use	COMM-PAD
<b>Accessory Uses and Structures</b>	
Business signs	A
Trash receptacles	A
Temporary buildings incidental to construction work	A

### 3.4 Development Standards

The provision of development standards protects the future property owners within the Alcea community as well as the adjacent existing and future property owners within the greater Overfield Farms PAD and surrounding neighborhoods. The standards are intended to preserve and protect the public health, safety and welfare, and provide appropriate transitions and compatibility between land uses and zoning designation within the Alcea community and adjacent properties. The standards identified herein have been established for yard, height, bulk and area requirements. The actual housing product submittal will be presented to the Planning Commission at a later time when individual parcels develop.

#### 3.4.1 Single-Family Residential Development Standards

**Table 6, Single-Family Residential (LDR PAD) Development Standards**, provides the bulk regulatory development standards that will apply to the LDR-8 PAD, LDR-7 PAD, and LDR-6 PAD land use districts. All accessory structures and uses shall comply with City Code.

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

**Footnotes:**

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

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

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

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

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

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

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

The Alcea PAD Amendment proposes two modifications to the *Residential Design Standards for Planned Area Developments* adopted by the City of Casa Grande in 2003 in order to effectively implement the overall master plan vision. The modifications are pursuant to the Exception "C" provision defined within the Residential Design Standards for Planned Area Developments. The Exceptions requested for this PAD are provided below, including the Original Standards as adopted and the proposed New Standard as it

shall apply to the Alcea PAD. All remaining standards defined within the Residential Design Standards for Planned Area Development not modified below shall remain in effect.

Section 2: Single-family lot and manufactured home space sizes

A. Original Standard: “For every single-family lot or space less than 7,000 square feet in area, an equal number of lots or spaces that are at least 8,000 square feet in area shall be provided.”

New Standard: “For every single-family lot less than 7,000 square feet in area, an equal number of lots greater than 7,000 square feet shall be provided, including a minimum of 40% of the lots greater than 7,000 square feet to be at least 8,500 square feet.”

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

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

B. Original Standard: “Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.”

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

**3.4.2** Medium Density Residential Development Standards

**Table 7, Medium Density Residential (MDR PAD) Development Standards**, provides the bulk regulatory development standards that will apply to the various medium density residential product types within the MDR PAD land use district, which may include residential attached or detached/cluster product. All accessory structures and uses shall comply with City Code.

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

*Footnotes:*

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

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

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

**3.4.3 High Density Residential Development Standards**

**Table 8, High Density Residential (HDR PAD) Development Standards** provides the bulk regulatory development standards that will apply to the various high density residential product types within the HDR PAD land use district, which may include multi-family apartments, condominiums, townhomes, and attached and detached cluster product. All accessory structures and uses shall comply with City Code.

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

*Footnotes:*

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

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

**3.4.4 Commercial Development Standards**

**Table 9, Commercial (COMM PAD) Development Standards**, provides the bulk regulatory development standards that will apply to all commercial uses within the COMM PAD land use district.

<b>Table 9: Commercial (COMM PAD) Development Standards</b>	
<b>Standards</b>	<b>Commercial</b>
Minimum Lot Area	None
<b>Building Setbacks (feet)</b>	
Perimeter Adjacent to a Property Line	20
Perimeter Adjacent to a Street	20
Interior Front, Side and Rear	0
Loading Docks Facing Residential Use or District	50
<b>Landscape Setback (feet)</b>	
Abutting a Street (feet)	20
Abutting a Residential Use or District	20
Abutting Non-Residential Use or District	20
Maximum Building Height (feet)	35
Maximum Floor Area Ratio	0.30

### 3.5 Off-Street Parking

The Alcea PAD Amendment shall comply with the off-street parking requirements as defined within Chapter 17.56 of the Casa Grande Zoning Code, as may be amended from time to time, except where in direct conflict with a development standard, regulation or procedure defined within this PAD, and with the following revisions and additions:

1. **Vehicle Overhang:** Where a required off-street parking space is designed to abut a landscaped area that is a minimum of six feet wide or a sidewalk or pedestrian pathway that is a minimum of six feet wide not including the curb width (eight feet wide if head-on parking on both sides), the length of any such parking spaces may be reduced by two feet for spaces that provide concrete curbing adjacent to such landscape area or sidewalk in lieu of bumper barriers. Vertical growth landscaping (not including groundcover) shall be setback at least two-feet to allow for the vehicle overhang.
2. **Parking Lot Screening:** All surface parking lots shall be screened from view from the public street with a decorative screen wall, earth berm, solid landscape hedge or some combination of the three to a height of between thirty-six (36) inches and forty-eight (48) inches measured from the top of curb of the adjoining street.

### 3.6 Signage Standards

The Alcea PAD reserves the right to prepare and submit a Comprehensive Signage Plan for all or a portion of the property as an Amendment to the Alcea PAD. The Comprehensive Sign Plan may address residential signage and/or commercial signage, and may be developed with the intent to supplement and/or supersede the signage standards within the City Zoning Code.