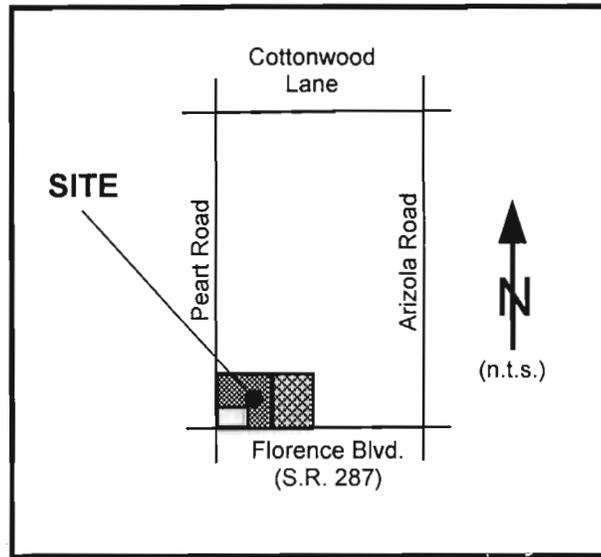


Casa Grande Marketplace

A Commercial Planned Area Development

Located North and East of the Northeast corner of
Florence Boulevard and Peart Road



Development Plan

and

Development Guide

Zoning Application #:

CGPZ-121-00

Date submitted / revised:

December 4, 2000 / December 22, 2000

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PURPOSE OF REQUEST:

The purpose of this application is to request a zone change from B-1 (Neighborhood Business) and R-3 (Multi-family Residential) to PAD (Planned Area Development) on approximately 26.75 acres located at the northeast corner of Florence Boulevard (also known as State Route 287) and Peart Road in the east Casa Grande area. The rezoning is requested to allow for the development of the "Casa Grande Marketplace" commercial center.

DESCRIPTION OF PROPOSAL:

Project Description:

As stated above, this application requests a zone change from B-1 and R-3 to PAD for the purposes of developing a commercial center to be tentatively known as "Casa Grande Marketplace", consisting of approximately 245,910 square feet of building area. The subject site essentially 'wraps' around the existing Walgreen's store located directly at the northeast corner of this intersection. The Casa Grande Marketplace commercial center proposes to integrate the existing Walgreen's store into the proposed commercial center, continuing the commercial development at this major intersection.

This Development Guide proposes to establish the framework for the development of this commercial center, and the land use exhibit included with this PAD submittal indicates the approximate layout and relative sizes of the buildings within the commercial center.

Development of any phase or portion of this project will undergo the Major Site Plan Review process by the City of Casa Grande (including, but not limited to, all anchor and major tenant buildings and all pad site development). The Major Site Plan Review process will address the specific details of the building design and appearance, site layout, access, signs, landscaping, parking arrangement, etc.

The Casa Grande Marketplace commercial center proposes to develop with a total of approximately 245,910 square feet of building area. The building area is generally divided into four components as indicated below:

Anchor store (includes garden center):	139,368 sq. ft.
Grocery store:	55,300 sq. ft.
Major and shop buildings:	25,534 sq. ft.
<u>Pad buildings:</u>	<u>25,708 sq. ft.</u>
TOTAL:	245,910 sq. ft.

The anchor store noted above is likely to develop as a home improvement center, which will include a garden center. Pad (detached) sites are proposed along Florence Boulevard, and are indicated to develop with or without drive-through facilities. A

conceptual land use/site plan is included along with this application, and indicates the general location

In general, the existing Walgreen's store will be incorporated into the commercial center to provide for a comprehensive and cohesive design for the entire site and to allow for common access and parking areas.

In order to achieve a sense of design compatibility and continuity between the existing Walgreen's store site and the Casa Grande Marketplace commercial center, this development will generally be compatible with the architectural and landscaping themes that have been established by the existing Walgreen's store. Details regarding architecture, landscaping, screening and signs are included within those respective sections of this Development Guide.

The uses to be allowed within the Casa Grande Marketplace commercial center are general retail, business, commercial and office uses that are typically listed as permitted and conditionally-permitted uses within the B-1, B-2 and B-4 zoning districts. A specific list of the uses that will be allowed to occur within the Casa Grande Marketplace are noted within the 'Use Regulations' section of this Development Guide.

Principal access to the subject site is from Florence Boulevard (also known as State Route 287) and from Peart Road (proposed median cut). Driveways onto these roadways will be 'shared' so as to eliminate unnecessary access points. Interior circulation, parking and loading areas will be paved, with common parking areas and cross access easements so as to avoid unnecessary traffic onto the adjacent arterial streets. Roadway improvements, median cuts and driveway locations will be determined in consultation with the City of Casa Grande (and the Arizona Department of Transportation – ADOT – for Florence Blvd/S.R. 287). Additional information regarding the circulation system (on and off-site) for Casa Grande Marketplace commercial center is included in the 'Circulation' section of this Development Guide.

Street-lights will be provided along the perimeter street frontages where deemed necessary by the City of Casa Grande and/or ADOT. Interior parking lot and security lighting designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance.

Fire protection (including hydrants and building sprinkling) will also be provided in accordance with the code requirements of the City of Casa Grande Fire and Building Departments.

Retention and drainage will meet applicable City of Casa Grande requirements. Major retention areas are indicated to occur along the south and west sides of the development, adjacent to the perimeter arterial roadways, and along the north property line as a buffer to the pending residential development to the north. All retention areas will be landscaped in accordance with City of Casa Grande requirements. A conceptual

drainage study is included with this PAD request and will be refined as each phase or portion of this development undergoes the Major Site Plan Review process.

Deed restrictions and maintenance agreements will be required to maintain building exteriors, landscaping, signs, parking areas, etc.

Use Regulations:

The principal uses to be allowed within the Casa Grande Marketplace commercial center are the general business, commercial, retail and office uses noted within the B-1, B-2 and B-4 zoning districts, as noted below. The specific uses that are permitted within the Casa Grande Marketplace are as follows:

- Animal Hospital or Clinic without outdoor Kennel
- Appliance sales, service and repair
- Athletic Club
- Automotive repairs (non-autobody) and parts sales (all such repairs and sales to occur indoors)
- Automobile Service Station
- Automobile Service Station with Convenience Store and/or Automatic-type Car Wash
- Automobile Tire Sales and Repair Establishment (all such repairs and sales to occur indoors)
- Baker for On-site Sales, less than 3,500 square feet
- Bank and other Savings and Lending Institutions
- Beauty Parlor/Barber Shop
- Blueprint or Photo-processing shop
- Business and Office Machine Sales, Service and Repair shop
- Bowling Alley
- Candy and Ice Cream store
- Cigar and Tobacco store
- Clothing and Costume Rental shop
- Convenience Store
- Dance, Theatrical Studio
- Delicatessen and Catering Establishment
- Dry-cleaning and Laundry Establishment
- Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way
- Fast-food (convenience) Restaurants, with or with-out drive-through facilities and or outdoor seating areas
- Florist
- Food Sales (outdoor), along with associated tables and seating area for eating (not to exceed 2,000 square feet in area)
- Garden Supply Store

- General Retail Business engaged in direct sales, rentals and services to the ultimate customer and or contractors
- General Service and Office uses including business, personal, and professional services
- Home Improvement store with Garden Center/Greenhouse engaged in direct sales, rentals and services to contractors and the ultimate consumer
- Indoor Movie Theater
- Liquor store
- Medical, Dental or Health Clinic
- Music Studio
- Offices
- Optical Store
- Police substation
- Seasonal sales (outdoor) from the parking lot areas (not to hinder pedestrian and ADA access). Includes, but is not limited to, Christmas Tree and /or Pumpkin sales
- Shoe Repair and Shoe Shine shop
- Sidewalk sales areas (not to hinder pedestrian and ADA access)
- Sit-down (non-convenience) Restaurants
- Video Arcade
- Video, CD and DVD sales/rentals
- Watch sales and repair shop

Outdoor seasonal sales areas (i.e. Christmas Trees, Pumpkins, etc.) shall be allowed as shown on the land use/site plan. Outdoor sales areas shall be designed not to interfere with pedestrian or ADA access. Under no circumstances shall fire lane access be blocked or impede by such sales.

Cart corrals will be provided for the various-sized carts that will be available within the commercial center. The general location of these cart corrals is depicted on the land use/site plan.

Development of any phase or portion of the Casa Grande Marketplace commercial center will require review and approval through the Major Site Plan Review process (including, but not limited to, the development of all anchor and major tenant buildings and all pad site development).

Deliveries within the Casa Grande marketplace Center could occur at any time.

Development Standards:

The proposed minimum development standards for the Casa Grande Marketplace commercial center are as follows:

Minimum Lot Size	Determined by building area, parking and setbacks
Minimum Lot Width	150'
Minimum Lot Depth	250'
Minimum Perimeter setback (PAD boundary)	20'
Minimum Front Yard setback	20'
Minimum Rear Yard setback	15'
Minimum Side Yard setback	Total of 15'
Minimum Corner Yard setback	20'
Minimum Residential zone boundary setback	50'
Maximum height (above grade)	35' *
Minimum Landscaping/Open Space (overall)	19 %

* An additional 4' will be allowed for parapet walls per City code.

Architecture:

The architectural theme for the Casa Grande Marketplace commercial center will be generally compatible with the architectural theme of the existing Walgreen's store in order to provide a sense of design compatibility and continuity.

The use of a design theme compatible with the existing Walgreens store will establish the Casa Grande Marketplace commercial center with a "sense of place," providing an attractive shopping environment to the community.

This design theme and the "sense of place" which it creates will serve to provide a positive focal point along both arterial streets and set a "quality standard" for future developments.

The architectural theme will be a contemporary southwestern-type style, utilizing a combination of muted desert colors, stuccoed exteriors, exposed/colored split and smooth-faced block, painted masonry/concrete, and tile canopies. Colors and architectural elements may vary slightly from between buildings within the Casa Grande Marketplace commercial center in order to provide for variation in the appearance throughout the center and to avoid 'sameness'. Colors will achieve a Light Reflectivity Value of no greater than 50%.

All four elevations/sides of all pad buildings and the 'corner side' elevation of any building having visibility from Peart Road will be architecturally 'finished'.

No buildings shall have any roof-mounted mechanical equipment (HVAC, evaporative coolers, etc.) or antennas, unless such equipment is completely screened by a

continuous parapet wall. All ground-mounted equipment and/or units shall be screened behind a low decorative wall or with landscaping.

Trash/dumpster enclosures are to meet City requirements, and are to be of masonry block construction, colored to complement the buildings within the Casa Grande Marketplace commercial center, and will have gates. All dumpsters will be kept within enclosures, and such enclosures will be located per City requirements.

All transformers, back-flow preventers, utility boxes and other utility-related equipment will be painted to complement the building (where allowed), and where ground-mounted, such equipment shall also be screened with landscaping. Additionally, all utilities running through the site (and any utilities that need to be relocated) will be placed underground (where applicable).

Conceptual building elevations are included as an Exhibit to this Development Guide. Details regarding specific architecture and design, colors, treatments, etc., for a particular building will be submitted as part of the application for Major Site Plan Review for any phase or portion of the development.

Landscaping and Screening:

Landscaping will adhere to City of Casa Grande requirements, and will generally utilize the same landscape palette (plant types) and ratios as are currently utilized within the Walgreen's site. Additionally, landscaping along Florence Boulevard will maintain a minimum depth of 20' (plus any unused right-of-way) and include a 3' high screening wall (type, color and treatment to match the buildings within the center) and/or berms to screen the view of parking areas from Florence Boulevard. Landscaping along Peart Road will maintain a minimum depth of 20' (plus any unused right-of-way). Finally, a landscaped area with a minimum depth of 20' will be provided along the north property line (along with an average 8' high wall - see below) as a buffer to the pending residential development located approximately 265' to the north ("Silverhawk"). Landscaping within the commercial center and along adjacent rights-of-way will be privately maintained.

A Conceptual Landscape Plan and palette is included as an Exhibit to this Development Guide. The specific landscape plan for a particular phase or portion of the development will be submitted as part of the application for Major Site Plan Review for that particular phase or portion of the development.

As noted above, the site will be screened from the proposed adjacent residential uses approximately 265' to the north ("Silverhawk"), and a portion of the undeveloped areas to the east (zoned Urban Ranch), by an average 8' high (height varies from 7' to 9') masonry screening wall placed along the northern and a portion of the eastern property boundaries, as depicted on the land use/site plan. The screening wall will be designed of similar materials, exterior treatments and colors so as to be compatible with the

architectural theme and the buildings within the Casa Grande Marketplace commercial center. The screening wall will have landscaping placed along the commercial side of the wall in the form of trees, shrubs and groundcover in conformance with City of Casa Grande requirements. Appropriate screening, meeting City of Casa Grande requirements and consisting of berms and/or 3' high walls (constructed and treated to complement the buildings), will screen parking areas along Florence Boulevard and Peart Road.

Signs:

Sign structures (detached, attached and directional) will be designed to be compatible with the buildings within the commercial center. A Comprehensive Sign Plan is included with this PAD rezoning application, and provides for conceptual illustrations of the signs proposed for this center.

Detached signs will consist of a total of three large signs, with a maximum height of 20' (totals do not include existing Walgreen's detached signs). Two such detached signs are proposed along the Florence Boulevard frontage, and one such detached sign is proposed along the Peart Road frontage. Additional detached signs (maximum height of 8') will be provided for the pads building along Florence Boulevard. These detached signs will provide for individual and 'shared' signage for the pad uses, with three such signs proposed along the Florence Boulevard frontage. Attached and directional signs will conform with the Comprehensive Sign.

Details regarding specific detached and attached sign structures will be submitted as part of the application for Major Site Plan Review for any phase or portion of the development.

CONFORMANCE TO ADOPTED LAND USE PLANS:

City of Casa Grande General Plan: The Casa Grande General Plan currently designates the subject site for both Community Business and High-density Residential uses. Community Business uses are indicated directly at the intersection of Florence Boulevard and Peart Road (approximately 10 acres), while High-density Residential uses are indicated for the balance of the site (approximately 16.75 acres).

As a companion request to this PAD application, a General Plan Amendment is being requested to change the land use designation from High-density Residential to Community Business so that the entire site is designated as Community Business.

SITE CHARACTERISTICS:

The subject site is relatively flat, with little vegetation and no on-site improvements. No significant topographic or drainage features exist.

Overhead electrical/utility lines (belonging to the Arizona Public Service) exist along the Florence Boulevard and Peart Road frontages of the site. These overhead utility lines will remain, but may be relocated as necessary.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The primary character of the area is existing commercial uses to the west and south, vacant land to the east and developing single-family residential uses to the north.

The land uses and zoning of the surrounding properties are as follows:

North: Property directly to the north is undeveloped/vacant, zoned R-3, and is designated for high-density residential (HDR) uses. Further to the north (approximately 250') is a single-family residential development currently under construction ("Silverhawk"), which is zoned PAD and is designated for low-density residential (LDR) uses.

East: Areas to the east are undeveloped/vacant desert, are zoned UR (Urban Ranch), and are designated for HDR uses.

South: A Circle K convenience store is located directly at the southeast corner of Florence and Peart, is zoned B-2, and is designated for community business (CB) uses. To the east of the Circle K are vacant parcels (zoned B-2, designated CB), a Jiffy Lube facility (zoned PAD), and an office building (zoned B-2), both of which are designated Recreational Vehicle (RV).

West: A general/feed store (the "Co-Op") exists directly at the northwest corner of Florence and Peart, while the remaining area directly to the west of the subject site is undeveloped/vacant desert (all zoned B-2 and designated CB). Further to the west, fronting along 9th Street, is Casa Grande Fire Station #2 (also zoned B-2 and designated CB).

CIRCULATION:

Off-site Circulation:

Principal access to the subject site is from Florence Boulevard (also known as State Route 287), via an existing driveway and three additional full-movement driveways (subject to City of Casa Grande and ADOT review and approval), and from Peart Road, via an existing right-turn only driveway and two additional proposed full-movement driveways (one which will require a median cut, subject to City of Casa Grande review and approval). Both Florence Boulevard and Peart Road are existing arterial roadways that have been developed to their respective half-width requirements (other than sidewalk). Florence Boulevard/S.R. 287 has two paved lanes in each direction, plus a center turn-lane, along with curb, gutter and several scuppers to direct water flows onto the subject site. Peart Road has two paved lanes in each direction, curb and gutter, plus a raised median between its intersections with Florence Boulevard and 9th Street north of Florence Blvd. This development will seek a full median cut approximately 300' south of 9th Street to allow for left-in/left-out (full-movement) turns into and out of the front of the development onto Peart Road. Additional improvements (such as sidewalk) and dedication of additional rights-of-way for these roadways will be determined in consultation with the City of Casa Grande (including the Arizona Department of Transportation – ADOT – for Florence Blvd/S.R. 287). An overall conceptual Traffic Impact Study is included with this PAD request. Additionally, driveway access points onto the adjacent arterial streets will undergo review by the City of Casa Grande (ADOT where applicable).

A comprehensive traffic study must be submitted and reviewed by the City of Casa Grande, prior to issuance of any building permits, to determine the traffic impact of this project and any need for additional traffic and roadway improvements, including signalization, that the developer/builder will be required to provide and/or be partially financially responsible for.

On-site Circulation:

All on-site circulation, drive areas and parking areas are to be paved (asphalt or concrete), with vertical curbing not less than six inches in height provided as a barrier to landscaping, retention and building areas.

Sidewalks and interior walkways will be provided for pedestrian (non-motorized) access throughout the project. Such access is to include detached sidewalks along Florence Boulevard and Peart Road, 20' wide interior walkway corridors providing pedestrian access from the perimeter sidewalks to the store fronts, and pavers located at major crossings in front of the buildings. The general location of such sidewalks and walkways is indicated on the land use/site plan.

All driveways into the development (and from the existing Walgreen's driveways) will be considered as 'shared' driveways so as to eliminate unnecessary access points. Where

deemed appropriate, cross-access will be provided to the property to the east (to be determined at the time of Major Site Plan Review for Phase II).

All parking areas will be considered as 'common' parking so that it is accessible from any point within the confines of the development so as to avoid unnecessary traffic onto the adjacent arterial streets (including existing Walgreen's parking lot). No areas indicated as parking or circulation areas on the land use/site plan shall be used for outdoor storage or outdoor sales except as traditional seasonal sales (i.e. Christmas Trees, Pumpkins, etc.). Such outdoor sales and storage areas shall be designed so as not to interfere with pedestrian or ADA access. Under no circumstances shall fire lane access be blocked or impede by such sales.

A total of **1,296** parking spaces are to be provided for this development, based on build-out under the building scenario depicted on the land use plan. **1,234** spaces are required by the City of Casa Grande. Handicapped-accessible spaces will be provided in accordance with City of Casa Grande requirements.

Loading provisions will be in accordance with City requirements, and will be appropriately screened to minimize noise. Any walls placed to screen loading areas shall be constructed and treated to complement the building. Temporary loading, staging and storage areas may occur to the rear of any building (not including pads), but shall not interfere or hinder pedestrian or ADA access, nor block or impede fire department and/or lane access.

PHASING:

The project is expected to be completed as several phases. The initial phase is most likely to be the home improvement-type use indicated at the northwest portion of the site.

All phases or portions of this development will be subject to the Major Site Plan Review process prior to issuance of any building permits (including, but not limited to, the development of all anchor and major tenant buildings and all pad site development).

Additionally, final drainage, traffic and sewer reports and plans, meeting with the approval of the City Engineer, are required prior to issuance of any building permits.

PUBLIC UTILITIES AND SERVICES:

Utilities:

Water will be provided by the Arizona Water Company.

Sewer will be provided by the City of Casa Grande. This development may be subject to sewer payback fees which may be off-set by development impact fees which take effect in Casa Grande beginning January, 2001.

Electricity for the site will be provided by Arizona Public Service. Phone will be provided by U.S. West. Natural gas will be supplied by Southwest Gas. Cable television service will be provided by Cox Cable.

Overhead electrical lines, belonging to Arizona Public Service, exist along the Florence Boulevard and Peart Road frontages. These lines will remain, but may be relocated as necessary. All utilities running through the site will be placed underground.

Services:

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

Refuse collection will be provided by either the City of Casa Grande or a private company such as Waste Management or United Waste Systems.

This development, as a commercial (non-residential) use, will not have any adverse impact on the elementary and high school districts.

DEVELOPMENT TEAM:

Applicant/Developer:

W.M. Grace Development Company
ATTN: Chris Gerardo
7575 N. 16th Street, Suite 1
Phoenix, AZ 85020

Phone: 602.956.8254
Fax: 602.943.3548

The W.M. Grace Development Company brings over 34 years of retail development experience to this project. The company has developed over 30 shopping centers totaling over 7 million square feet of retail space. Other commercial centers recently developed by W. M. Grace include Bashas' and Target at Ocotillo Plaza (Chandler), Bashas' at Anderson Springs (Chandler) and the Frontier Village Shopping Center (Prescott).

Zoning Consultant:

Greg Loper, AICP
306 W. Monte Cristo Avenue
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Phone: 602.550.7004

Property Owner:

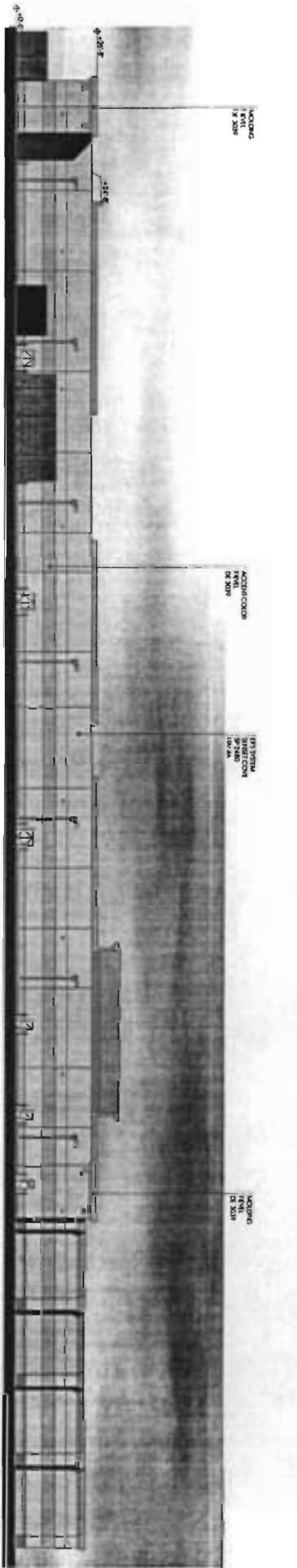
Casa Grande RJG Limited Partnership
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Phone: 602.667.0188

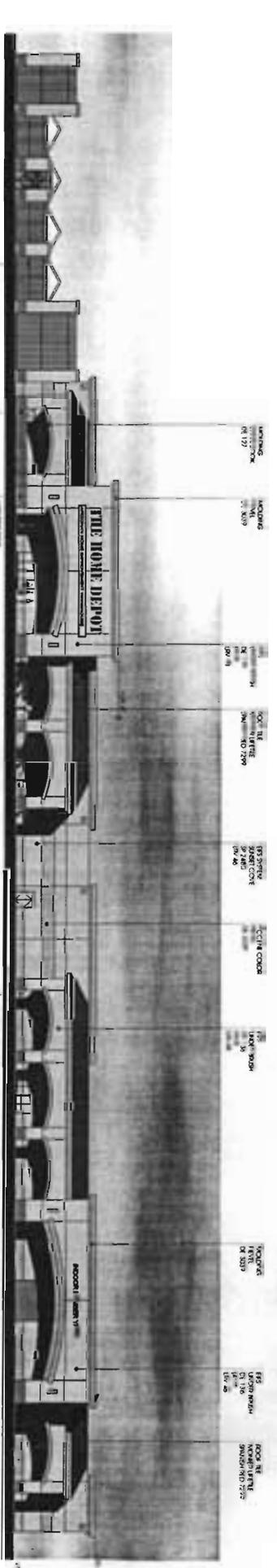
Architect:

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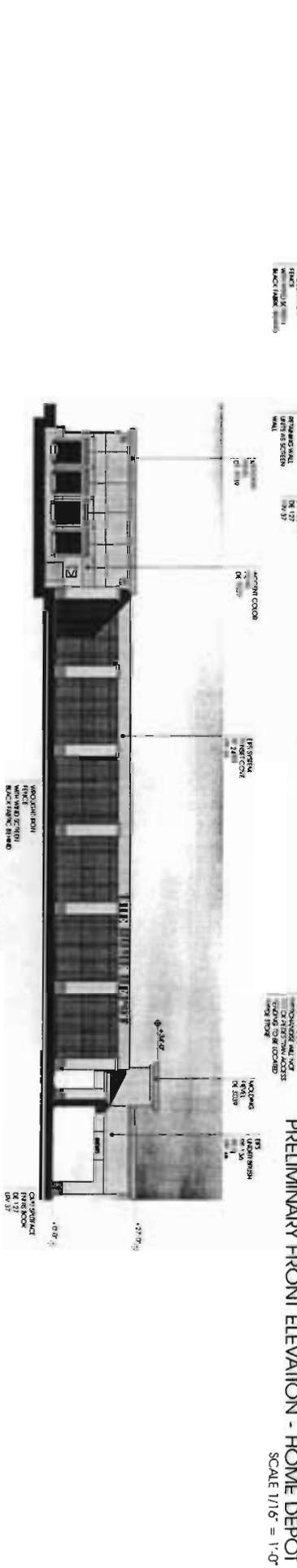
Phone: 480.941.1440
Fax: 480.948.1055



PRELIMINARY REAR ELEVATION - HOME DEPOT
SCALE 1/16" = 1'-0"



PRELIMINARY FRONT ELEVATION - HOME DEPOT
SCALE 1/16" = 1'-0"



PRELIMINARY SIDE ELEVATION - HOME DEPOT
SCALE 1/16" = 1'-0"

ELEVATIONS

