

**A PLANNED AREA DEVELOPMENT
BY
MENNENGA ENTERPRISES, LLC.**

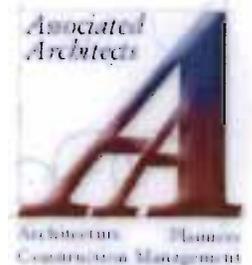


CASA GRANDE CORPORATE CENTER

5.1 ACRES

CASA GRANDE, ARIZONA

JANUARY 11, 2008



PROJECT INFORMATION

ADDRESS: N.E. CORNER OF CACHERS COURT AND FLORENCE BOULEVARD, CASA GRANDE, ARIZONA 85222

OWNER: CASA GRANDE CORPORATE CENTER, L.L.C.
P.O. BOX 12039
CASA GRANDE, ARIZONA 85230-2033
(602) 428-6404

ARCHITECT: WILLIAM L. JOHNS
ASSOCIATED ARCHITECTS, INC.
1356 E. MCKELLIPS RD., STE. 101
MESA, ARIZONA 85203
(480) 964-8451

BUILDING CODES: 1994 U.B.C., 1995 I.P.C., 1994 U.M.C., 1993 N.E.C., AZ A.D.A.A.G.

OCCUPANCY GROUP: B

CONSTRUCTION TYPE: V-N

BUILDING AREA (ALLOWABLE): RETAIL & C - STORE - 48,000 SQ. FT.

BUILDING AREA (ACTUAL): C - STORE 6,000 SQ. FT., CANOPY 3,500 SQ. FT., TOTAL 9,500 SQ. FT.

USE: RETAIL, GAS DISPENSING.

EXISTING ZONING: B-2

PROPOSED ZONING: PAD (CURRENTLY UNDER REVIEW)

GROSS SITE AREA: 101,499 SQ. FT. = 2.33 ACRES

NET SITE AREA: 81,984 SQ. FT. = 1.9 ACRES

SITE COVERAGE: 80.5%

LANDSCAPE AREA: 43,519 SQ. FT.

LANDSCAPE COVERAGE: 19.5%

PARKING CALCULATIONS:
REQUIRED:
C - STORE PHASE 1 (PAD 1) 6,000 S.F. = 24 STALLS
PROVIDED:
C - STORE (PHASE 1): 25 STALLS
GAS CANOPY: 12 STALLS
BIKE PARKING: 4 STALLS

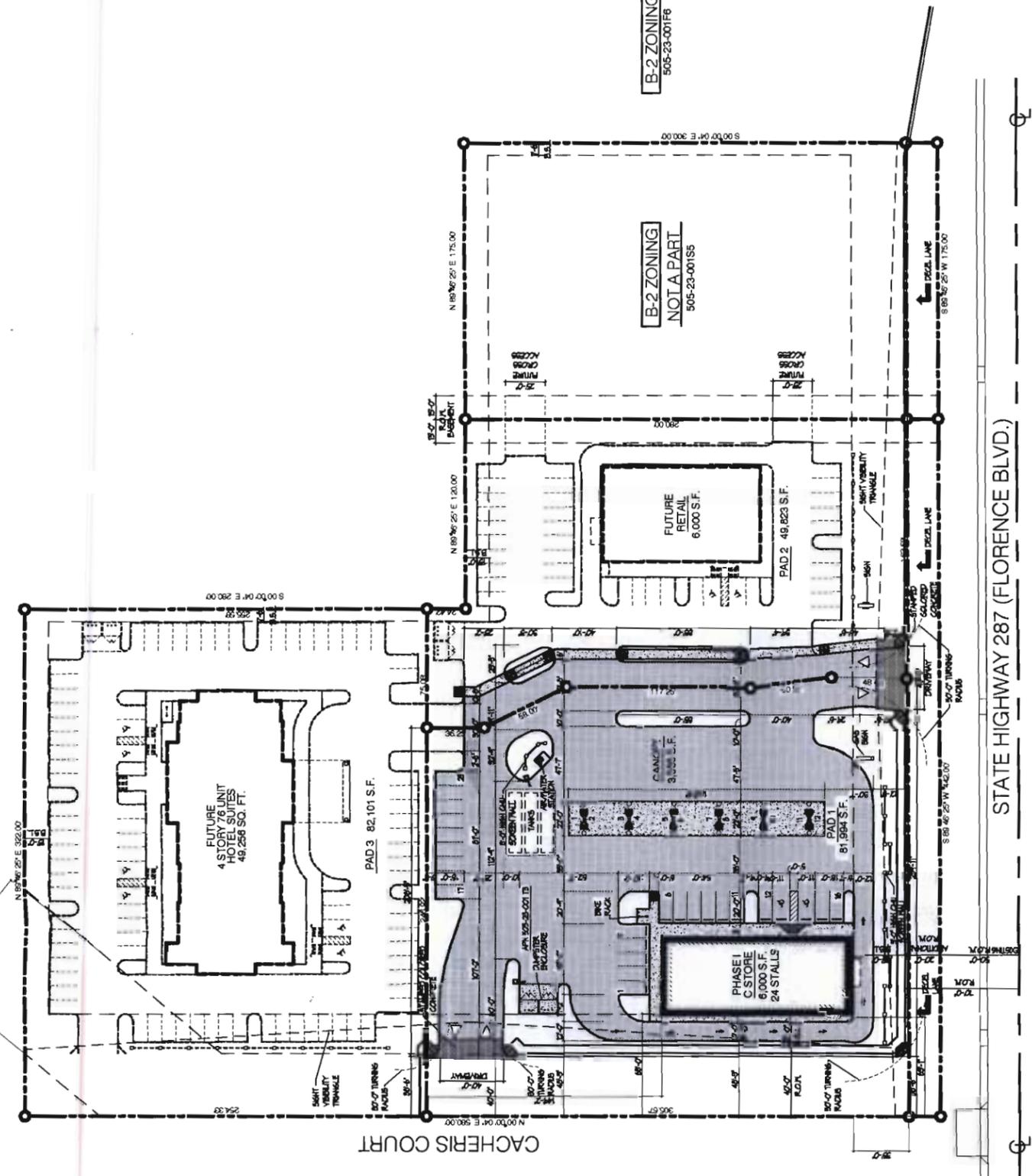
NOTE:
STANDARD PARKING STALL DIMENSIONS: 9'-0"X18'-0"
HANDICAPPED PARKING STALL DIMENSIONS: 11'-0"X18'-0"
6" VERTICAL CURBING WILL BORDER ALL PARKING, DRIVE AISLES, AND LANDSCAPED AREAS

BUILDING SETBACKS:
SIDEWALK BLVD: 35'-0"
REAR: 15'-0"
CACHERS COURT: 25'-0"

PAD LIBRARY COPY

A NEW CONVENIENCE STORE AND GAS STATION FOR CASA GRANDE CORPORATE CENTER, LLC
N.E. CORNER OF CACHERS COURT AND FLORENCE BOULEVARD, CASA GRANDE, ARIZONA 85222

ASSOCIATED ARCHITECTS
1356 E. MCKELLIPS RD., SUITE 101
MESA, ARIZONA 85203 • (480) 964-8451



STATE HIGHWAY 287 (FLORENCE BLVD.)

PAD ZONING
505-28-004P.N.C.M



PROPOSED SITE MASTER PLAN

LEGEND:
- INDICATES SETBACK
- INDICATES TRAFFIC FLOW
- INDICATES LIGHT POLE
- INDICATES PHASE 1 P
- INDICATES PHASE 2 P
- INDICATES PHASE 3 P
NOTE: ALL PHASES SHALL BE 8'-0" HIGH AND PAINTED TO COMPLEMENT BUILDING ARCHITECTURE.

DATE	DESCRIPTION
01/15/20	ISSUED FOR PERMITS

NOT FOR CONSTRUCTION

SHEET NO. 1
A-1
OF 1

DATE: 01/15/20 11:58 AM
THIS DRAWING IS THE PROPERTY OF ASSOCIATED ARCHITECTS, INC. AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ASSOCIATED ARCHITECTS, INC.

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EXHIBITS

- A. Vicinity Map
- B. Legal Description
- C. Context Plan w/ Aerial Photo
- D. Permitted Uses – City of Casa Grande B-2 Zoning
- E. Conceptual Site Plan
- F. Conceptual Landscape Plan

A. Introduction

This General Development Plan and Program provides a project overview of the Planned Area Development (PAD), proposed by Mennenga Enterprises LLC. for a 5.1 acre parcel of land located approximately a quarter mile west of Interstate 10 along Florence Boulevard in Casa Grande, Arizona. This General Development Plan is intended to provide the City of Casa Grande Planning and Zoning Division with the information necessary to review and approve the PAD zoning request for this property.

1. Site Ownership

This Property is owned by Mennenga Enterprises, LLC.

2. Site Data

The site for this proposed project is located between Interstate 10 and Henness Road along Florence Boulevard in Casa Grande, Arizona. The property is comprised of a net site area of 5.1 acres.

3. Existing Site Conditions / Topography

Currently the property is undeveloped and in a natural state. There are no existing structures on-site. The topography of the site is fairly level with only a slight but even grade sloping to the northwest.

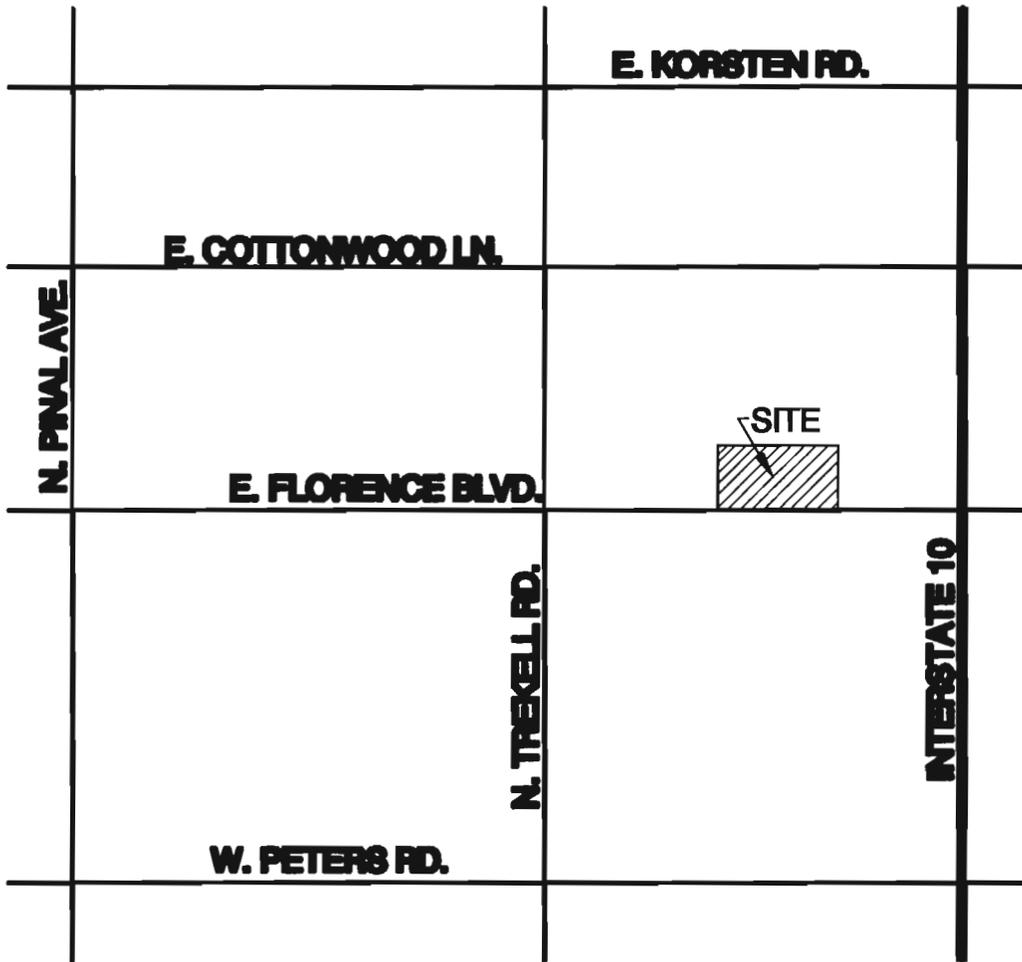
4. Surrounding Land Uses

North: The land area to the north is divided between Palm Creek R.V. Park and unsubdivided land.

West: The land area to the west is vacant land and an existing Golden Corral Restaurant.

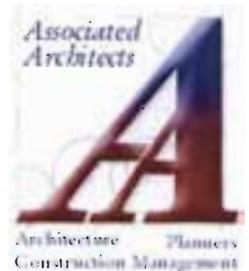
South: The land to the south is vacant land that has a 400+ room Legacy Suite Hotel planned.

East: The land to the east is vacant land with a planned use of retail.



**VICINITY MAP
EXHIBIT 'A'**

**CASA GRANDE GATEWAY CENTER
CASA GRANDE, ARIZONA 85222**



1356 E. McKellips Rd. Suite 101 Mesa, Az 85203
T: 480.964.8451 F: 480.964.1787

EXHIBIT 'B'

Legal Description

A parcel of land lying in and being part of the SE1/4, Section 23, T6S-R6E, G&SRM, Pinal County, Arizona, more particularly described as follows:

Commencing at the South quarter corner of said Section 23, from whence the Southeast corner of said Section 23 bears S89 46'25"W, a distance of 2645.20';
thence, N00 00'04"W, a distance of 50.00', to the TRUE POINT OF BEGINNING,
Thence, continue N00 00'04"W, a distance of 580.00';
Thence, N89 46'25"E, a distance of 322.00';
Thence, S00 00'04"E, a distance of 280.00';
Thence, N89 46'25"E, a distance of 120.00';
Thence, S00 00'04"E, a distance of 300.00';
Thence, S89 46'25"W, a distance of 442.00', to the TRUE POINT OF BEGINNING.

Contains in all 5.11 Acres more or less.

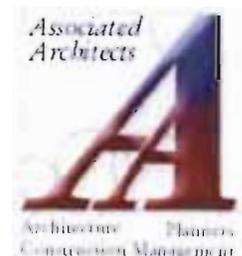
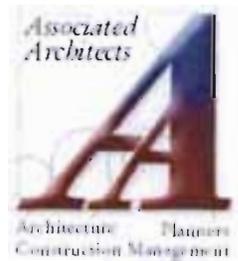


EXHIBIT 'C'



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B. Objectives / Development Goals

Rezone to PAD (Planned Area Development)

The property, 5.1 acres, is zoned B-2. Menenga Enterprises LLC. intends to rezone the property to PAD that will allow for land intensive Retail, Convenience store, Gas Station and Hotel uses in conformance with the City of Casa Grande General Plan and Zoning Ordinance.

The PAD adheres to all City of Casa Grande guidelines and zoning ordinances within the B-2 zoning, however, an increase in the height restriction of 35 feet is being proposed within the Permitted Uses section of the PAD. All structures and improvements designated within this PAD, will be designed and constructed by Mennenga Enterprises LLC. Mennenga Enterprises LLC. will maintain the buildings and lease suites to future tenants. This land use plan provides flexibility for future employment and retail services based on the demand within the marketplace.

C. Conformance with City of Casa Grande's General Plan

The City of Casa Grande General Plan has designated this property for Commercial Use. Included in the "Commercial" designation are land uses related to retail, service and employment uses. This development takes into consideration the surrounding properties and shall conform with design, scale, and buffering techniques as set forth in the General Plan, with the exception of the 35 foot height restriction for the Hotel.

D. General Development Plan

1. Project Description

This project is designed to offer a mix of commercial and hotel activities. These uses will be combined within the Planned Area Development in order to provide a more cohesive development that will offer common design standards for each of the land uses.

Guidelines will be established to unify the development throughout. The land plan takes advantage of the site's proximity to downtown and shall provide a well designed multi-tenant mixed use development that will provide employment opportunities for local residents as well as provide added tax revenue for the City of Casa Grande.

2. Land Use Plan

The General Development Plan is enclosed as Exhibit 'E'. The land uses are organized to promote compatibility with surrounding land uses, provide appropriate transitions between the commercial and hotel users, and provide efficient access and circulation throughout the project. The project is designed with minimal vehicular penetration points in order to safely and conveniently move commercial traffic into and out of the project. The streetscape will be designed to provide variety and interest as one drives adjacent to the development as well as throughout the property.

Land Use Summary:

Commercial Center:	3.04 acres
<u>Hotel:</u>	<u>2.06 acres</u>
Total:	5.1 acres

3. Commercial Center

Situated along Florence Boulevard, 3.04 acres of the proposed parcel will be a Convenience Store, Gas Station, and Retail development. The commercial structures will be architecturally designed to be compatible with the hotel and surrounding residential homes. The intent is to provide neighborhood retail uses that will cater to the surrounding neighborhoods. Commercial tenants will share parking areas and an integrated landscape theme. All permitted uses and development standards shall conform to the Permitted Uses as listed within Section E of the PAD.

4. Hotel

Situated behind the commercial center the remaining 2.06 acres of the development will be a 4 story, 76 unit hotel building. The hotel structure will be architecturally designed to be compatible with the tenant building located within the commercial center. The intent is to provide lodging opportunities for travelers through Casa Grande. Hotel guests will share parking areas and an integrated landscape theme and connecting walkways to the adjacent commercial center. All permitted uses and development standards shall conform to the Permitted Uses as listed within Section E of the PAD.

E. DEVELOPMENT STANDARDS

The development will be a Phased Master Planned Project consisting of multiple Retail and Lodging Facilities for multiple/individual tenants. The property will ensure a well designed streetscape, adequate on and off-site auto circulation, encourage pedestrian travel throughout. The Architecture will be developed around a transitional hierarchy from the street to the back of the PAD. The buildings will possess an overall design framework that provides an internal organizational structure and a contextual response to the surrounding area.

1. **Permitted Uses**
See Exhibit "D" Permitted Uses.

2. **General Requirements**
Except where otherwise explicitly stated, this development shall conform to all requirements of the City of Casa Grande zoning ordinance, as amended, for development within Planned Area Development zoning.

3. **General Standards**

Building Setbacks

See Below

Residential Zone

Boundary: 50' (Same as maximum height)

Parking Lot Setbacks

Front: 4'

Interior Side or Rear 3'

Corner Side 4'

Residential Boundary: 3'

Maximum Building Height and Setbacks

In general, a building's setback from the property adjacent to the P.A.D. site shall approximate its height.

Outdoor Storage

No outdoor storage shall be permitted.

EXHIBIT "D" – PERMITTED USES

Table 17.16.030B Business Zone Uses					
*Highlighted indicates that use is "permitted"	B-1	B-2	B-4		
		B-3			
A Principally Permitted Uses					
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building.			o		
Appliance sales, service		o	o		
Appliance repair			o		
Athletic clubs		o	o		
Automobile, boat or recreational vehicle sales, maintenance and rental		o	o		
Automobile, auto body repair, boat, recreational vehicle repair			o		
Bakery for on-site sales, less than 3,500 square feet	o	o	o		
Bakery greater than 3,500 square feet					
Banks and other savings and lending institutions	o	o	o		
Barber shop	o	o	o		
Beauty parlor	o	o	o		
Blueprint shop and photo processing		o	o		
Bowling alley			o		
Building material sales yard, including sand and gravel			o		
Bus terminals			o		
Business and office machine sales, service and repair shop		o	o		
Business, technical or vocational school			o		
Cabinet shop and furniture manufacture					
Candy and ice cream store	o	o			
Cigar and tobacco store	o	o			
Clothing and costume rental shop		o	o		
Commercial recreation			o		
Community center or meeting hall		o	o		
Contractors storage yard			o		
Convenience food store of not more than 3,500 square feet	o	o	o		
Convenience food store more than 3,500 square feet		o	o		
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less		o	o		
Dancing or theatrical studio		o	o		
Delicatessen and catering establishment		o	o		

Dry cleaning and laundry establishment	0	0	0		
Electrical, electronic or electromechanic machinery manufacture					
Equipment rental or storage yard			0		
Essential public service or utility installation	0	0	0		
Exterminator shop			0		
Exterior storage of goods and materials provided that all goods and materials are screened from adjacent properties and rights-of-way			0		
Feed store, including yard			0		
Fertilizer manufacturer, subject to Section 17.36.030(Q)					
Florists	0	0	0		
Food processing, not including meat packing					
Frozen food locker			0		
Game rooms, pool halls		0	0		
Garden supply store		0	0		
General service uses including business, personal and professional service establishments		0	0		
General retail businesses engaged in direct sales to the ultimate consumer		0	0		
Grainery, elevator storage					
Greenhouse			0		
Hospital		0	0		
Hotel or motel		0	0		
Ice and cold storage plant			0		
Interior decorator's shop		0	0		
Impound yard			0		
Laundromat, self service	0	0			
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted			0		
Liquor store	0	0	0		
Lock and key shop		0	0		
Machine shop			0		
Mail order catalog store		0	0		
Manufacture of pharmaceutical products and food products including soft drinks, but not including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils.					
Manufacturing					
Manufacturing, light			0		
Medical, dental, health clinic		0	0		
Monument sales and engraving shop			0		
Mortuary		0	0		

Museum		o	o		
Music studio		o	o		
Newsstand	o	o			
Offices	o	o	o		
Optician		o	o		
Pawn shop		o	o		
Photographic studio		o	o		
Printing and publishing house (including newspapers)			o		
Private club, fraternity, sorority or lodge		o	o		
Product development and product testing activities					
Public buildings	o	o	o		
Public utility service yard			o		
Radio and television studio		e	o		
Recycling center			o		
Restaurant, greater than 3,500 square feet		o	o		
Restaurants of not more than 3,500 square feet, excluding convenience food restaurant	o	o	o		
Sexually oriented businesses subject to licensing requirements of Chapter 5.24		o	o		
Shoe repair and shoe shine shop		o	o		
Swap meet, flea market			o		
Tavern, bar or lounge		o	o		
Taxidermist		o	o		
Theatre, excluding drive-in theatre		o	o		
Theatre, drive-in			o		
Tire sale, repair and mounting			o		
Truck repairing and overhauling			o		
Truck stop			o		
Truck washing establishment			o		
Trucking yard terminal			o		
Upholstery shop			o		
Video arcade			o		
Video sales and rental		o	o		
Warehousing					
Warehousing, limited (not to cover more than 40% of floor area)			o		
Watch repair shop		o	o		
Wireless telecommunication facilities (See note below for height limitations)			o*		
Large Single Retail Use and Large Multiple Use Shopping Centers, shall only be permitted at locations specified, and when developed in accordance with Section 17.40.020 of this Code.					

F. DESIGN STANDARDS

1. Site Development

1a. Off-Street Parking

A development plan indicating compliance with the off-street parking requirements of the Casa Grande Zoning Ordinance will be submitted for approval prior to obtaining final building permits.

- The number of off-street parking spaces shall be based upon the building use.
- All off-street parking and loading areas, access drives, internal circulation drives, and truck maneuvering areas shall conform to the off-street parking regulations of the City of Casa Grande Zoning Ordinance.

1b. Screening

Screen walls shall maintain a consistent material, design, and color theme to provide continuity throughout the Property.

- Solid masonry or concrete screen walls shall be provided for all mechanical and electrical equipment yards, outdoor storage areas, and refuse collection areas.
- All screen walls should be architecturally treated as an extension of the primary structure.
- When needed, parking screen walls shall be a minimum of 3-foot in height and constructed of block and may be finished with stucco or mortar wash to match and compliment the architecture of the buildings.
- 3' high landscape berms may be used in conjunction with parking screen walls.
- Perimeter screen walls shall be a minimum of 6-foot in height constructed of the design and materials of the building.
- Screen walls along pedestrian routes or sidewalks shall be set back to allow for landscaping.

1c. Site Lighting

The lighting should enhance the architectural and site design concepts of the overall PAD.

- Lighting shall be master planned for the development.
- Street lighting shall be provided along Cacheris Court and Florence Boulevard per current City of Casa Grande and ADOT standards (as applicable).
- Street lighting shall be provided for security throughout all parking areas and building entries/exits that provides a level of security.
- All site lighting shall be directed downward and use appropriate light source to minimize light pollution onto adjacent properties and to adhere to local dark sky ordinance.
- Intensity shall not be greater than required for vehicular and pedestrian safety.
- The use of shields with cut-off fixtures is required for all pole and wall pack lighting.
- Height of light poles shall be maximum 25' high.
- Low pedestrian-scaled fixtures shall be provided to help identify and light pedestrian routes within the commercial areas.

1d. Pedestrian Circulation

Florence Boulevard and Cacheris Court shall provide sidewalks per City of Casa Grande standards. Accessible walkways from the parking areas to all building entries shall be provided.

1e. Grading and Drainage

The site will be required to retain storm water runoff and retain for the adjacent half streets. Retention basins shall be designed and contoured to assume a more natural appearance and to be an integral part of landscape. Retention basins should be designed to meet the requirements of the Casa Grande design guidelines.

1f. Signage

Signage for PAD shall be designed to enhance the identity of the overall development park and the individual businesses within. A master sign package shall be submitted for review and approved prior to the building permit issuance.

2. Streetscape and On-site Landscape

Landscaping is an important component of the design which softens the developments' appearance by breaking up the continuous expanse of pavement and buildings. In order to create a uniform appearance throughout the development, the PAD will be established.

The PAD requires complete streetscape concepts and strategies that help contribute to the identity and comfort of the development.

- A typical streetscape concept and theme shall be developed and repeated. Includes tree selection, lighting, signage, decorative walls, and other design elements.
- Streetscape should reinforce design concepts for the commerce center. This includes defining focal points, framing views and edges, and highlighting architectural design elements.
- When necessary, streetscaping should screen views of parking lots and loading areas. Berms or shrubs may be used to help screen parking lots.
- Landscaping shall comply with the City of Casa Grande landscaping requirements.
- All plant materials shall conform to the City of Casa Grande Low Water Use Plant List.
- All streetscapes will be maintained by the development.

On-site landscaping shall reinforce overall site and architectural concepts while increasing pedestrian comfort.

- Planting in front and side yards should reinforce the PAD streetscape concept.
- Foundation planting should enhance architectural and massing concepts for buildings.
- Accent planting and color should reinforce overall site and site design entry expression.
- Screen planting should be used around parking lots to block undesirable views.
- Grading and retention basins should be done to fulfill functional requirements and architectural and site design concepts.
- Landscaping must comply with the City of Casa Grande landscaping requirements.
- All plant materials shall confirm to the City of Casa Grande Low Water Use Plant List.
- All on-site landscaping will be maintained by the development.

G. Infrastructure / Utilities

1. Access / Circulation

The primary access to and from the Property is along Florence Boulevard, a designated major arterial that borders the southern property line.

The General Development Plan includes a proposed local street that runs north/south along the western boundary of the site, Cacheris Court. This street creates additional circulation and shall terminate at the north property line, 580 feet north of Florence Boulevard, but could be extended in the future to relieve a restricted access condition to the undeveloped land to the north.

2. Street Improvements

Half street improvements will be constructed per City of Casa Grande standards and in conformance with the proposed development. Currently, Florence Boulevard is a paved road that accommodates four lanes of traffic with curb and gutter. The remaining improvements that shall comply with City of Casa Grande standards include sidewalk, and streetlights. The Cacheris Court improvements shall comply with City of Casa Grande standards to include curb and gutter, attached sidewalk, and streetlights. Street dedications are as follows:

<u>Street</u>	<u>Ex. ROW</u>	<u>Prop. ROW</u>
Florence Boulevard: north half	50'	70'
Cacheris Court: east half	40'	40'

3. Water Service

This project will connect into the existing water main within Florence Boulevard. From here the private domestic and fireline will loop around the site and tie back into Florence Boulevard. This subject property is within the service area of the Arizona Water Supply.

4. Sanitary Sewer Service

Proposed is a private gravity sewer system. The project will connect into an existing sewer line within Florence Boulevard. This subject property is within the service area of the City of Casa Grande.

5. Electrical Service

This subject property is within the service area of the Arizona Public Service.

6. Natural Gas Service

This project is within the service area of the Southwest Gas Corporation.

7. Telephone Service

This subject property is within the service of Qwest Telephone.