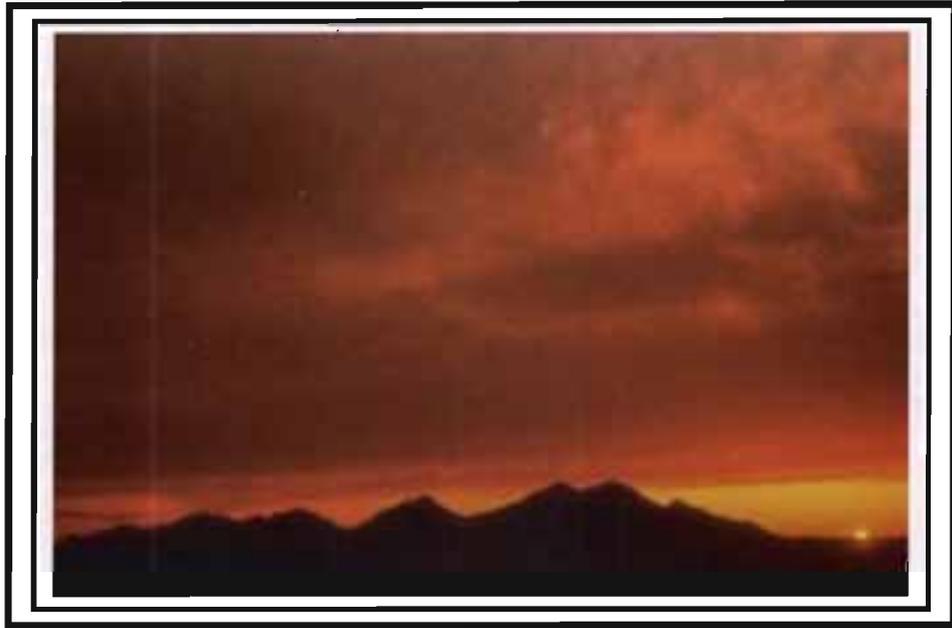


Avalon



**Preliminary Development Plan and
Development Guide for a
Planned Area Development
Located at the Southwest Corner of
Val Vista Boulevard and Faldale Road**

February 2003

CGPZ - 3- 03

also see CGPZ-70-03; PAD AMENDMENT

Avalon

Preliminary Development Plan and Development Guide for a Planned Area Development Located at the Southwest Corner of Val Vista Boulevard and Faldale Road

CGPZ -3- 03

February 2003

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Avalon

Preliminary Development Plan and Development Guide for a Planned Area Development

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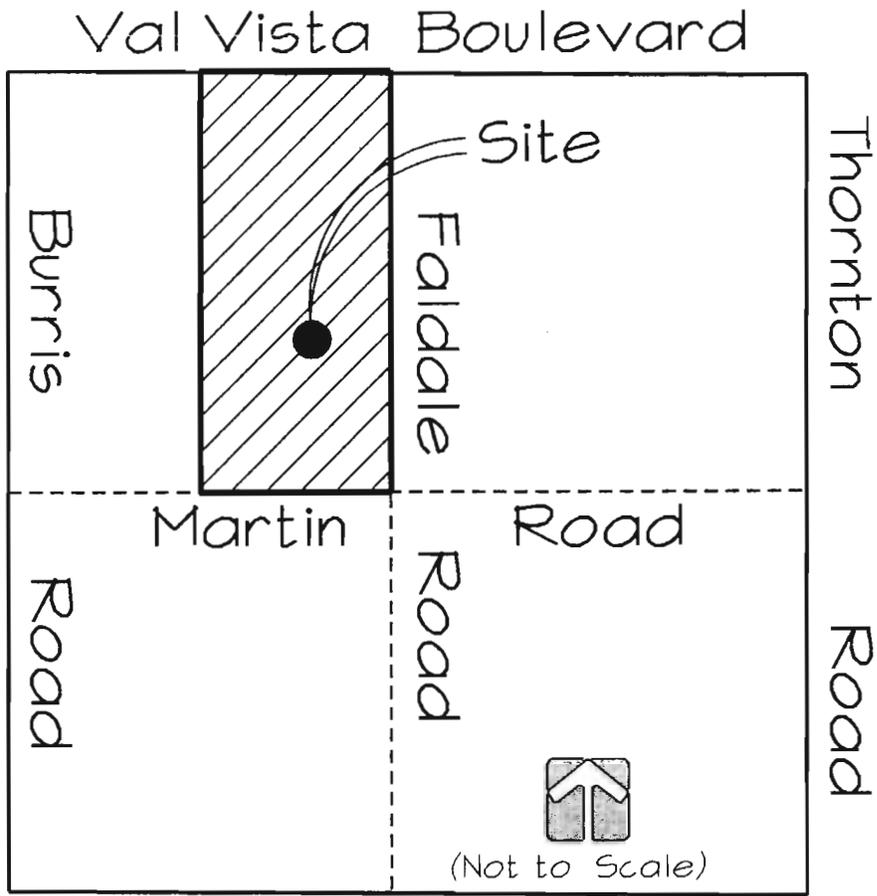
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Exhibits

Exhibit	Description
A	Preliminary Development Plan
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Table	Description
1	Percentage of Yield by Lot Size



Vicinity Map

The east half of the northwest quarter of Section 30, T.5 S., R.6 E., G&SRM, Pinal County, Arizona

Avalon

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Avalon is a proposed 80-acre community located at the southwest corner of Val Vista Boulevard and Faldales Road as illustrated on the attached vicinity map. This Development Guide is being submitted to the City of Casa Grande as a supplement to the Zoning application and is intended to demonstrate the quality of subdivision design intended for the new community.

The purpose of the zoning application is to request a zone change for the **Avalon** site from the property's current zoning of UR (Urban Ranch) to Planned Area Development (PAD) zoning.

2.0 Land Use Plan/ Preliminary Development Plan/ Project Description

Avalon has been carefully planned to create a high-quality living environment within the City of Casa Grande. The residential community will consist of 266 site-built single-family detached lots/homes, along with significant open space (approximately 16%), which ties into the open space and trail system in the proposed adjacent development of Copper Buttes located along the western boundary of the property.

The site has been designed with residential three lot sizes, offering a mix of housing opportunities, income levels and lifestyles within one community. Parcel A contains 79 single-family lots. Approximately 63 of the lots within

Minimum Lot Size	Yield	Percentage of Total Yield
6,325	63	23.7%
7,000	121	45.5%
8,050	82	30.8%
Total	266	100%

Residential Development Guidelines

Parcel	Proposed Zoning	Minimum Lot Area	Lot Size	Minimum Yard Setbacks				Maximum Bldg. Height	Min. Distance Between Buildings
				Front	Rear	Side (Interior)	Side (Corner)		
A	P.A.D.	6,325 S.F.	55' X 115'	15'-23'	20'	5' & 10'	15'	28' - 2 story	10'
B	P.A.D.	7,000 S.F.	60' X 117'	15'-23'	20'	5' & 10'	15'	28' - 2 story	10'
C	P.A.D.	8,000 S.F.	70' X 115'	15'-23'	20'	5' & 10'	15'	28' - 2 story	10'

1. 15' To livable portion of home or covered porches. 20-23' min. to front loaded garage. Side loaded garages will be setback 15'.

2. Landscape tracts provided adjacent to entry corner lots. Minimum of 10' Tracts and minimum of 5' Building setback from tract.

3. No walls will be allowed to be built within 10' pue's adjacent to corner lots.

4. No additional perimeter setback requirements apply.

5. A lot matrix will be provided with each plat which describes exact square footage of each lot.

Site Summary Table

Parcel	Existing Zoning	Proposed Zoning	Proposed Use	Gross Area	Yield	Gross Density	Open Space Area	Percent of Open Space
A	UR	PAD	SINGLE FAMILY	20.6 AC.	79 LOTS	3.8 DU/AC	2.3 AC.	11%
B	UR	PAD	SINGLE FAMILY	31.6 AC.	105 LOTS	3.3 DU/AC	5.1 AC.	16%
C	UR	PAD	SINGLE FAMILY	28.1 AC.	82 LOTS	2.9 DU/AC	4.9 AC.	17%
TOTAL				80.3 AC.	266 LOTS	3.4 DU/AC	12.3 AC.	15%

*OPEN SPACE AREA EQUATES TO 16% OF TOTAL SITE.

OPEN SPACE AREA INCLUDES ALL LANDSCAPE TRACTS.

**YIELD MAY VARY BASED ON FINAL PLAT APPROVAL.

***16 LOTS OF PARCEL A ARE GREATER THAN 7,000 SQUARE FEET.

Parcel A have a minimum lot area of 6,325 square feet and a 55-foot minimum lot width. Approximately 16 lots within parcel A are over 7,000 square feet in size. Parcel B contains 105 lots with a minimum lot area of 7,000 square feet and a 60-foot minimum width. Parcel C contains 82 lots with a minimum lot area of 8,050 square feet and a 70-foot width. Table 1 illustrates the percentage of the project's yield by lot size. As Table 1 illustrates, only 23.7% of the proposed lots are less than 7,000 square feet in size.

2.1 Residential Subdivision Design

The design of a subdivision is critical to the success of a "visually diverse" community. **Avalon** has been designed with curvilinear streets, cul-de-sacs, and centralized, useable and highly visible open space. The local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic-calming measure.

To maximize visual impact for the community, all entries into the community terminate with views into the centralized open space. The entry from Faldale Road terminates with a view into the largest open space area containing a tot lot, ramada and barbeque. In addition, a majority of the other local roads also have views in the open space. Providing views into these open space areas encourages the use and supervision of the areas. A large landscape buffer / drainage channel is provided along Val Vista Boulevard and Faldale Road. In order to improve the overall appearance of the community as well as create a unifying design element, all corner lots adjacent to subdivision entries are designed with a landscape tract adjacent to the street. This landscape tract is to be maintained by the master homeowner's association. The entry monumentation and theme wall design for **Avalon** creates an additional unifying element.

Details regarding the specific subdivision and home development standards, as well as a discussion of this project's conformance to Casa Grande's PAD Residential Design Standards, are noted in Appendix 'A' to this Development Guide. Building setbacks are illustrated on the Development Plan within this document.

2.2 Open Space

Approximately 12.8 acres of open space is proposed within **Avalon** to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to approximately 16% of the overall project (15% minimum required). The internal open spaces are strategically located for high visibility and all entries as well as many of the local roads terminate with views into open space areas. In addition, the open spaces serve as pedestrian/bike connections through the site. The open spaces are connected by 10-foot wide multi-use pathways and 5-foot wide walkways that meander through the open space corridors as illustrated on the Site Plan and the Conceptual Landscape Exhibit. This trail system serves to physically and visually tie the various neighborhoods into a community. The internal 10-foot wide multi-use path and 5-foot wide walkway network will be designed to provide safe and convenient connections/linkages to all open spaces. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director and shall be covered by pedestrian and multi-use public access easements.

The open space areas are designed to retain storm water generated on the site in an aesthetically-pleasing design. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. Open space tracts for the PAD shall be improved (i.e., landscaped, paths installed, etc.) concurrent with the phase in which it is located. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.

As illustrated on the site plan, a centralized amenity area is proposed for the project within the large central open space area. The area will contain a large children's play area, half basketball court, shade ramada, picnic tables, barbeque, and turf areas for passive recreation. This amenity area is centrally located to the project and residents will be able to easily access the amenity area via the 10-foot multi-use trail proposed.

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-

gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

3.0 Relationship to City of Casa Grande General Plan

The Casa Grande General Plan indicates that the site is appropriate for Low-density residential (1 – 4.0 dwelling units per acre) uses. **Avalon's** proposed density of 3.3 dwelling units per gross acre is within the allowed density and conforms to the land uses and land use policies of the Casa Grande General Plan.

4.0 Existing Site Conditions

As shown on the vicinity map, **Avalon** consists of approximately 80 acres located at the southwest corner of Val Vista Boulevard and Faldale Road. The site is presently undeveloped, with no improvements.

The site drains from north to south with an approximate slope of 1.2%. Several regional washes transverse through the site. These washes have been combined into drainage channels located along Val Vista Boulevard and Faldale Road. Additional off-site drainage from the proposed Copper Buttes development will enter the site in the southwest corner of the property, be channelized around the property, and exit the site at historical outlet.

5.0 Relationship to Surrounding Properties

The primary character of the area is undeveloped and scattered single-family residential on one-plus acre lots and vacant desert. The character and zoning of the surrounding properties are as follows:

- Areas to the north are scattered single-family residential uses within the platted Desert Vista subdivision and undeveloped/vacant desert, zoned GR (General Rural) and under the jurisdiction of Pinal County.
- Areas to the east are currently undeveloped/vacant desert. The property is zoned PAD and a future residential community (Gila Buttes) is proposed. The design of **Avalon** has anticipated the Gila Buttes future development and streets have been designed to match future street connections.
- Areas to the south are undeveloped/vacant desert, are located within the City of Casa Grande, and are zoned UR (Urban Ranch). Further to the south is the Casa Grande Airport.
- Areas to the east are currently undeveloped/vacant desert. The property is zoned PAD and a future residential community (Copper Buttes) is proposed. The design of **Avalon** has anticipated the Copper Buttes future development and streets have been designed to match future street connections.

The site is discussed within City of Casa Grande Municipal Airport – Airport Master Plan, adopted in 1987 and amended in 1998, the site is indicated as likely to develop with residential land uses similar to those that are requested in this application. The Airport Master Plan indicates that the site is not located within any noise contours. The site falls within the City's designated Airport Influence Area.

The developer has proposed that language will be placed on all plats, deeds, titles and/or leases that puts the potential property owner/lessee on notice regarding the proximity of the airport and the potential for noise. The developer shall record an aviation easement which will provide notice of the proximity and activity of the Casa Grande Municipal Airport on the subject property prior to transfer of the property. The developer shall disclose to any buyer (including individual residential buyers) the proximity of the Casa Grande Municipal Airport, its runways, and its flight paths. It will disclose the types of aircraft operating at the airport, activity levels at the airport, projected growth figures for the types of aircraft and activity levels, and the fact that the Casa Grande Municipal Airport operates 24 hours a day each day of the week. Said disclosure shall appear not only in the Department of Real Estate Public Report but also in a separate document acknowledged by the buyer. One copy of the separate

document signed by the buyer shall be sent to the attention of the City of Casa Grande Airport Manager.

6.0 Accessibility

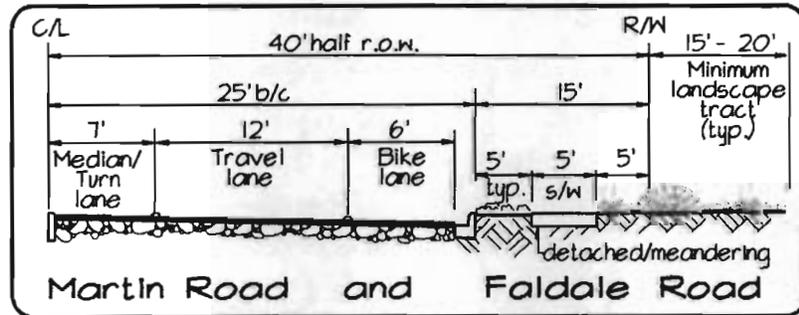
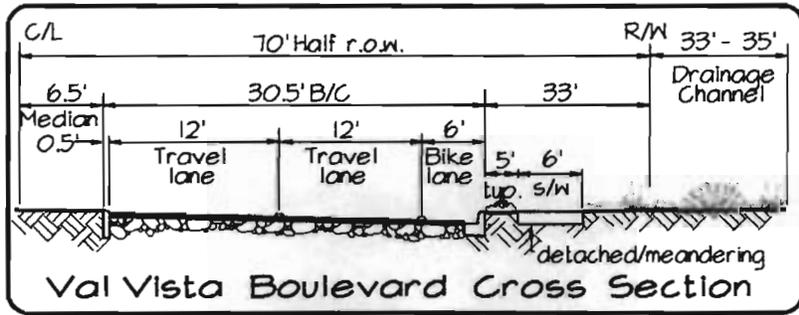
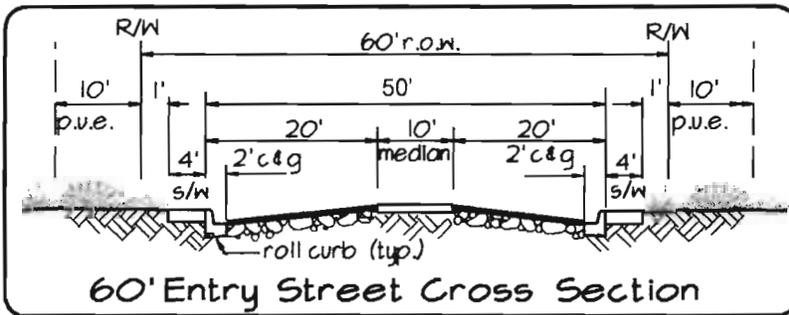
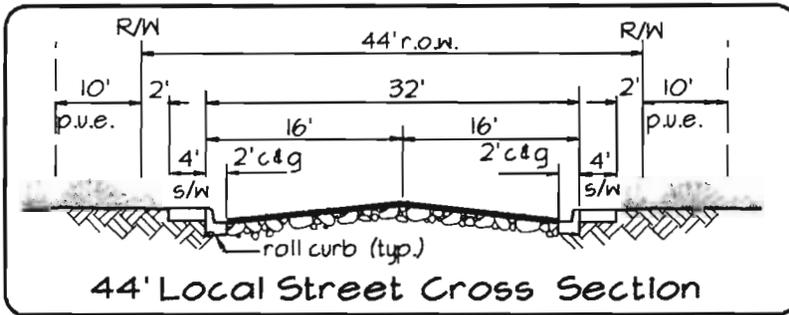
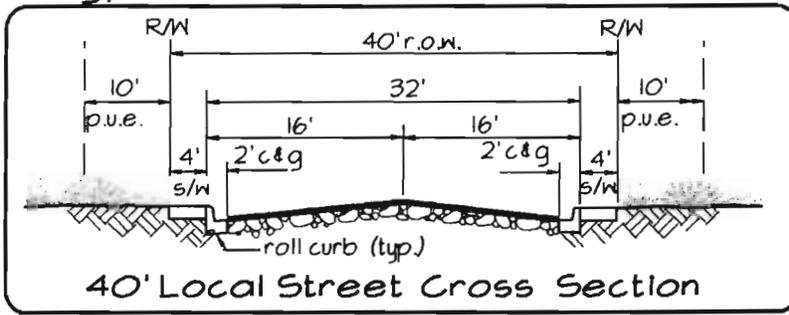
The principal access to **Avalon** is from Val Vista Boulevard, which is a graded dirt two-lane roadway adjacent to the north boundary of the site. Secondary access to **Avalon** is via Faldales Road, which is a non-maintained dirt collector roadway adjacent to the east-side of the site. The collector road to the south, Martin Road, is not developed at this time.

7.0 Circulation System and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of traffic generated by **Avalon**.

The developer will be responsible for the engineering and construction of the south half of Val Vista Boulevard adjacent to **Avalon**. The road is currently a graded dirt two-lane arterial roadway adjacent to the north-side of the site. The developer will dedicate a 70-foot half right-of-way for major arterial future improvements by others. Developer will install paving, curb, gutter, median, striped bike lane, 6-foot wide detached, meandering sidewalk, and landscaping within the right-of-way per minor arterial requirements. Sidewalks along all collector and arterial roadways shall be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within right-of-way, which will be maintained by the project's Homeowner's Association. Maintenance of arterial median landscaping, if any, is to be

Typical Street Sections



the responsibility of the City of Casa Grande upon installation by the developer and acceptance by the City. It is noted that the City's 2010 General Plan identifies Val Vista Boulevard as an expressway. The developer shall participate pro-rata for its share in any payback device for Val Vista Boulevard improvements which are completed as part of the Copper Mountain Ranch project development.

The developer will be responsible for the engineering and construction of the west half of Faldale Road adjacent to **Avalon**. Faldale Road is currently a non-maintained dirt collector roadway adjacent to the east boundary of the site. The developer will dedicate 40-foot half right of way and install paving, curb, gutter, median, striped bike lane, 5-foot wide detached, meandering sidewalk, and landscaping within the right of way per minor collector requirements. Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping within right-of-way. Maintenance of arterial median landscaping, if any, is to be the responsibility of the City of Casa Grande upon installation by the developer and acceptance by the City.

The developer will be responsible for the engineering and construction of the north half of Martin Road adjacent to **Avalon**. They will dedicate 40-foot half right of way and install paving, curb, gutter, 5-foot wide detached, meandering sidewalk, and landscaping within the right of way per minor collector requirements. Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping, which will be maintained by the project's Homeowner's Association.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Avalon**. They will dedicate 44-foot and 40-foot right-of-way respectively as a function of neighborhood traffic needs. Use of the 40-foot wide right-of-way will be restricted to cul-de-sac streets with limited trip generation characteristics. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande.

The homeowner's association will maintain all landscaping within the public right-of-way except for any landscaping occurring within arterial road medians.

8.0 Public Facilities

Police and fire protection will be provided by the City of Casa Grande. Refuse collection will be provided by the City of Casa Grande.

Avalon is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school facility is located approximately three miles away, at the intersection of McCartney and Trekell Roads. A proposed elementary school site is located in the future Gila Buttes subdivision to the east of the project. The developer has sent copies of the proposed development to the school district and are awaiting the district's response to our proposal.

This residential development will include usable open space areas and other passive recreational amenities as noted previously throughout this document. Active recreational amenities are proposed within **Avalon**. In addition to these amenities, the Dave White Regional Park is located approximately two miles to the south of **Avalon**. No other public recreational areas or parks exist near the site.

9.0 Phasing Plan

The project is proposed to be developed in three phases as illustrated on the Phasing Exhibit included within this document. The phasing plan is preliminary at this time, and

is subject to modifications depending on market conditions and absorption rates. A more detailed phasing plan, meeting the approval of the City Engineer, Planning Director and the Planning and Zoning Commission will be established during the Preliminary Plat review process.

10.0 Utilities

Any utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council. Sewer facilities, street lights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

The City of Casa Grande's sewer facilities that will serve this site consists of an existing 27" sewer line located on the Thornton Road alignment approximately one half mile east of and one mile south of Avalon. The preliminary sewer analysis indicates that the generated demand will be satisfied by a 10-inch diameter main with a minimum slope of 0.24 percent. It is the developer's intent to construct this 10-inch line east to the proposed 15-inch main in Thornton Road. If this main has not been constructed in conjunction with the future Gila Buttes development, it will be constructed as part of phase one of this project to the terminus of the existing 27-inch trunk main. The developer will be responsible for extending City sewer service to this development in accordance with City Engineer approved final sewer reports and plans and all applicable City codes. The sewer proposals included in this Development Guide cannot be fully evaluated or approved without thorough analysis of the required sewer reports and plans for this development. A Preliminary Sewer Report will be submitted to and approved by the City Engineer prior to approval of the Preliminary Plat for the site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project.

10.2 Potable Water

Potable water for **Avalon** will be provided by the Arizona Water Company. The site lies within the Arizona Water Company service area. The company's water system will serve the site with an existing 12" water line located in Val Vista Boulevard, one-half mile east of the site at Thornton Road. A Preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to approval of the Preliminary Plat for the site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

10.3 Electrical Power

Electrical service will be provided by Arizona Public Service Company.

10.4 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.5 Telephone

Telephone services will be provided by Qwest Communications.

10.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

11.0 Grading and Drainage Concept

The grading and drainage concept for **Avalon** consists of providing retention basins within the proposed open space areas as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. Final

drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project. A Conceptual Grading and Drainage Design Report will be submitted to and approved by City Engineer prior to approval of the Preliminary Plat for the site. Final drainage reports and plans, meeting the approvals of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells will be used as recommended by the City Engineer.

12.0 Tree Preservation

The developer shall work with the City Planning Department to develop a plan for identifying and preserving and/or relocating all large (specimen type) desert trees existing on the site.

13.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the community and home will endure, **Avalon** will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&Rs). The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R's will be presented to the City Planning Director for review and approval prior to the approval of any Final Subdivision Plats.

14.0 Homeowners Association

A homeowners association will be formed with the development of **Avalon** which will maintain all landscape tracts, perimeter walls, and open space areas including drainageways, perimeter walls and landscaping within rights-of-ways (except arterial, collector or local roadway medians).

15.0 Dietz-Crane Homes

Dietz-Crane Homes has been recognized as a leader in every aspect of homebuilding. Their reputation for quality, variety, and affordability has put them at the head of the homebuilding industry. They carefully chose the location of their communities and the design of their homes in order to meet the needs of the homebuyer. Because Dietz-Crane Homes has focused on staying committed to craftsmanship, design and value, they are building some of the finest homes in Arizona.

16.0 Development Team

The developer has assembled a development team to design **Avalon** as a community any homebuyer would be proud to live within. A community which attracts, meets the needs of, and is accessible to a variety of homebuyers. The development team consists of the following:

Owner/Builder:

Dietz-Crane Homes

8125 North 23rd Avenue, Suite 100
Phoenix, Arizona 85021
Contact: Greg Loper
Phone: 602-973-8632 x228
Fax: 602-973-6284

Land Planner:

Arizona Land Design

5202 East Oakhurst Way
Scottsdale, Arizona 85254
Contact: Christine Taratsas, RLA
Phone: 480-951-6410
Fax: 480-315-8698

Engineer:

DNA, Inc.

314 East 8th Street
Casa Grande, Arizona 85222
Contact: Bill Collings
Phone: 520-836-5501
Fax: 602-271-9985

17.0 Conclusion

Avalon is a community which invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and centrally located for high usability. Additional design features such as significant entry monumentation and attractive perimeter theme wall design as illustrated within this PAD booklet combine to create a high quality residential community, which the owner is proud to develop within the City of Casa Grande.

Development of **Avalon** will be in accordance with applicable code requirements of the City of Casa Grande, the City's Residential Design Standards for PAD's and the approved Development Guide, and any other conditions deemed necessary by the City of Casa Grande Council.

Avalon

Appendix A Residential Development Standards

Appendix A

1.0 Residential Development Standards

Avalon has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of **Avalon** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 12.8 acres of open space is to be landscaped as inviting recreational areas and pedestrian corridors. The open space equates to approximately 16% of the site. This open space percentage is more than the 15% open space required by the City for PAD's. The internal open space areas are centralized as much as possible to maximize use by all of the community. Every home within **Avalon** will be within 1000 feet of a pathway or open space area. A Homeowners Association will be formed to maintain all landscape tracts.

The open spaces are strategically located for high visibility and serve as pedestrian/bike pathways through the site. All subdivision entries and numerous interior roads terminate with views into open space areas. These open spaces are connected by a series of pedestrian pathways and paths, which serve to physically and visually tie the neighborhood together. Safety lighting will be provided for some open space areas as required by the City Planning Director.

The open space areas were designed to retain storm water generated on the site in an aesthetically-pleasing design. Many of the proposed open space areas will provide retention for the project. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space and recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year flood-water surface elevation. Drywells will be utilized where necessary in retention basins per the City of Casa Grande drainage design guidelines.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director, shall be submitted prior to the approval of any Final Subdivision Plats for the property.

1.1.2 Multi-Story Homes

No multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

1.1.3 Streetscapes and Entrances

The perimeter wall design as depicted in this document illustrates the use of varied material including block and cultured stone. The theme wall will consist of smooth, painted CMU block with an accent split-face block course set at an angle and a split-face block band along top of wall. Split-face block columns will be located approximately 120–180 feet apart. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120–180 feet apart in order to create visual “stagers” in the wall. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

A minimum 20’ wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance. Attractive lighted entry monumentation similar to the features depicted in this document will be installed by the developer and will promote the sense of arrival and of a high-quality residential community.

1.1.4 Front Yard Landscaping

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic

irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

1.1.5 Miscellaneous

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

1.2 Additional Requirements for PAD Layout and Design

The following additional development standards will be utilized at **Avalon**.

- Curvilinear street system. The project has been designed with a curvilinear street system. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- Stagger front yard setbacks. Front-loaded garages will vary in setback from 20 feet to 23 feet. The developer proposes to vary the building relationship to the street by providing a 23-foot front setback on every third or fourth lot with a front-loaded garage. The minimum setback for front porches, side-entry garages and livable areas, which project in front of the front-loaded garage, shall be 15 feet. Lot development standards are noted on the Development Plan included within this document.
- Multi-Use Path. A 10-foot wide concrete path and 5-foot wide concrete walks will meander through the development's proposed open space corridors physically tying the community together. The internal path (10-foot wide) and walkway (5-foot wide) network shall be designed to provide safe and convenient connections/linkages to all open space amenities. All walkways and paths will be constructed of concrete and designed to AASHTO

standards and the recommendations of the City Engineer and Planning Director. Except for those located within public right-of-way, all paths and walks shall be covered by pedestrian public access easements, if requested by the City.

- Enhanced Subdivision Entries. The entrances to **Avalon** shall be designed to create a sense of arrival. Attractive lighted entry monumentation as depicted in this document will be installed by the builder/developer and will promote the sense of a high-quality residential and commercial development. Raised, landscaped medians will be provided at all entry streets into the community.
- Landscape Buffers. Landscape tracts/buffers are provided along all arterial and collector roadways as depicted in this document. As noted previously, a minimum 20' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance.
- Enhanced Perimeter Wall Design. The perimeter wall design as depicted in this document illustrates the use of varied materials including smooth and split-face block. The theme wall will consist of smooth, painted CMU block with an accent split-face block course set at an angle and a split-face block band along top of wall. Split-face block columns will be located approximately 120–180 feet apart. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120–180 feet apart in order to create visual “stagers” in the wall. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Avalon** has not been determined at this time. However, Dietz-Crane Homes intends to offer product at **Avalon** similar to the product offered at their Copper Vista development. The homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product Dietz-Crane will build at **Avalon** will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented

to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to Council approval of the final subdivision plat for **Avalon**.

The following guidelines will be followed when developing the product for the project:

2.1 Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The developer/homebuilder will not allow two homes with the same front elevation or color schemes to be located on adjacent lots or across from each other within **Avalon**. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on Val Vista Boulevard.
- Emphasis (covered front porches, bay windows, etc.) will be placed on the front elevations of homes. Front entries will be visible from the street.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs and/or similar architectural embellishments will be provided on all front, rear and side elevations.

2.2 Roofs

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and designs will be provided. Concrete tile shall be utilized for all sloped roofs. The Planning and Zoning Commission may give consideration to alternate durable roof materials that are consistent with the housing theme of **Avalon**.
- Unique roof colors will be matched to each home color scheme.

- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC, or evaporative coolers. All such equipment must be ground-mounted.
- Covered courtyards or patio areas will be standard and will be incorporated into the architecture of the home.
- Stuccoed patio cover columns will be provided. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Development Director.

2.3 Garages

- On lots that are at least typically seventy feet (70') wide, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than ten feet (10').
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.

2.4 Additions and Modifications

- All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages shall not be converted or enclosed for other uses.
- Accessory buildings shall be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.

3.0 Additional Requirements for PAD Residential Architecture

Four of the standards listed below will be mandatory for the developer to implement at **Avalon**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to approval of the final subdivision plats.

- Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission, and Pueblo.
- Provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows, and/or dormers as standard features on all homes.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.
- Reduce the impact of two-story homes by limiting the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.
- Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open space areas.
- Provide one elevation per project or product type that uses flat roof, e.g., Santa Fe or Pueblo architectural style elements.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

Avalon

Appendix B
City of Casa Grande Council Stipulations

AGENDA ITEM: _____

DATE: _____

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted: 2-25-03	Date Requested: 3-3-03
Type of Action Requested	Subject
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other _____	CGPZ-3-03: "Avalon" PAD

RECOMMENDATION:

It is recommended that Council approve this request with the following conditions:

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.
2. All internal and adjacent roadways shall be designed and built to City standards, except as may be approved by the City Engineer.
3. A deceleration lane shall be provided for the Val Vista Blvd. entrance.
4. Landscaping and signage, if applicable, within the local street entrance medians shall be maintained by the project's homeowner's association.
5. Minimum five-foot wide concrete walkways shall be provided from Martin Road or Faldale Road across the tract at the project's southeast corner to the internal local street and within the 50-foot drainage channel between this project and the Copper Buttes PAD.
6. Perimeter walls and signage for this PAD shall complement the theme for perimeter walls and signage used/planned for adjacent PADs, except as otherwise approved by the Planning and Development Director. Perimeter walls along Val Vista Blvd. will include staggers meeting the approval of the Planning and Development Director.
7. Benches shall be provided along the central pathway and least one additional ramada will be provided within the central open space tract near the south end of the PAD.

8. Development of the site shall be in accordance with the Avalon Development Guide/Plan and all applicable City codes and ordinances.
9. Homes backing Val Vista Blvd. shall be limited to one-story in height.
10. The Planning and Zoning Commission recommends that the applicant discuss the proposed development and its impact on the High School with the Casa Grande High School Superintendent and/or Casa Grande High School Board.
11. Any other conditions the Council deems necessary.

DISCUSSION:

Dietz-Crane Homes (Greg Loper and/or Harry Rench) request approval of a Zone Change from UR (Urban Ranch Residential) to PAD (Planned Area Development) for a proposed single-family residential development (Avalon) on 80 acres m.o.l., located approximately one-half mile west of the southwest corner of Val Vista Blvd. and the Thornton Road alignment, A.K.A. the east ½ of the NW ¼ of Section 30, T5S, R6E, G&SRM, Pinal County, Arizona, APN 509-84-7 and 8.

The subject property is undeveloped desert. Surrounding properties are zoned and developed as follows:

Location	Zoning	Current Uses
North	Unincorporated Pinal County	Undeveloped
South	UR (Urban Ranch)	Undeveloped
West	PAD (Planned Area Development)	Undeveloped Copper Buttes PAD
East	PAD (Planned Area Development)	Undeveloped Gila Buttes PAD

The 2010 General Plan designates the subject property as LDR (Low Density Residential), allowing up to four dwelling units per acre. The proposed zoning is consistent with the approved Land Use Plan.

Val Vista Blvd. to the north, a future ½ section collector to the east (Faldale Road), a future ½ section collector roadway to the south (Martin Road), and the undeveloped Copper Buttes PAD to the west bound this project. Half street improvements to the adjacent arterial and collector roadways, including curb, gutter, sidewalks, and decel lanes will be completed with this subdivision. Half right-of-way for a major arterial has been requested for Val Vista Blvd., although the roadway will likely be built as a minor arterial initially. Upon the future development of Copper Mountain Ranch, additional lanes will be needed and at some point the roadway may be built to an expressway standard per the 2010 General Plan. Full street improvements will be provided for all roadways within this PAD. All streets will be built to City standards.

Preliminary drainage and traffic reports have been submitted. Additional preliminary grading, drainage, and wastewater reports/studies will be presented to the engineering department along with the future preliminary plat application. Retention areas are provided throughout the project and streets are designed to convey water to the basins per City standards. The applicant hopes to tie into an existing sewer line in the Thornton Road alignment, but realizes that other options may be necessary. Final plans and reports for all public improvements will be reviewed as part of the Final Plat process. This project is located within the City's Airport Influence Area and the developers/builders will be required to disclose the proximity of the airport to future homeowners.

There are three typical single-family lot sizes for this project, ranging from 55 feet to 70 feet wide and 6,325 to 8,000+ square feet in area. All of the 266 lots proposed will be at least 6,000 square feet in area, approximately 23 percent of the lots are less than 7,000 square feet, and approximately 30 percent of the lots are greater than 8,000 square feet. This creates a diverse mix of housing product types and prices preferable in master planned developments. The resulting 3.4 d.u./acre density is lower than allowable per the General Plan.

At least 16 percent of the site is designated for open space by this plan. Open space is largely concentrated within centralized open areas that will have walkways, a tot lot, ramadas, and other amenities. There are also wide landscape tracts around the north, east, and south perimeters that aid in buffering the site from the roadways. A Homeowner's Association will be established to maintain all open space areas.

The applicant has notified the elementary and high school districts of this request and has asked the elementary school district to credit the donation of the adjacent school site in the Gila Buttes PAD for this project.

Avalon utilizes the City's newly revised PAD development standards. The proposed lower residential densities, larger lot sizes, walkways, open space allotment and design, curvilinear streets, and enhanced entryways follow the new PAD requirements. Additional PAD standards are discussed in the Development Guide.

Avalon will also comply with the City's newly revised PAD architectural requirements to improve housing quality and diversity. Preliminary housing guidelines are included in the PAD Guide and elevations will be presented for Commission approval at a later date.

A phasing plan has been included in the Development Guide and shows the site developing from north to south.

On February 6, 2003 the Planning and Zoning Commission voted to forward a favorable recommendation for this request to the City Council.

FISCAL IMPACT:

Typical costs and revenues associated with residential developments.

ALTERNATIVES:

1. Approve the request.
2. Deny the request.
3. Table the request.

Prepared by:

Approved by:

Approved by:

Approved by:

Senior Planner

Planning and Development
Director

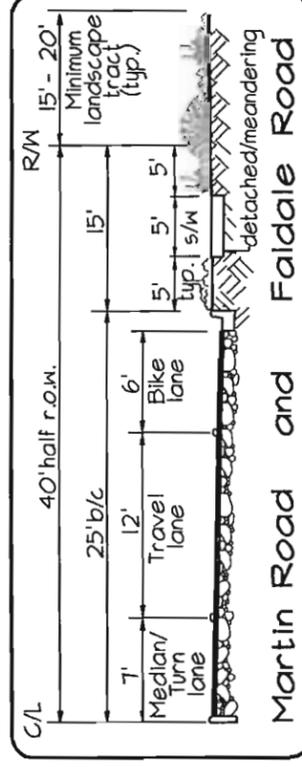
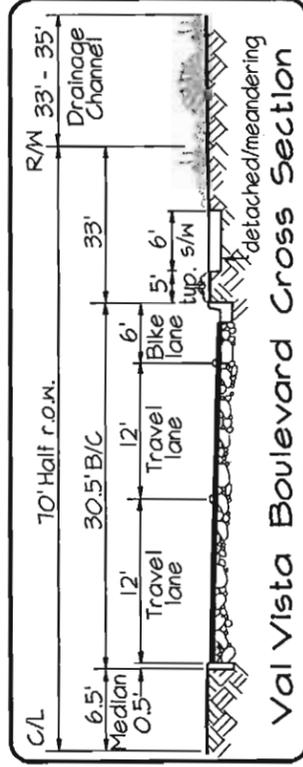
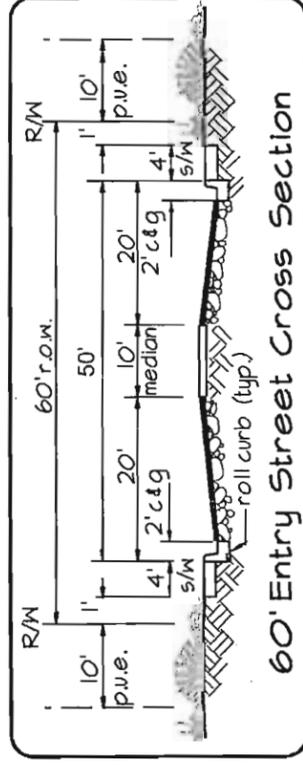
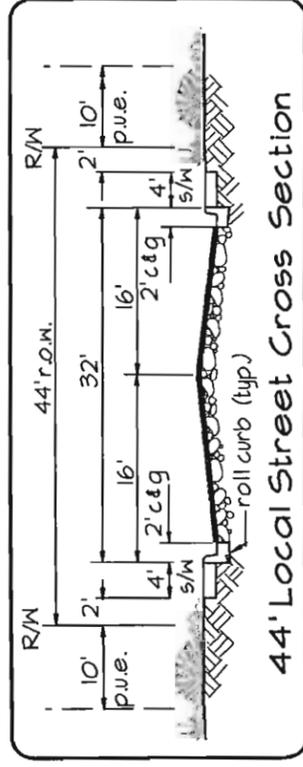
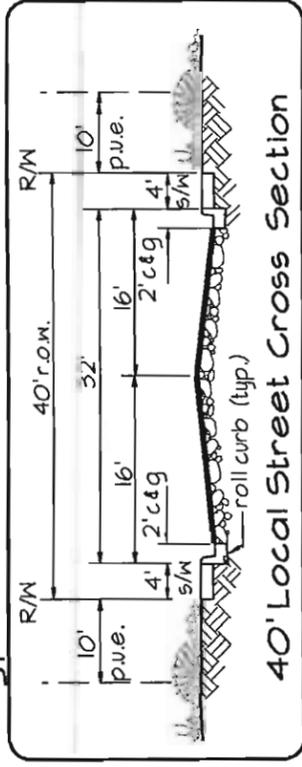
Planning and Zoning
Commission Chairperson

City Manager

Avalon

Exhibit A Preliminary Development Plan

Typical Street Sections



Tract Table

Tract	Area	Proposed Use
A	0.6 Ac.	33'-35' Drainage channel/O.S.
B	1.3 Ac.	33'-35' Drainage channel/O.S.
C	0.4 Ac.	Retention/Open Space
D	0.9 Ac.	48' Drainage channel/Open space
E	0.5 Ac.	48' Drainage channel/Open space
F	2.2 Ac.	Retention/Open Space
G	0.6 Ac.	Retention/Open Space
H	0.9 Ac.	Retention/Open Space
I	0.4 Ac.	10' Side Yard Landscape Tract
J	1.5 Ac.	48' Drainage channel/Open space
K	1.5 Ac.	Retention/Open Space
L	1.9 Ac.	48' Drainage channel/Retention
Total		12.3 Acres

Residential Development Guidelines

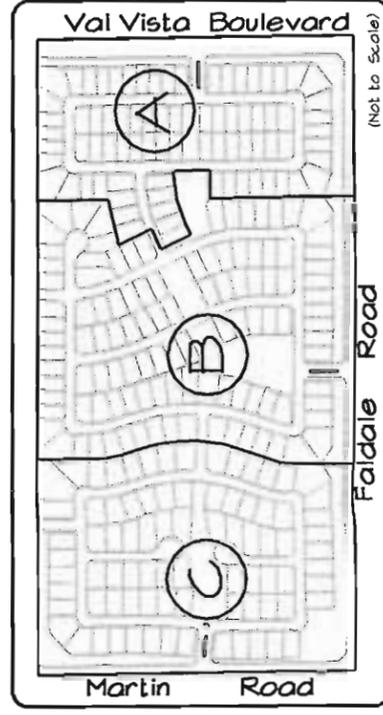
Parcel	Proposed Zoning	Minimum Lot Area	Lot Size	Minimum Yard Setbacks			Maximum Bldg. Height	Min. Distance Between Buildings	
				Front	Rear	Side (Interior/Corner)			
A	P.A.D.	6,325 S.F.	55' x 115'	15'-23'	20'	5' (10')	15'	28' - 2 story	10'
B	P.A.D.	7,000 S.F.	60' x 117'	15'-23'	20'	5' (10')	15'	28' - 2 story	10'
C	P.A.D.	8,000 S.F.	70' x 115'	15'-23'	20'	5' (10')	15'	28' - 2 story	10'

- 1.5' To livable portion of home or covered porches. 20'-23' min. to front loaded garage.
- Side loaded garages will be setback 15'.
2. Landscape tracts provided adjacent to entry corner lots. Minimum of 10' Tracts and minimum of 5' Building setback from tract.
3. No walls will be allowed to be built within 10' p.v.e.'s adjacent to corner lots.
4. No additional perimeter setback requirements apply.
5. A lot matrix will be provided with each plat which describes exact square footage of each lot.

Site Summary Table

Parcel	Existing Zoning	Proposed Zoning	Proposed Use	Gross Area	Yield	Gross Density	Open Space Area	Percent of Open Space
A	UR	PAD	SINGLE FAMILY	20.6 AC.	79 LOTS	3.8 DU/AC	2.3 AC.	11%
B	UR	PAD	SINGLE FAMILY	31.6 AC.	105 LOTS	3.3 DU/AC	5.1 AC.	16%
C	UR	PAD	SINGLE FAMILY	28.1 AC.	82 LOTS	2.9 DU/AC	4.9 AC.	17%
TOTAL				80.3 AC.	266 LOTS	3.4 DU/AC	12.3 AC.	15%

* OPEN SPACE AREA EQUATES TO 16% OF TOTAL SITE.
 ** OPEN SPACE AREA INCLUDES ALL LANDSCAPE TRACTS.
 *** YIELD MAY VARY BASED ON FINAL PLAT APPROVAL.
 **** 16 LOTS OF PARCEL A ARE GREATER THAN 7,000 SQUARE FEET.



Preliminary Development Plan For

AVALON

Developer/Owner:

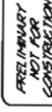
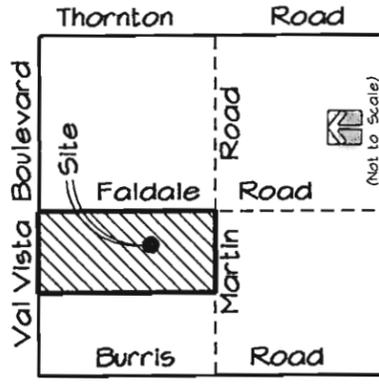
Dietz-Crane
 8125 North 23rd Avenue
 Suite 100
 Phoenix, Arizona 85021
 Phone: 602.973.8632x.228
 Fax: 602.973.6284
 Contact: Greg Loper

Land Planner:

Arizona Land Design
 5202 E. Oakhurst Way
 Scottsdale, AZ 85254
 Phone: 480.951.6410
 Fax: 480.315.8698
 Contact: Christine Taratsas, R.L.A.

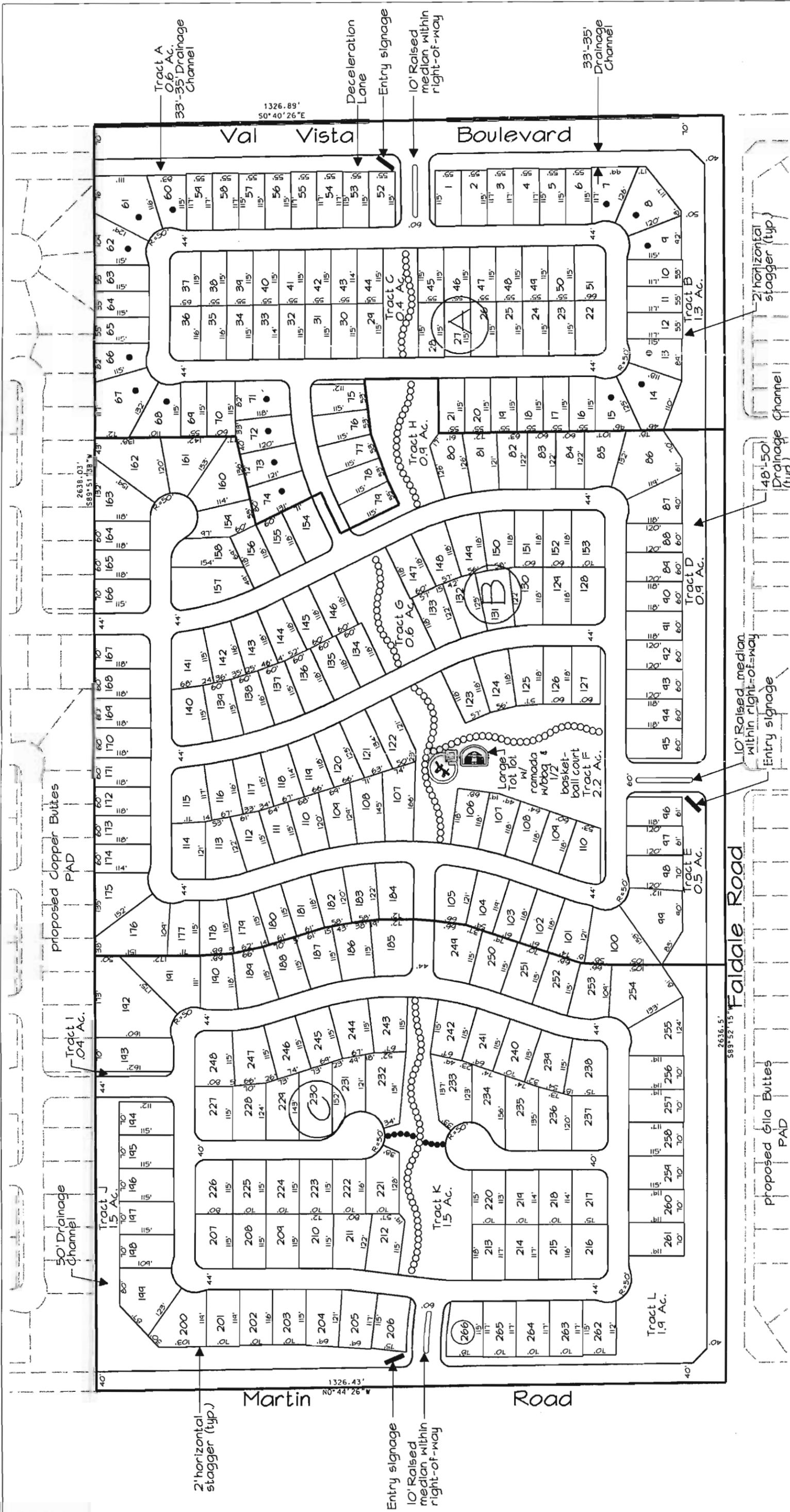
Engineer:

D.N.A. Incorporated
 314 East 8th Street
 Casa Grande, AZ 85222
 Phone: 520.836.5501
 Fax: 602.271.9985
 Contact: Bill Collings, P.E.



JOB# 02.25
 DATE: 12/30/02
 REV.: 01/27/03

Parcel Location Map





 north 1"=200'



 JOB# 02.25 DATE: 12/30/02 REV.: 01/27/03

- Legend:**
-  Entry Signage
 -  10' Concrete Multi-Use Trail 000000
 -  5' Concrete Walkway
 -  Denotes 7,000 s.f. lot within Parcel A

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Preliminary Development Plan

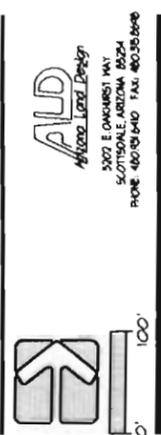
Avalon

Exhibit B Landscape Master Plan



NOTE:
Irrigation and landscaping will be designed to minimize disturbance of Val Vista Blvd. future road widening.

Avalon



Landscape Master Plan
JOB # 2002.25
DATE: 12/12/02
REV.: 01/27/03

GROUNDCOVERS/ACCENTS (min. 1 gallon)



- LANTANA SP.
- VERBENA SP.
- GAZANIA SP.
- YUCCA SP.
- BOUGAINVILLEA SP.
- AGAVE SP.

SHRUBS (min. 5 gallon)



- TEXAS RANGER
- BIRD OF PARADISE
- SALVIA
- RUPELLIA
- DALEA
- YELLOW BELLS
- FAIRY DUSTER.
- CASSIA
- LEUCOPHYLLUM SP.
- CAESALPINIA SP.
- SALVIA SP.
- RUPELLIA SP.
- DALEA SP.
- TECOMA SP.
- CALLIANDRA SP.
- CASSIA SP.

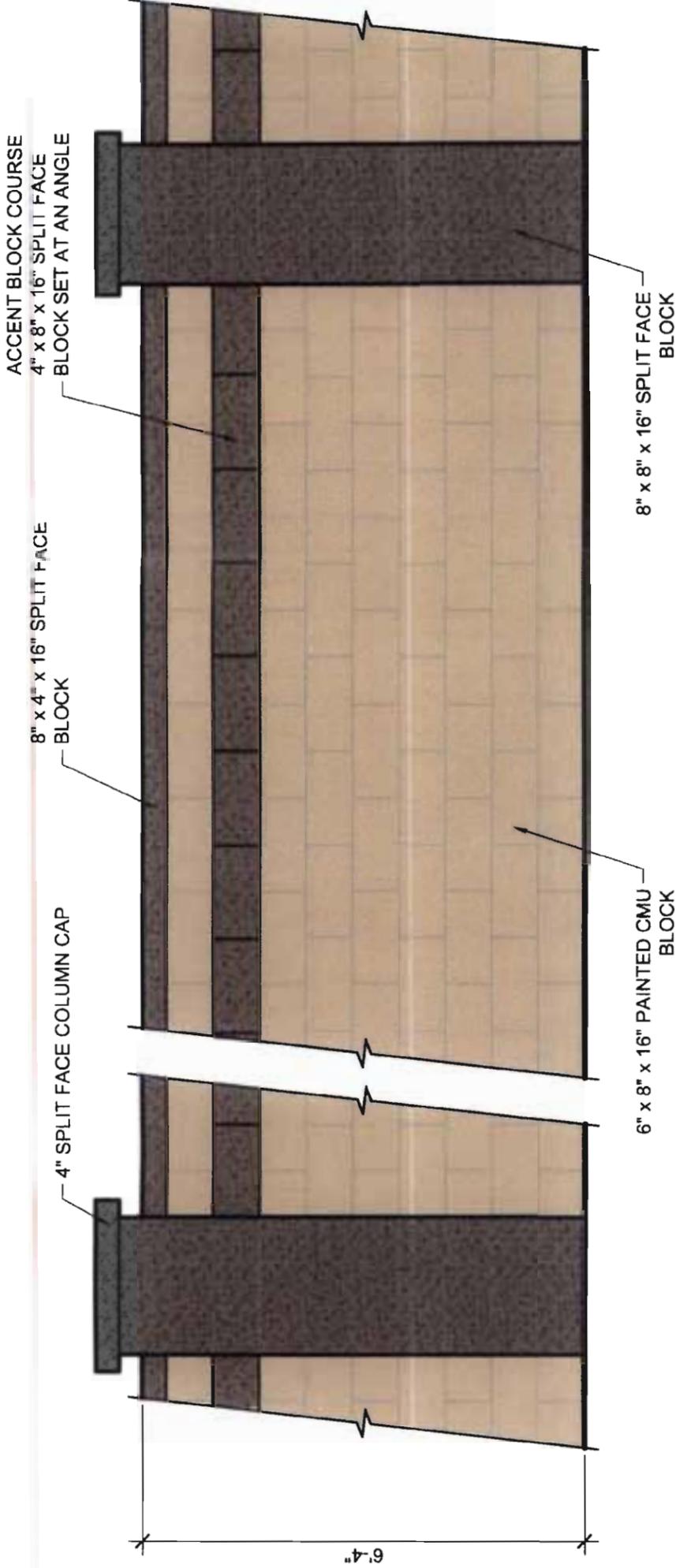
TREES (min. 24" box along collectors, arterials & entries)



- CERICIDIUM SP.
- PROSOPIS SP.
- OLNEYA SP.
- ACACIA SP.
- CERICIDIUM SP.
- MESQUITE
- IRONWOOD
- ACACIA

Avalon

Exhibits C / D / E
Conceptual Entry Monument,
Conceptual Theme Wall,
and
Wall Location Exhibit



elevation



plan view through accent block course

conceptual theme wall

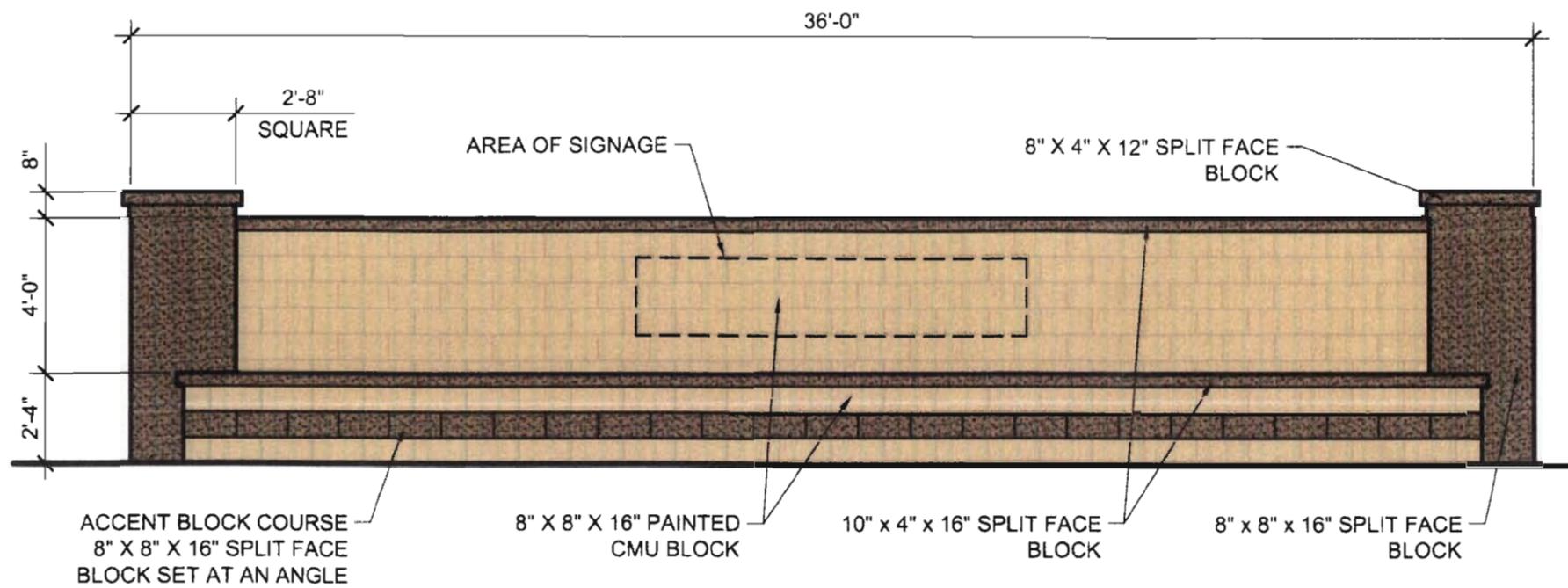
avalon by dietz-crane

A date: 01/06/03 revised: 01/17/03
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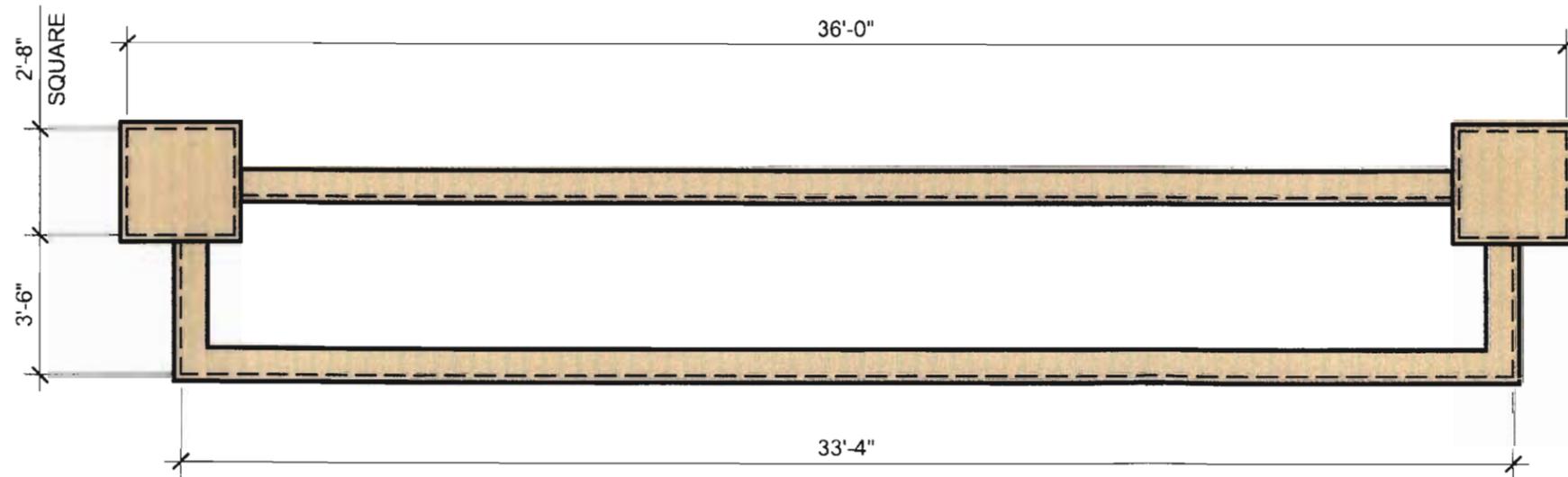
SITE
design group, inc.

24 west 5th, suite 202
 tempe, arizona 85281
 phone: 480-894-6797
 fax: 480-894-6792

www.sitelandplanning.com



elevation



plan

conceptual entry monument

avalon by dietz-crane

A date: 01/06/03 revised: 01/17/03
 job id: 02-1008-LS scale: 1/2" = 1'-0"

SITE design group, inc. 24 west 5th, suite 202
 tempe, arizona 85281
 phone: 480-894-6797
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www.sitelandplanning.com

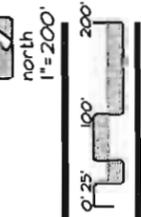
Avalon

Exhibit F
Topographical Exhibit



Legend:

- Entry Signage —
- Theme Wall ●●●●●
- View Wall (4' block/2' wrought iron) ○○○○○○
- Internal street & open space wall - - - - -

 north
 1" = 200'


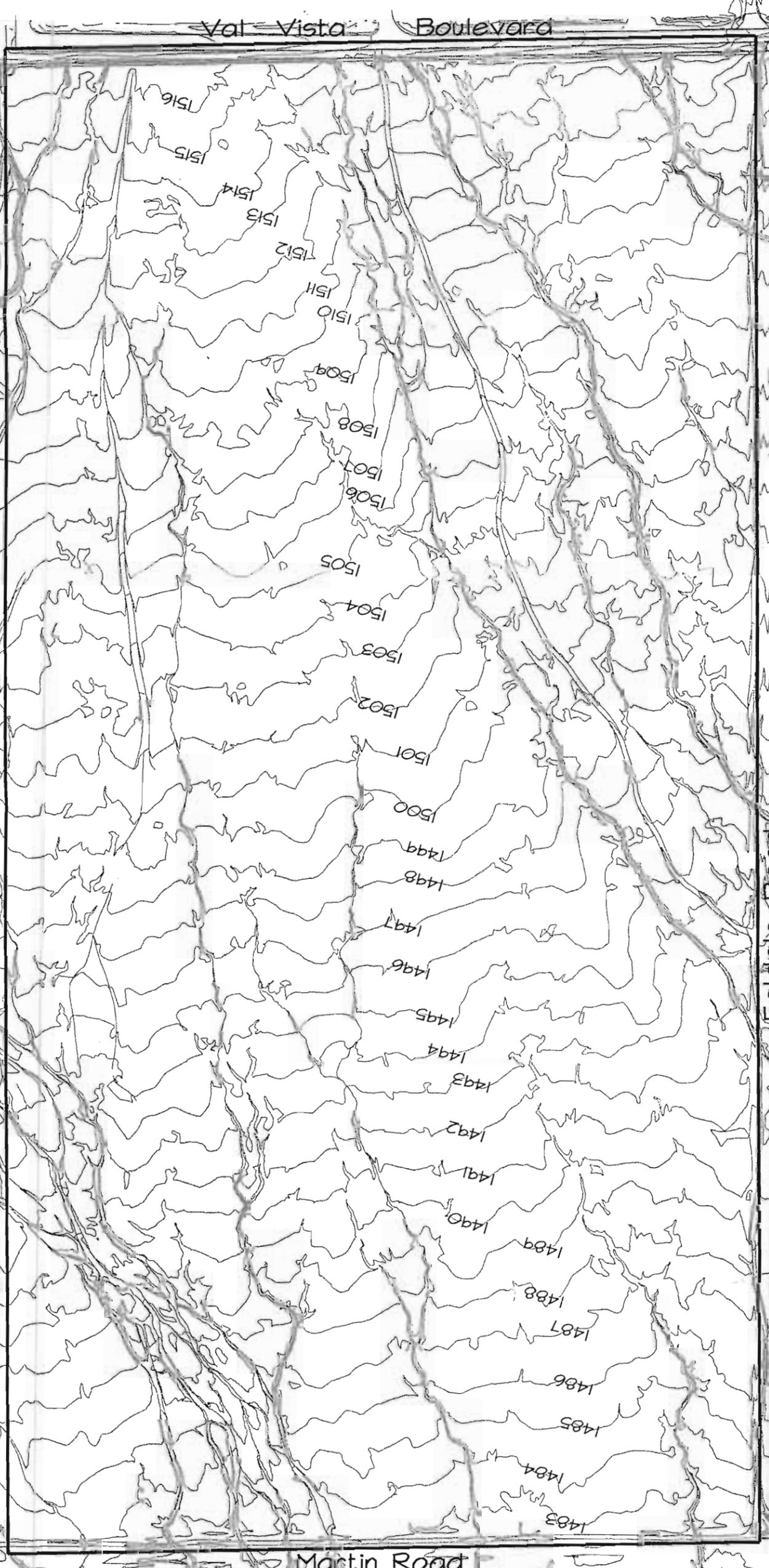
 AID
 PREPARED BY
 ALD
 ARCHITECTS
 JOB# 02.25 DATE: 12/30/02 REV.: 01/27/03

Avalon

Conceptual Wall Exhibit

Avalon

Exhibit G
Phasing Exhibit



North
1" = 200'



ALD
ALD Engineering

JOB# 02.25
DATE: 12/30/02
REV.: 01/21/03

Sheet 1 of 1

Avalon Topographical Exhibit



Val Vista Boulevard

Faldale Road

Martin Road

PHASE	ANTICIPATED CONSTRUCTION DATES
1	2003 - 2005
2	2004 - 2006
3	2005 - 2007

Avalon

Phasing Exhibit (Conceptual)

north
1" = 200'

0 100' 200'

ALD
ARCHITECTURAL DESIGN

JOB# 02.25 DATE: 12/30/02 REV. 01/27/03