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*Casa Grande*  
*320*

Planned Area Development

Casa Grande, Arizona

Revised March, 1999

# CASA GRANDE 320

Planned Area Development  
Casa Grande, Arizona

## Preliminary P.A.D. Plan

Owners/Developers

**Solid State Casa Grande, L.P.**  
% Coldwell Banker Commercial  
David Lords

Community Planners

**Synergy +**  
Terrell A. Fitzgerald, Principal

Civil Engineers

**Cella Barr Associates**

Traffic Engineers

**Task Engineering Company, Inc.**

Revised March, 1999

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Section 1  
Description

## **INTRODUCTION**

This request is being made to the City of Casa Grande for a general plan amendment and rezoning for a 320 acre, mixed-use planned area development of residential and business land uses, including open space and retention areas.

This document contains a narrative and graphic explanation of how the owner intends to develop the property, including how its development will interface with the City of Casa Grande's General Plan, Zoning Ordinance, and Development Standards.

## **PROJECT DESCRIPTION**

The project site is a 320-acre parcel of agricultural land located in Pinal County, Arizona, and is included in the Casa Grande General Plan area. The property is generally bounded on the north by Earley Road, by Henness Road on the west, by Cameron Street on the south, and by Interstate Highway 10 on the east.

Casa Grande 320 is to be a master planned community consisting of several residential neighborhoods, a large commercial site on its freeway frontage, a neighborhood commercial area at the southeast corner of Earley and Henness Roads, and a neighborhood school at the abandoned Cameron Street. The entire site is to be interspersed with pedestrian/bicycle corridors which connect the residential neighborhoods to several open space/retention recreation areas.

The development proposes a variety of housing types which will provide a diverse range of residential opportunities and offer a mix of income levels, lifestyles, and living arrangements, including nine single-family neighborhoods, one neighborhood of patio home development, and one multi-family apartment complex. The mixture of these housing products will result in a diverse residential development that will be positioned to respond to the changing demands of the housing market.

Each neighborhood will be accessed by a curvilinear collector loop road, providing easy access for all the neighborhoods to the arterial street system surrounding the property. This collector loop road will also contain bike lanes within the street right-of-way, and a minimum ten-foot landscape tract on both sides of the street right-of-way.

Located throughout the community will be several open space/retention recreation areas. These community facilities will be focal points of the community and will be connected to the neighborhoods by a series of open space and pedestrian/bicycle corridors.

## **RELATIONSHIP TO SURROUNDING PROPERTIES**

The subject site is presently surrounded by undeveloped farm land on the north, south, and west. Interstate Highway 10 borders the site, immediately to the east.

## **CONSISTENCY WITH THE GENERAL PLAN**

The City of Casa Grande General Plan generally designates the site as urban reserve for future development. Casa Grande 320 PAD is consistent with the General Plan in that regard.

## LAND USES & ZONING

Casa Grande 320 is requested to be zoned a mixed-use planned area development (PAD Zone). The following land uses comprise the planned area development for Casa Grande 320.

<u>Proposed Land Use</u>	<u>Gross Area</u>	<u>% of Total Area</u>
Park/Open Space Areas	36.3 Ac	11 %
School/park Site	7.2 Ac	2 %
Low Density Residential	191.7 Ac	60 %
Medium Density Residential	12.0 Ac	4 %
High Density Residential	18.4 Ac	6 %
Community Business	15.0 Ac	5 %
Mixed Regional Business	<u>39.4 Ac</u>	<u>12 %</u>
<b>Total</b>	<b>320.0 Ac</b>	<b>100%</b>

### RESIDENTIAL NEIGHBORHOODS

Casa Grande 320 will contain nine low density, single-family residential neighborhoods, one medium density, single-family neighborhood, and one multi-family apartment complex. These residential neighborhoods will be comprised of different lot sizes and densities. Land uses permitted on the residential parcels shall be the uses specifically permitted by the Casa Grande Zoning Ordinance.

The primary goal is to create a community that offers residential products in all segments of the housing market, including starter housing, move up housing, and reduced maintenance housing for empty nesters. These distinct neighborhoods have been thoroughly integrated to encourage community interaction.

### COMMUNITY BUSINESS AREA

Casa Grande 320 has been planned to include a community business for the southeast corner of Earley Road and Henness Road. This site will provide for the immediate service and retail needs for Casa Grande 320 and surrounding neighborhoods and is intended to include such uses as a grocery store, drug store, and other convenience type retail uses for a residential community of this size.

## **REGIONAL BUSINESS AREA**

Casa Grande 320 has also been planned to include a large mixed regional business site for the entire frontage of Interstate 10, west of Cox Road. This site will provide for the greater service and retail needs of the larger community market.

## **PARK/OPEN SPACE/RETENTION AREAS**

Casa Grande 320 will contain a multi-purpose open space system which includes a meandering path system. This open space system provides pedestrian/bike linkages to the park/open space/retention areas. These areas will provide an ideal setting for neighborhood and community-wide events, with facilities that serve the entire community, and will be maintained by the Casa Grande 320 Homeowners Association.

## **ELEMENTARY SCHOOL**

Casa Grande 320 will contain an elementary school site and neighborhood park, connected to the meandering path system. This school and park site will also provide for various functions, with multi-use facilities that serve the neighborhood and community.

## **CIRCULATION SYSTEM**

### **EARLEY ROAD**

Casa Grande 320 will be responsible for the south half-street improvements for Earley Road adjacent to the subject property. Improvements will consist of constructing the roadway and landscaping, as required by the City.

### **HENNESS ROAD**

Casa Grande 320 will be responsible for the east half-street improvements for Henness Road. Improvements will consist of constructing the roadway and landscaping, as required by the City.

### **CAMINO MERCADO**

Casa Grande 320 shall be responsible for the full-street improvements for Camino Mercado within the subject property. Improvements will consist of constructing the roadway and landscaping, as required by the City.

### **COX ROAD**

Casa Grande 320 will not be responsible for any street improvements Cox Road adjacent to the subject property.

### **MAJOR ENTRANCES**

Three major entrances will be provided, one each from Early Road, Henness Road, and Camino Mercado. A minimum of ninety (90) feet of entry right-of-way will be provided for a distance of approximately two hundred (200) feet. The right-of-way will then transition to eighty (80) feet for the remainder of the distance through the development. Improvements at the major entrances will consist of one travel lane in each direction, a raised median at sixteen (16) feet and a twelve and a half foot landscape tract on either side.

### **COLLECTOR LOOP ROAD**

The improvements of the collector loop road will consist of eighty (80) feet of right of way allowing for one travel lane in each direction, a central turning lane, and two six-foot bike lanes.

The street centerlines for the major collector loop will be offset four (4) feet from the right of way centerlines to provide a larger eighteen (18) foot wide landscape area on one side of the street. The 18' wide landscape areas will be located on the inside of the collector loop road. Each of the neighborhood units which border the major collector will provide an additional ten (10) foot landscape tract to enhance the streetscape and provide an additional residential setback.

This street offset will provide one side of the right of way with an enhanced greenway with a more widely meandering pedestrian/bike path. The opposite side of the collector loop road will contain a smaller 10' landscape area sufficient to accommodate a detached meandering 5' pedestrian/bike path.

### **LOCAL STREETS**

The interior streets of the neighborhoods will be fifty (50) feet of right-of-way, plus eight (8) feet of public utility easements on each side. Improvements will consist of two travel lanes within thirty-two (32) feet to thirty-five (35) feet (back of curb dimension) of pavement with four (4) foot sidewalks on both sides.

### **UTILITIES / SERVICES**

#### **UTILITIES**

Utilities will be provided by the following:

Water -	Arizona Water Company
Wastewater -	City of Casa Grande
Electric -	Salt River Project
Gas -	Southwest Gas
Telephone -	U. S. West Communications

#### **SERVICES**

Services will be provided by the following:

Refuse Disposal -	Private or City of Casa Grande
Police -	City of Casa Grande
Fire -	Rural Metro Fire Department or City of Casa Grande

#### **RECREATION**

Recreation will be provided by facilities within the development.

#### **SCHOOL**

An elementary school will be located within the development.

### **P.A.D. DESIGN STANDARDS**

For development commitment see Appendix: "Residential Design Standards for Planned Area Developments, City of Casa Grande."

## **PHASING**

The intention is to move ahead as rapidly as possible, based upon process constraints and statutory time provisions for review, publication, and notification, etc. to finalize Planned Area Development approval and preliminary and final platting for the first phase of the Casa Grande 320 development.

### **INITIAL PHASE**

The initial phase will follow the extension of water and wastewater utilities. The first phase would include single-family residential neighborhoods, in several product ranges. A portion of the collector loop road and entryways from Henness Road and Earley Road will provide access for the first phase development.

### **LATER PHASES**

Later phases would be developed based upon the best information available relative to market conditions and desires. The owner/developer anticipates that the overall build-out for Casa Grande 320 will be approximately 5 to 7 years dependent upon the market conditions over this period of time.



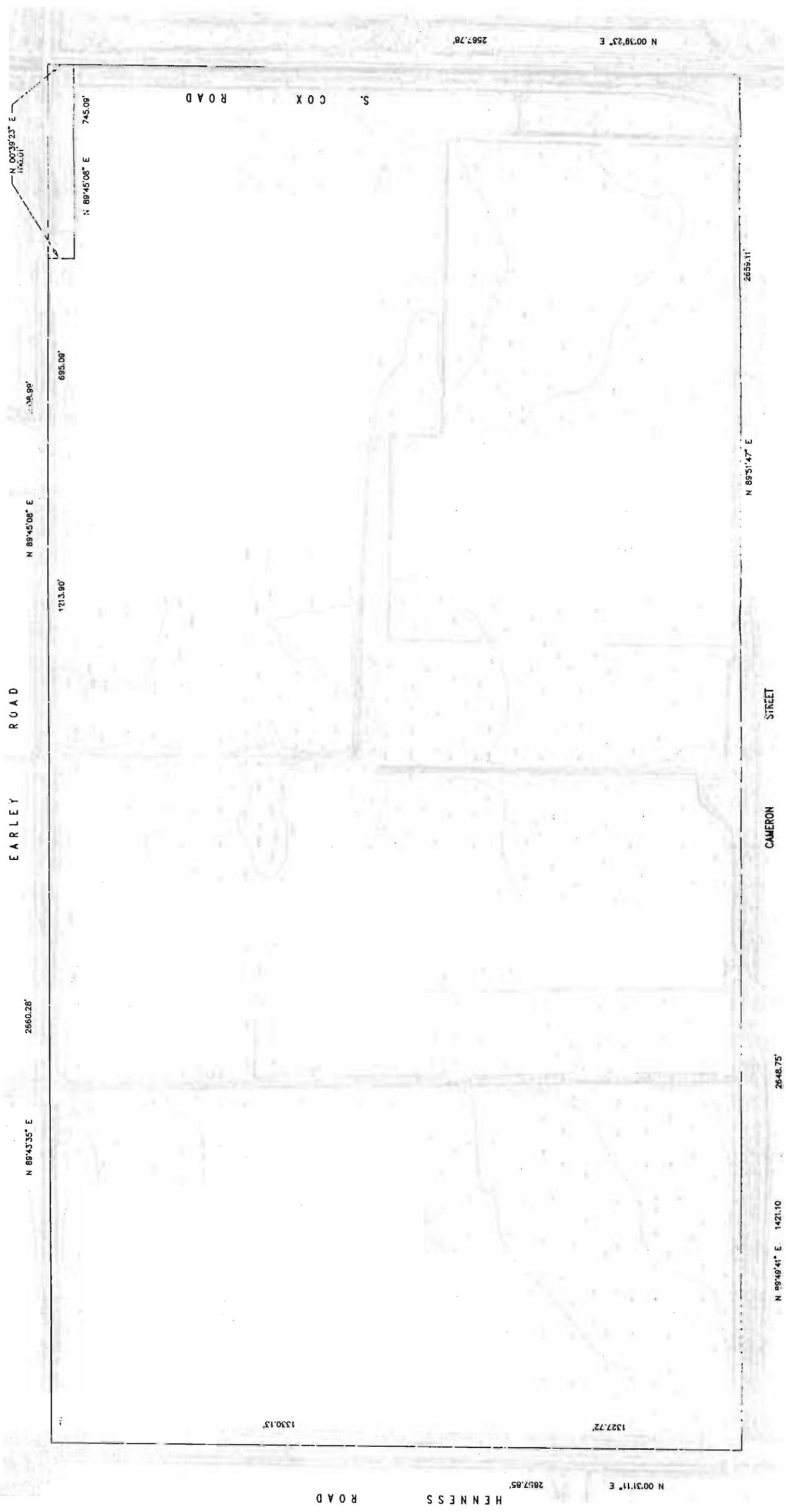
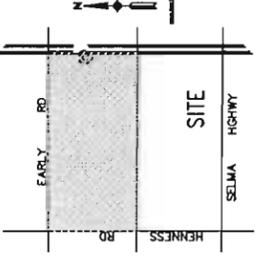
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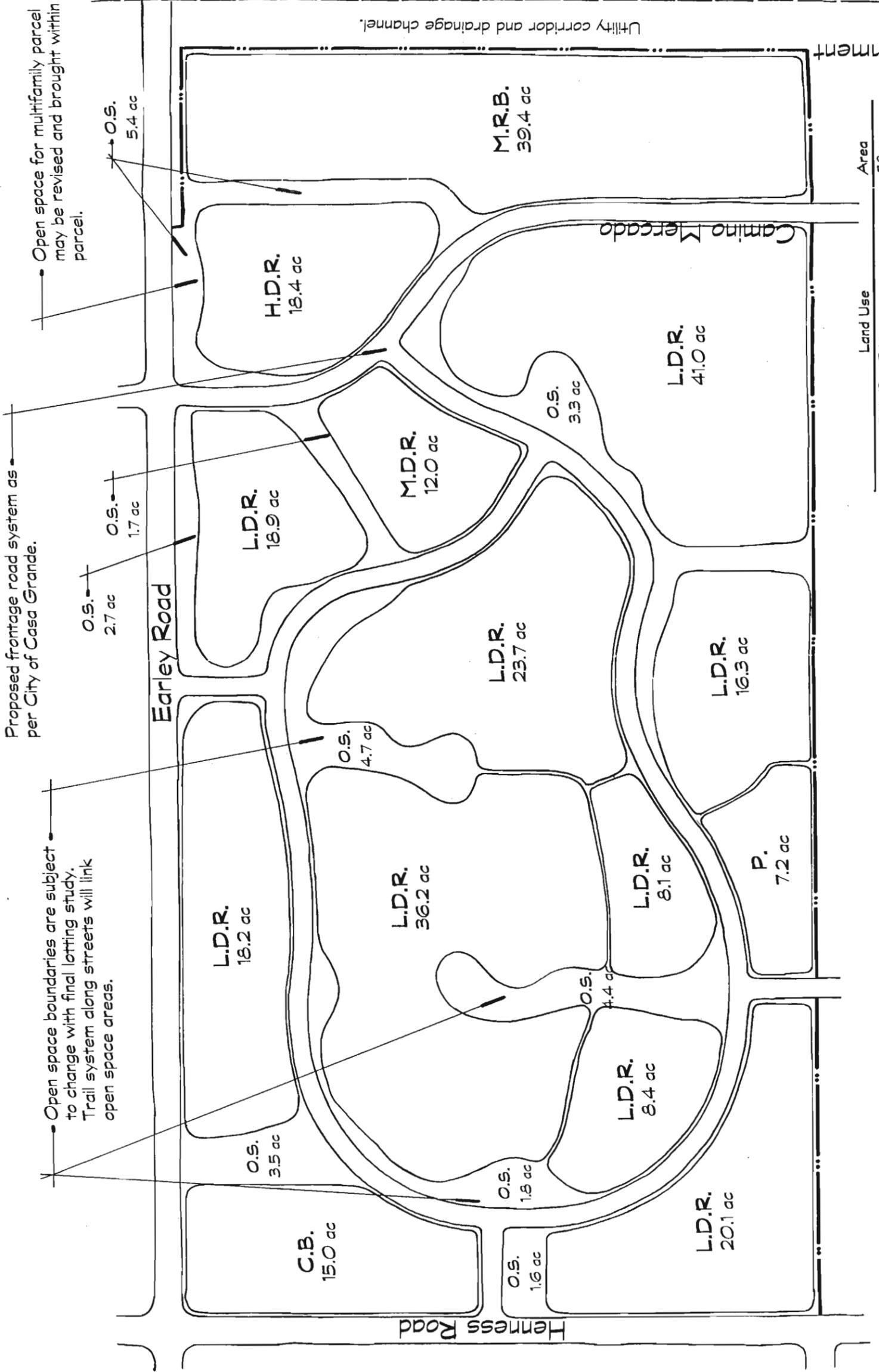
**CBA**  
**CELLA BARR**  
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**CASA GRANDE**  
**EXISTING CONDITIONS**

REVISIONS:



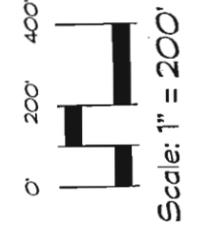




Preliminary Area Development Land Use Plan for:  
**Solid State Casa Grande, L.P. -**  
**Casa Grande 320**

Synergy+ Job #: S+-10CP/Z-98

Revised: 3/19/99



Prepared for: Dave Lords  
 Caldwell Banker Commercial

Prepared by: Synergy+  
 Community Planning

Land Use	Area
P	7.2 ac
Public/Semi-Public (proposed dedication of combined school and park site). An equal amount of land will be added immediately to the south when the property is zoned for development.	
Community Business	15.0 ac
Low Density Residential	191.7 ac
High Density Residential	18.4 ac
Medium Density Residential	12.0 ac
Mixed Regional Business	39.4 ac
Park/Open Space	36.3 ac
<b>Total:</b>	<b>320 ac</b>
Target Density:	4.0 d.u./s/ac
% of Site Dedicated to Open Space & Public/Semi-Public Uses:	13.6 %

Note: Entire project site to be zoned P.A.D.

	Land Use	Area
P	Public/Semi-Public (proposed dedication of combined school and park site) An equal amount of land will be added immediately to the south when the property is zoned for development.	7.2 ac
CB	Community Business	15.0 ac
LDR	Low Density Residential	191.7 ac
HDR	High Density Residential	18.4 ac
MDR	Medium Density Residential	12.0 ac
MRB	Mixed Regional Business	39.4 ac
OS	Park/Open Space	36.3 ac
Total:		320 ac
Target Density:		4.0 d.u./s/ac
% of Site Dedicated to Open Space & Public/Semi-Public Uses:		13.6 %



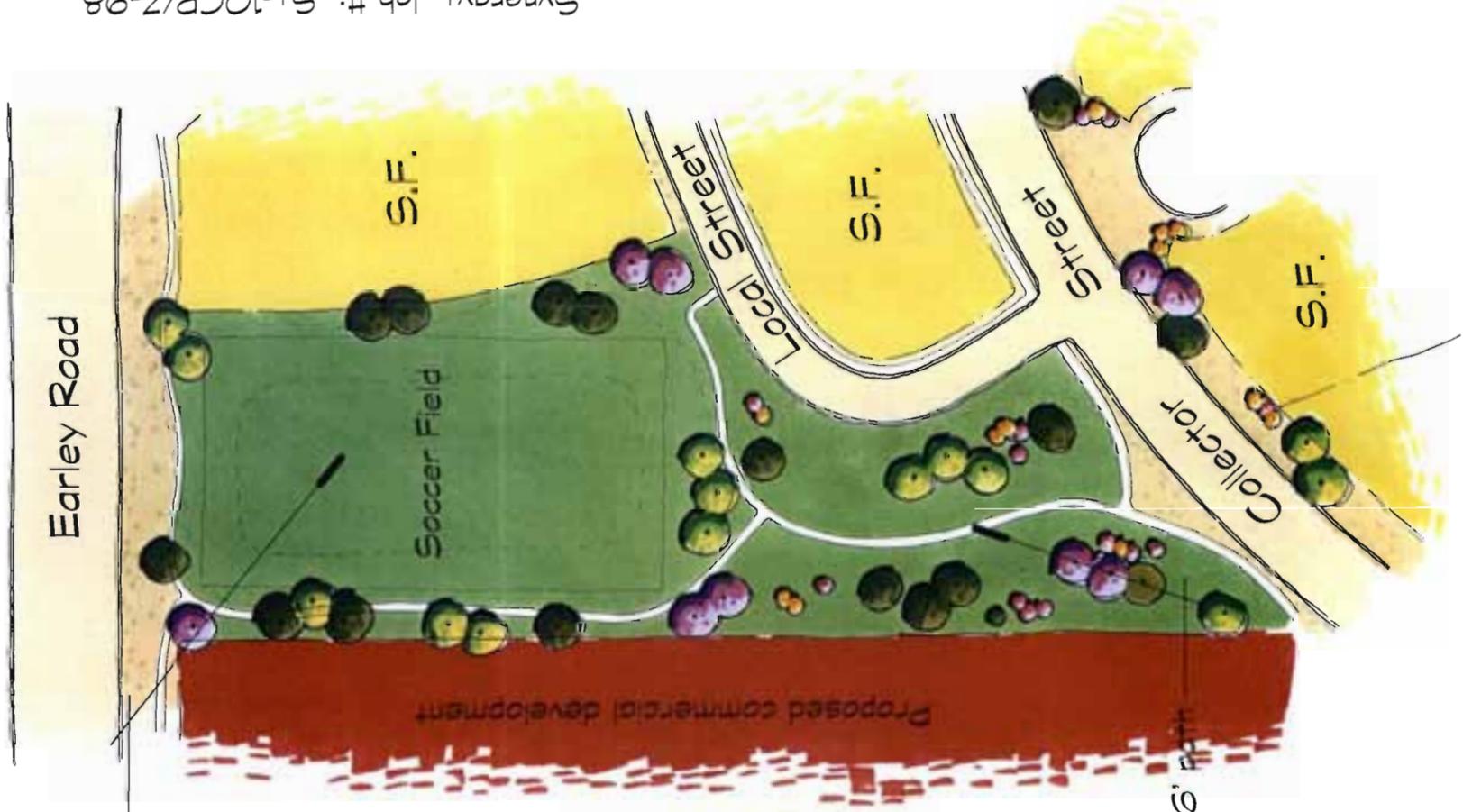
# Casa Grande 320

Solid State Casa Grande, L.P. -

Prepared for: Dave Lords  
 Prepared by: Synergy+  
 Caldwell Banker Commercial  
 Community Planning

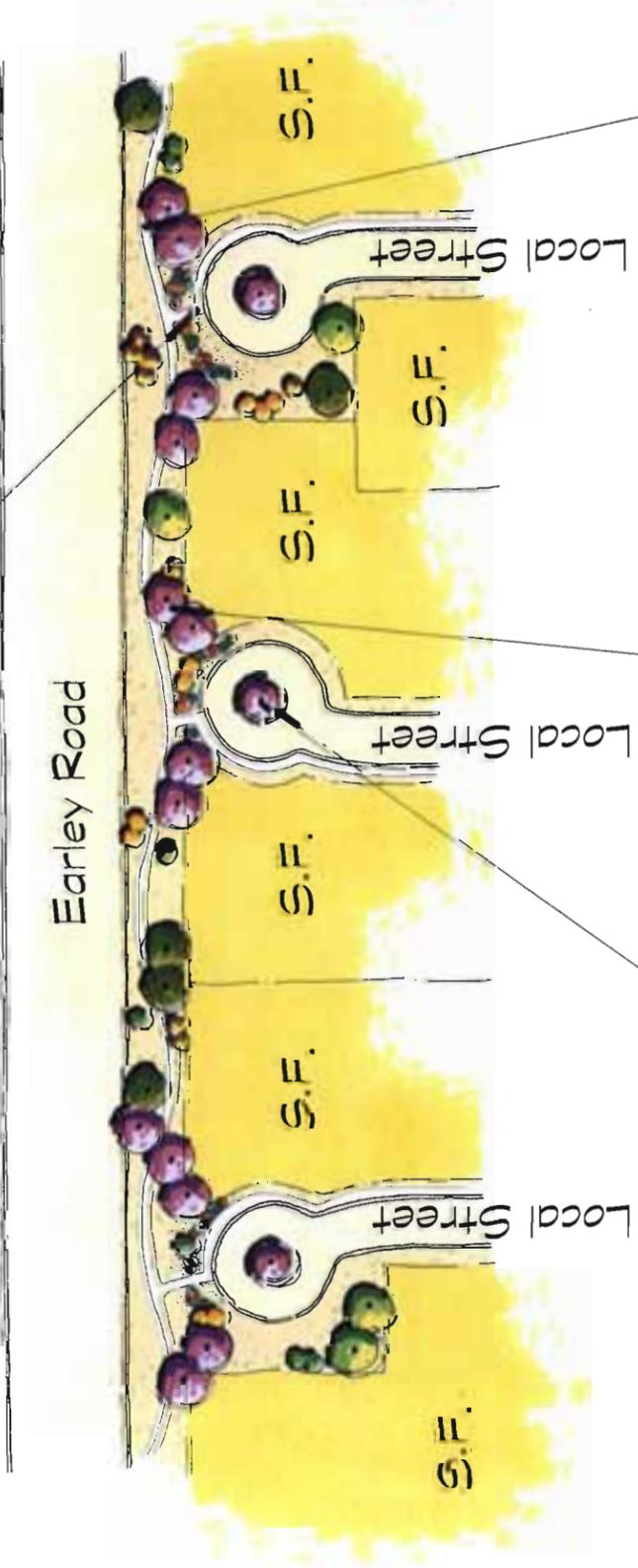
Synergy+ Job #: S+-10CP/Z-98  
 Date: 2/3/99

Landscape Concepts for:



Retention area/open space utilized to buffer single family housing from commercial development. The area adds amenities to the community in providing opportunities for active recreational use.

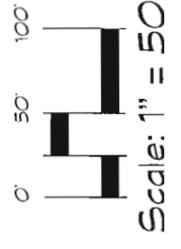
Cul-de-sacs create greater visual interest along arterial streets by leaving breaks in community walls, helping to soften the edge of the development. Also provides pedestrian access to the community.



Landscaped island reduces paved area and creates a focal point for views down local street.

6' meandering path system

Plantings to assist in framing open space breaks created by cul-de-sacs.

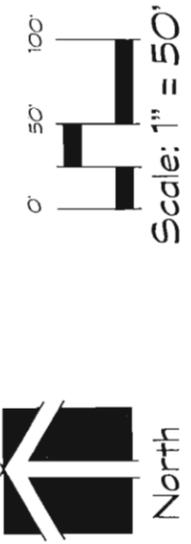
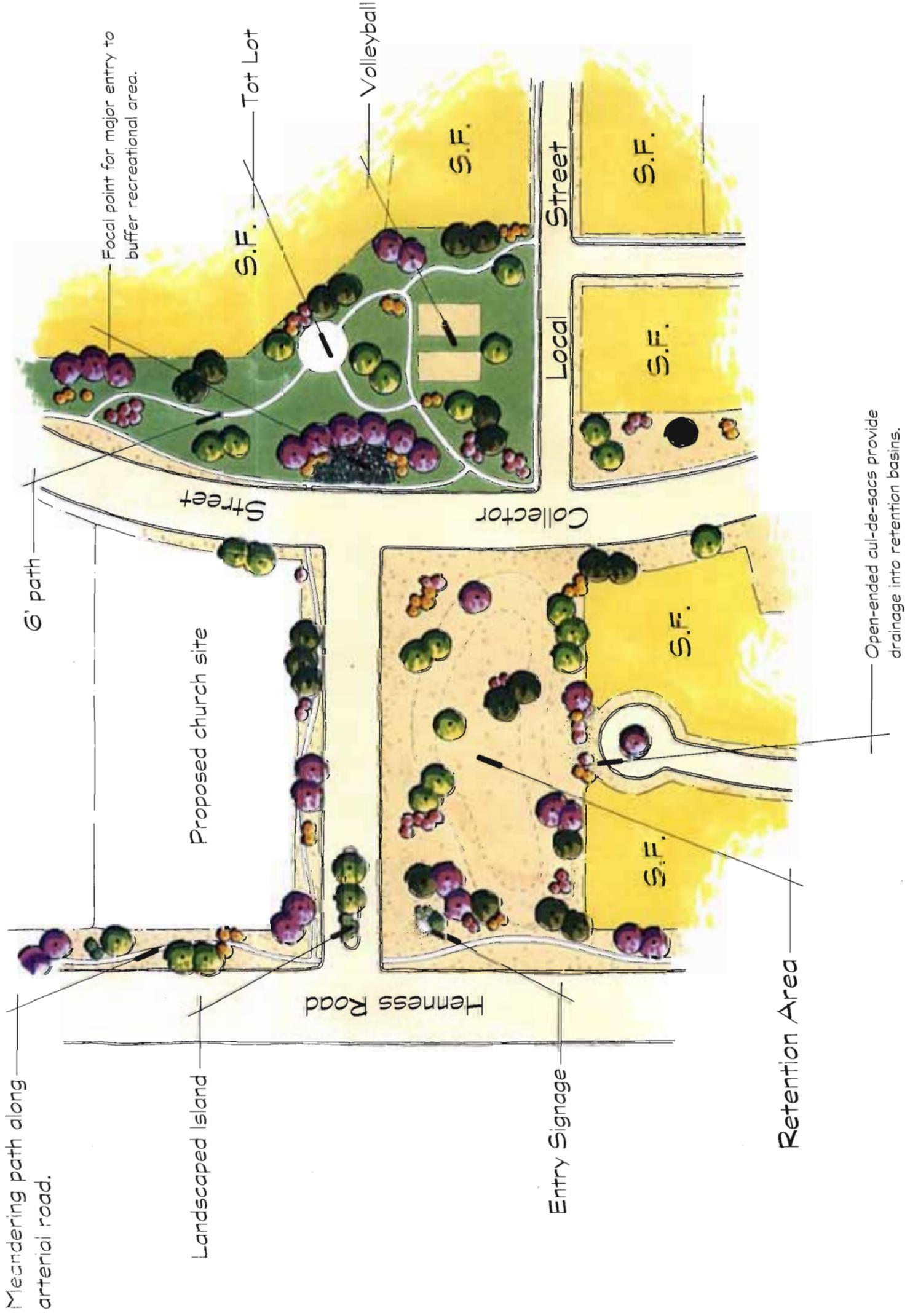


Synergy+ Job #: S+-10CP/Z-98  
 Date: 2/3/99  
 Prepared for: Dave Lords  
 Coldwell Banker Commercial  
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 Community Planning

# Casa Grande 320

Solid State Casa Grande, L.P. -

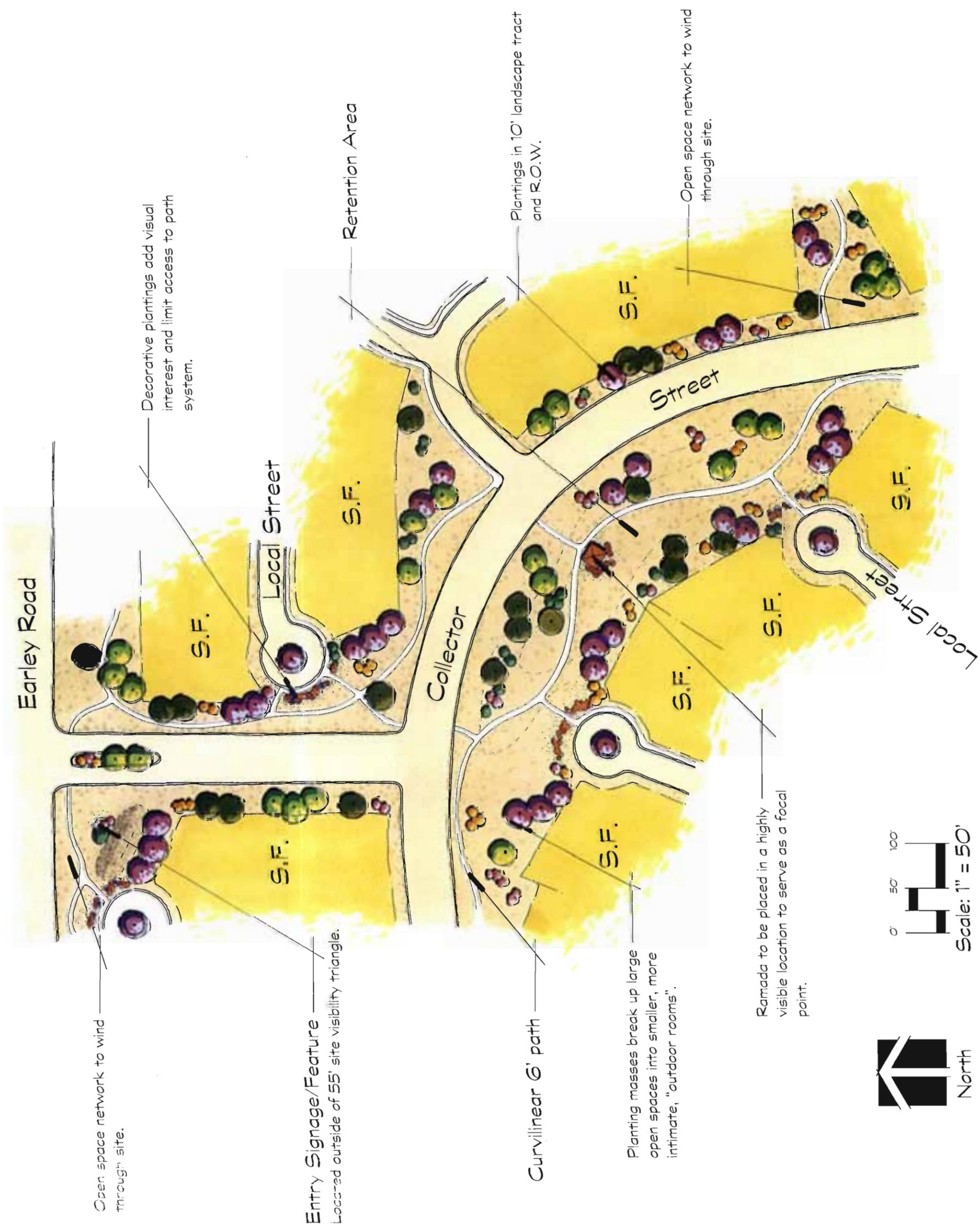
Landscape Concepts for:



# Casa Grande 320

Solid State Casa Grande, L.P. -

Landscape Concepts for:



Open space network to wind through site.

Decorative plantings add visual interest and limit access to path system.

Entry Signage/Feature  
 Located outside of 55' site visibility triangle.

Retention Area

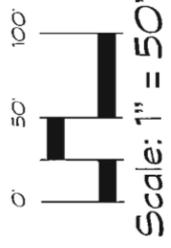
Curvilinear 6' path

Planting masses break up large open spaces into smaller, more intimate, "outdoor rooms".

Ramada to be placed in a highly visible location to serve as a focal point.

Plantings in 10' landscape tract and R.O.W.

Open space network to wind through site.



## LANDSCAPE DESCRIPTION AND PLANT LIST

The Casa Grande 320 landscape environment will consist primarily of "Desert Garden" landscape plants. The plant materials associated with this type of landscape are described below with specific plant lists as a guide in planting design.

The following is a description of the "Desert Garden" landscape zone to be used in The Casa Grande 320 community to establish character, preserve important parts of the natural aspects of the site, and conserve water through the use of the "Xeriscape" concept.

### **"Desert Garden" –**

The desert Garden landscape is made up of plant materials commonly found in desert environments that are particularly rich with color and texture. The ground plane consists of mulches or aggregate with a high percentage of ground cover and shrubbery. This landscape zone will be used to create aesthetically pleasing environments appropriate for focal points, major entries and other important features where it is desirable to reduce water usage and at the same time have a beautiful landscape feature.

### **PLANT LIST**

<b><u>DESERT GARDEN PLANT MATERIALS</u></b>	<b><u>BOTANICAL NAME</u></b>	<b><u>COMMON NAME</u></b>	
<b>FLOWERING PLANTS</b>	Gazania rigens	Treasure Flower, Gazania	
	Gazania rigens "Copper King"	Copper King Gazania	
	Melampodium leucanthum	Blackfoot Daisy	
	Penstemon barbatus	Beardtongue	
	Penstemon eatonii	Eaton's Penstemon	
	Penstemon parryi	Parry's Penstemon	
	Psilostrophe cooperi	Paper Flower	
	Salvia splendens	Scarlet Sage	
	Senecio cineraria	Dusty Miller, Silver Plant	
	Sphaeralcea ambigua	Globemallow, Desert Mallow	
	Verbena peruviana	Peruvian Verbena	
	Verbena gooddingii	Verbena	
	Zinnia acerosa	Desert Zinnia	
	Zinnia grandiflora	Prairie Zinnia, Rocky Mtn. Zinnia	
	<b>GROUND COVERS</b>	Acacia rigens	Needle Acacia
		Baccharis sarothroides "Centennial"	Desert Broom, 'Centennial'
		Dalea frutescens	Black Dalea
Dalea greggii		Trailing Indigo Bush	
Dalea pulchra		Bush Dalea, Smoke Bush	

**DESERT GARDEN PLANT  
MATERIALS**

**BOTANICAL**

**COMMON NAME**

Gazania rigens  
Gazania rigens "Copper King"  
Lantana montevidensis  
Onothera berlandieri  
Onothera caespitosa  
Rosmarinus officinalis  
"Prostratus"

Treasure Flower, Gazania  
Copper King Gazania  
Trailing Lantana  
Mexican Evening Primrose  
White Evening Primrose  
Dwarf or Trailing Rosemary

**ACCENT PLANTS**

Agave chrysantha  
Agave huachucensis  
Aloe saponaria  
  
Aloe barbadensis hybrid (vera)  
Dasylirion sp. "Wheeleri"  
Fouquieria splendens  
Hesperaloe parvifolia  
Nolina bigelovii  
Nolina erumpens  
Nolina microcarpa  
Nolina texana  
Opuntia fulgida

Golden-flowered Agave  
Huachuca Agave  
African Aloe, Mediterranean  
Aloe  
Aloe Vera, Medicinal Aloe  
Desert Spoon, Sotol  
Ocotillo  
Red Yucca  
Bigelow Nolina  
Beargrass  
Sacahuista  
Texas Sacahuista  
Chainfruit Cholla, Jumping  
Cholla

Opuntia imbricata  
Opuntia leptocaulis  
Opuntia phaeacantha "var. discata"  
Opuntia basilaris  
Opuntia violacea "Macrocentra"  
Opuntia violacea "Santa Rita"  
Pennisetum setaceum  
Pennisetum setaceum "Cupreum"  
Yucca aloifolia  
Yucca baccata  
Yucca brevifolia  
Yucca rigida  
Yucca whipplei

Tree Cholla  
Desert Christmas Cholla  
Engelmann Prickly-pear  
Beavertail Prickly-pear  
Purple Prickly-pear  
Santa Rita Prickly-pear  
Fountain Grass  
Purple Fountain Grass  
Spanish Bayonet  
Banana Yucca  
Joshua Tree  
Blue Yucca  
Our Lord's Candle

**SMALL TREES OR  
LARGE SHRUBS**

Acacia constricta  
Acacia greggii  
Acacia minuta  
Callistemon citrinus  
Chilopsis linearis  
Cotinus coggygria  
Punica granatum  
Sophora secundiflora  
Vauquelinia californica

Mesquit Whitehorn Acacia  
Cat's Paw Acacia  
Southwest Sweet Acacia  
Lemon Bottlebrush  
Desert Willow  
Smoke Tree  
Pomegranate  
Texas Mountain Laurel  
Arizona Rosewood

**DESERT GARDEN PLANT  
MATERIALS**

**BOTANICAL**

**COMMON NAME**

**SHRUBS**

Acacia redolens	Creeping Acacia
Baccharis sarathroides	Desert Broom
Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Cassia wislizenii	Shrubby Senna
Celtis pallida	Desert Hackberry
Centaurea cineraria	Dusty Miller
Encelia farinosa	Brittle Bush
Encelia frutescens	Green Brittle Bush
justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Larrea tridentata	Creosote Bush
Leucophyllum candiclum	'Silver Cloud' (TM) Sage
Leucophyllum candiclum	'Thunder Cloud" (TM) Sage
Leucophyllum frutescens	Texas Sage or Cenizo
Leucophyllum frutescens compacta	Compact Texas Sage
Leucophyllum frutescens "Green Cloud" (TM)	Green Cloud Sage
Leucophyllum frutescens "White Cloud" (TM)	White Cloud Sage
Leucophyllum laevigatum	Chihuahuan Sage
Leucophyllum langmaniae 'Rio Bravo' (TM)	Rio Bravo Sage
Leucophyllum pruinoseum 'Sierra Bouquet" (TM)	Sierra Bouquet Sage
Leucophyllum hybrid "Rain Cloud" (TM)	Rain Cloud Sage
Leucophyllum zygophyllum 'Blue Ranger' (TM)	Blue Ranger Sage
Rhus ovata	Sugar Bush, Sugar Sumac
Rosa banksiae 'Lutea'	Yellow Lady Bank's Rose
Rosmarinus officinalis	Bush Rosemary
Simmondsia chinensis	jojoba, Goat Nut
Tecoma stans "Angustata	Yellow Trumpet Bush, Esperanza
Yucca spp.	Yucca

**TREES**

Acacia aneura	Mulga
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Littleleaf or Foothills Palo Verde
Eucalyptus formanii	-none-
Eucalyptus leucoxylon	White Iron Bark
Eucalyptus microtheca	Tiny Capsule Eucalyptus
Juniperus scopulorum	Weeping Juniper

**DESERT GARDEN PLANT  
MATERIALS**

**BOTANICAL NAME**

**COMMON NAME**

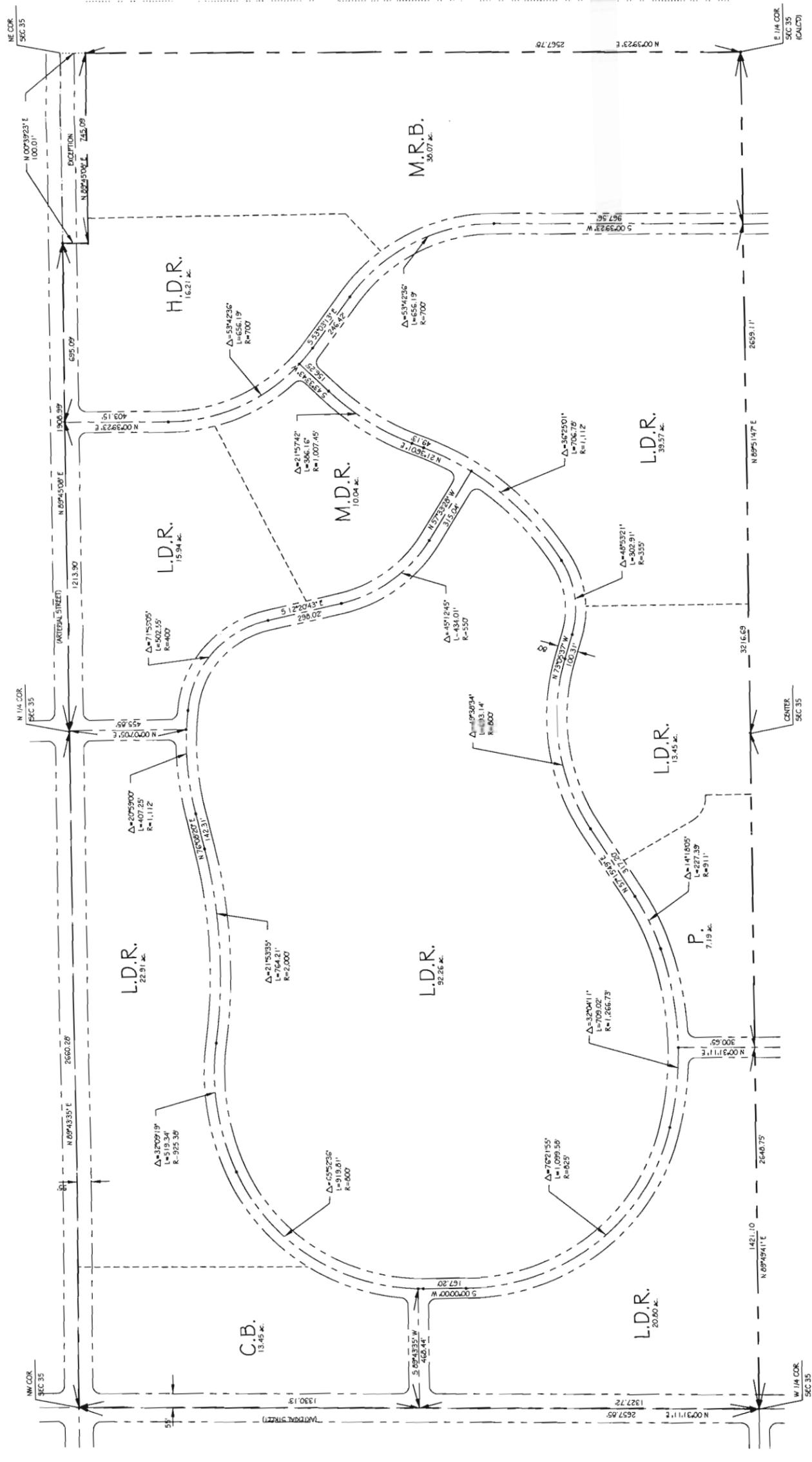
Parkinsonia aculeata	Mexican Palo Verde
Phoenix clactylifera	Date Palm
Pinus edulis	Colorado Pinon Nut Pine
Pinus elarica	Mondel Pine
Pinus halapensis	Aleppo Pine
Pinus monophylla	Singleleaf Pinon Pine
Pinus pinca	Italian Stone Pine
Platanus wrightii	Arizona Sycamore
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey or Texas Mesquite
Prosopis juliflora	Honey Mesquite
Prosopis velutina	Velvet Mesquite
Juniperus scopulorum	Weeping Juniper
Parkinsonia aculeata	Mexican Palo Verde
Phoenix clactylifera	Date Palm
Pinus edulis	Colorado Pinon Nut Pine
Pinus elarica	Mondel Pine
Pinus halapensis	Aleppo Pine
Pinus monophylla	Singleleaf Pinon Pine
Pinus pinca	Italian Stone Pine
Platanus wrightii	Arizona Sycamore
Prosopis alba	Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey or Texas Mesquite
Prosopis juliflora	Honey Mesquite
Prosopis velutina	Velvet Mesquite
Prosopis So. Am. hybrid (sold as Prosopis chilensis)	Hybrid So. American Mesquite Mesquite, Algarrobo
Quercus ilex	Holly Oak
Quercus suber	Cork Oak
Quercus virginiana "Heritage"	Southern Live Oak
Rhus lancea	African sumac
Trachycarpus fortunei	Windmill Palm
Ulmus parvifolia	Chinese Elm
Vitex angus-castus	Chaste Tree
Washingtonia filifera	California Fan Palm
Washingtonia robusta	Mexican Fan Palm



**LEGAL DESCRIPTION**

North Half of Section 35T.6S., R.6E., G. & S.R.B. & M.





# Casa Grande

Date: 03/23/99 - Pad Exhibit

# Residential Design Standards

For

Planned Area Developments

City of Casa Grande

Final Draft

March 1999

## **Introduction**

Planned Area Developments, or PADs, are often chosen by an applicant because they offer more opportunity for flexibility and creativity than conventional zoning categories. Unfortunately, PADs can have an unwelcome result when utilized merely to reduce lot sizes and increase density *without* providing creativity and design innovation in return. In order to ensure that the City of Casa Grande continued to see creativity and design innovation and the avoidance of the sameness problem common to rapidly developing areas, the City held several work sessions to review, discuss, and develop additional standards for PADs.

## **Purpose and objectives**

Although PADs can be applied to residential, commercial, industrial, and mixed-use projects, the focus of the *Residential Design Standards for Planned Area Developments* is on residential development and mixed-use developments with a residential component. The new PAD standards are consistent with the purpose and objectives of the PAD zone as described in Chapter 17.40 of the Zoning Ordinance. In addition, they will aid in fostering diversity within new residential PADs relative to overall PAD design, lot sizes, and architecture. Diversity, sustainability, and innovation remain the primary objectives of the PAD zone.

## **Overview**

To accomplish the purpose and objectives identified above, the *Residential Design Standards for Planned Area Developments* were compiled into this illustrated guide, which is divided into two main areas: 1) PAD Layout and Design and; 2) PAD Residential Architecture. Within each category, the opportunity to select specific standards, in addition to the mandatory requirements, was included to increase diversity and encourage creativity.

## **Exceptions**

The Planning and Zoning commission and Council may find that departure from some of the *Residential Design Standards for Planned Area Developments* is warranted for a project under the following circumstances:

**Note: None of the stated exceptions are applicable to this proposed 320 acre new community.**

## **Section IA. Mandatory PAD Layout and Design Standards**

### **1. Open space**

Open space shall be generally defined as all outdoor areas of the PAD that do not include residential lots or home spaces, most buildings, street rights-of-way, parking lots, above ground utilities, and most drainage channels and retention areas constructed of cement, gunnite, etc. Open space can be of an improved form, such as passive or active recreation areas, or a less improved form, such as preserved desert with native vegetation and washes.

Specific open space percentage requirements are listed below:

- PADs less than five hundred acres shall have a minimum of ten- percent open space.

**Note: This proposed new community of 320 acres in a mixed use PAD proposal has 13.6 percent of the site in Open Space, Public / Semi-Public (elementary school & park / recreation) Land Uses.**

- PADs of five hundred and more acres, and PADs with a net density greater than four dwelling units per acre shall have a minimum of fifteen percent open space.

**Note :This item is not applicable to this PAD Specific Plan.**

- At least fifty percent of the required open space must be improved and in a usable form such as parks, multi-use trails, bike paths, turfed retention areas, and tot lots. The Planning and Zoning Commission and City Council may decrease the improved open space requirement to twenty-five percent in return for the preservation of areas with natural washes, native cactii and/or mature native trees.

**Note: This item will be met as the parcels are developed with the specifics detailed within the preliminary plats and final plats as well as site plan approvals for the commercial and multi-family parcels.**

- When retention areas are improved, e.g., turfed, for passive recreation; at least fifteen percent of the basin needs to be elevated above a twenty-five year floodwater surface elevation.

**Note: This item will be met as the parcels are developed with the specifics detailed within the preliminary plats and final plats as well as site plan approvals for the commercial and multi-family parcels.**

- If golf courses are included in open space calculations, the minimum open space requirement shall be twenty percent, with no more than sixty percent of the required improved open space being utilized for the golf course.

**Note: This item is not applicable to this PAD Specific Plan.**

Open space must be provided in a manner where it is easily accessible from all lots or units. A good measure of accessibility is to provide open space in the form of parks, multi-use trails, bike paths, or passive recreation areas within a 1000 foot radius from each dwelling unit. Pocket parks and access to open space from cul-de-sac ends are highly encouraged. Open space shall be located and designed as a community amenity. Improved open space should be highly visible to the public to encourage community utilization and awareness. A method of maintaining open space must be demonstrated and approved by the City.

#### **1. Other notes on open space:**

- For phased PADs of more than fifty acres, improved open space shall be provided within each phase of a project.

**Note: This item is not applicable to this PAD Specific Plan.**

## 2. Lot and home space sizes

- No single-family lot shall be less than 4,500 square feet. Within the Medium Density Residential Parcel / M.D.R. (cluster or duplex cul-de-sac homes) would be a minimum of 3,500 square feet.

Note: This item will be met as the parcels are developed with the specifics detailed in the preliminary plats and final plats

- No more than twenty-five percent of the total single-family lots shall be under 7,000 square feet.

Note: This item will be met as the parcels are developed with the specifics detailed in the preliminary plats and final plats

- A minimum fifty foot width is required for all single-family lots except within the Medium Density Residential parcel which would permit cluster or duplex cul-de-sac homes (attached or detached) with a minimum lot width of 44 feet and a min -depth of 80 feet - Note: Please see an example of a site plan for this type of product in the appendix to the development guide.

Note: This item will be met as the parcels are developed with the specifics detailed in the preliminary plats and final plats

## 3. Multi-family development

- The intent of the *Residential Design Standards for Planned Area Developments* shall be demonstrated in the site design and architecture of multi-family development.

Note: This item will be met as the parcels are developed with the specifics detailed within the preliminary plats and final plats as well as site plan approvals for the multi-family parcel(s).

## 4. Manufactured homes

Note: This item is not applicable to this PAD Specific Plan.

## 5. Miscellaneous

Note: The following items will all be met as the parcels are developed with the specifics detailed within the preliminary plats and final plats as well as site plan approvals for the Medium Density Residential (cluster) and the High Density Residential [ multi-family parcel(s)].

- A minimum twenty-five foot rear yard setback is required for all principal buildings backing onto arterial or collector roadways. This requirement may be reduced to twenty feet if select option five is chosen (see Section 1 B)
- Adjacent one story single-family units shall have no less than a combined ten-foot side yard separation (distance) between buildings.

- Adjacent two story single-family units shall have no less than a combined fifteen-foot side yard separation (distance) between buildings
- No multi-story single family home shall be built on a lot less than 6,000 square feet.
- When perimeter walls and walls adjacent to roadways are provided for a development, the wall must include design elements, such as textured and/or split face block, and/or painted stucco surfaces. Wall details are subject to the approval of the Planning and Development Director at the time of review and approval of preliminary plats.
- Front yard landscape is required for all residential subdivisions. This landscape shall be installed by the developer/builder within thirty (30) days of occupancy. A variety of front yard landscape packages, i.e., utilizing a variety of plants, ground covers, and designs appropriate to the Casa Grande climatic conditions shall be provided.

#### **Section IB. Additional Requirements for PAD Layout and Design**

In addition to the previously stated mandatory requirements, seven of the standards listed below must be selected. Different standards may be selected per phase, however, utilization of the selected standards per phase or total development parcel shall be demonstrated for that defined area or parcel at the time of review and approval of preliminary and final plats. All selections are subject to Planning and Zoning Commission and City Council approval and satisfaction of any possible safety or maintenance concerns. After development approval, the Planning and Development Director may approve minor changes or substitutions (up to two items per phase or total project). All other changes or substitutions must be approved by the Planning and Zoning Commission.

1. **Enhance subdivision entryway features.** The main entrances into a subdivision shall be designed to create a sense of arrival. This can be accomplished with monument signs, increased landscape, water features, sculptures, brick walls, or a number of creative ways.

*\*Selected Item for use in the development.- No. 1-A.*

2. **Provide a mix of cul-de-sac designs,** including eyebrows, short auto courts, cul-de-sacs with landscaped center medians, and/or cul-de-sacs that are open visually (landscaped) to school sites, park sites, pedestrian corridors, or landscaped collector and arterial street R.O.W.'s.

*\*Selected Item for use in the development.- No. 2-A.*

3. **Increase the separation distance between homes and reduce equal separation distances between homes** by grouping wider side yard setbacks on fifty percent or more of the lots within the development. For example, if side setbacks are five and ten feet, at least fifty percent of the homes will have combined side separations of twenty (20) feet or a fifteen (15) feet. The remaining combined side yard separations (minimum) would be ten (10) feet.

*\*Selected Item for use in the development.- No. 3-A.*

4. **Vary adjacent lot widths** by at least five feet to avoid equal separation distances between most homes.
5. **Provide a landscaped buffer at least ten feet wide** between sidewalks and the back of curb along all collector and arterial roadways and a **landscape buffer at least five feet wide** between sidewalks and back of curb along all local roadways. It must be demonstrated that this buffer area will be maintained by a H.O.A. or another method approved by the Planning and Development Director.
6. **Provide a curvilinear street system.** A curvilinear street system is one that utilizes curved streets to follow the natural contour of the land or to break the monotony of a conventional straight street system and also force automobile traffic to slow down.

*\*Selected Item for use in the development.- No. 4-A.*

7. **Widen corner lots/spaces** by twenty feet more than typical internal lots/spaces.
8. **Provide pavers, stamped asphalt, accent paving, or similar treatments** on internal sidewalks, paths, or street crossings (subject to the approval of the City Engineer).
9. **Stagger front setbacks** by at least five feet.
10. **Design perimeter walls and walls adjacent to roadways to include offsets, breaks, and/or include varied materials**, such as wrought iron and brick, and/or provide natural barriers, such as berms and landscape buffers as alternatives to solid walls.

*\*Selected Item for use in the development.- No. 5-A.*

11. **Provide a ten foot wide paved, concrete or other approved stabilized (all weather) surface multi-use path** that meanders through the development open spaces.

*\*Selected Item for use in the development.- No. 6-A.*

12. **Orient lots for terminating vistas of focal points.** Focal points may include parks, community buildings, distant mountains, open spaces, and homes.

*\*Selected Item for use in the development.- No. 7-A.*

13. **Set homes with building length parallel to street.**
14. **Provide street trees.** Plant trees along roadways or front property lines to create a sense of scale and place. Trees should generally be of same size (15-gallon minimum) and species and placed every twenty-five feet in a manner that will not impede traffic safety.

*\*Selected Item for use in the development.- No. 8-A.*

15. **Applicant's choice.** An opportunity for creativity and design innovation is provided here.

## **Section 11A. Mandatory PAD Residential Architecture Standards**

It is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and/or Council at the time of PAD or Preliminary Plat approval; however, if this is not possible (e.g., a builder has not been selected), the home floor plans and elevations must be presented to the Planning and Development Director for approval prior to applying for building permits.

In order to avoid repetition and encourage architectural diversity, the following mandatory standards are provided:

### **1. Elevations and roofs**

- A minimum of four home floor plans, each with three distinct elevations is required per project.
- A minimum of three distinct home color schemes is required per project.
- There shall not be any more than two consecutive similar front home elevations.
- There shall not be any more than three consecutive similar rear elevations for homes backing to an arterial or collector roadway.
- A variety of home roofing materials, colors, shapes, and/or textures is required per project.

### **2. Add-ons**

- Add-on elements, such as awnings and carports, shall be constructed and painted to complement basic architectural design of the home. *(All of the homes in this PAD Specific Plan will be site built.)*

## **Section 11B. Additional Requirements for PAD Residential Architecture**

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. Different standards may be selected per phase; however, utilization of the selected standards per phase or total project shall be demonstrated for that defined area. Once again, it is recommended that the architectural requirements be addressed by the Planning and Zoning Commission and/or City Council at the time of the PAD approval or at the Preliminary Plat approval; however if this is not possible (e.g., a builder has not been selected), the home floor plans and elevations shall be presented to the Planning and Development Department for approval prior to approval of a Final Plat or a Building Permit. After project approval, the Planning and Development Director may approve minor changes or substitutions (up to two items per phase or total project). All other changes or substitutions must be approved by the Planning and Zoning Commission.

- 1. Incorporate a variety of durable exterior materials and finishes, such as thirty year shingles, brick, stone, faux stone, and/or masonry into the home.**

*\*Selected Item for use in the development.- No. 1-B.*

2. **Provide significant architectural features**, such as covered front entries, front porches, and bay windows.

**\*Selected Item for use in the development.- No. 2-B.**

3. **Reduce the number of front-loaded garages.** Use side-loaded and/or rear yard detached garages on twenty percent or more of the homes.
4. **De-emphasize front-loaded garages** by recessing garage doors, recessing second story over garage on multi-story homes, providing at least twenty feet of non-garage (living space) home frontage, and/or another effective method.

**\*Selected Item for use in the development.- No. 3-B.**

5. **Exceed the mandatory requirements** for the number of required distinct elevations and home color schemes.

**\*Selected Item for use in the development.- No. 4-B.**

6. **Applicant's choice:** An opportunity for creativity and design innovation is provided here.