

# Casa Grande Regional Shopping Center Planned Area Development (PAD Amendment)

1st Submittal - October 2006

2nd Submittal - November 2006

3rd Submittal - January 2007



Prepared for:

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# CASA GRANDE REGIONAL SHOPPING CENTER PLANNED AREA DEVELOPMENT GUIDE (PAD Amendment)

October 2006  
November 2006  
January 11, 2007

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## **I. PURPOSE OF P.A.D. GUIDE**

This submittal seeks to amend a portion of the approved Casa Grande Regional Shopping Center PAD (Ordinance No. 1178.236 approved August 1, 2005). The purpose of this PAD Amendment is to provide necessary information to the City of Casa Grande for the Owner's application for re-zoning of the PAD Amendment Areas, as defined below, from Urban Ranch to the Planned Area Development (P.A.D.) zoning classification. The current approved Casa Grande Regional Shopping Center PAD consists of approximately 317.53 acres located within the City limits in the west half and in the south half of the southeast quarter of Section 24, Township 6 South, Range 6 East.

This PAD Amendment requests the adjustment of the existing PAD Zoned Site boundary to include approximately 17 acres located in the south half of the southeast quarter of Section 24, Township 6 South, Range 6 East and 395 acres located in portions of Section 13, Township 6 South, Range 6 East (A.K.A. "Amendment Areas"). The 395-acre Amendment Area lying north of Storey Road was annexed into the City via Ordinance 2328 on July 18, 2005. An exhibit identifying the location of the proposed Amendment Areas in relation to the approved PAD Zoned Site is provided as Exhibit 2.

This P.A.D. Guide establishes the framework for the development of Regional Commercial, Commercial, Office/Business Park, and Residential uses on the Zoned Site.

## **II. CONFORMANCE OF ZONED SITE TO ADOPTED CASA GRANDE GENERAL PLAN 2010**

As a companion request to this P.A.D. application, the City Council granted two major General Plan Amendments (Resolution No. 3095.57 & 3095.58 approved April 17, 2006) designating the proposed PAD Amendment Areas as a mixture of Regional Commercial, Commercial, Office/Business Park, and Residential. An exhibit identifying the current General Plan Land Use designation for the PAD Zoned Site and proposed Amendment Areas is provided as Exhibit 2.

## **III. PHASING OF ZONED SITE**

The term "Phase" within the context of this document shall only be used to describe parcel identification and corollary infrastructure that will go with it. The use of the term "Phase" for the purposes of this document is not to imply or be associated with order of development or timing of improvements. Any discussion regarding order of development or timing of improvements will be explicitly described as such.

Phase 1 is generally located in the southwest quarter of Section 24. Phase 1 is graphically depicted on Exhibit 2 as the area indicated by the Phase 1. All of Phase 1 is located within the approved PAD Zoned Site and has the Casa Grande Shopping Center planned and entitled on it. This PAD Amendment requests no modifications to the original provisions set forth within this document in association with the development of Phase 1.

Phase 2A consists of a portion of the approved PAD Zoned Site and is generally located in the south half of the southeast quarter of Section 24. This PAD Amendment requests

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the addition of approximately 17 acres to the existing Phase 2A boundary but otherwise this PAD Amendment requests no additional modifications to the original provisions set forth within this document in association with the development of Phase 2A. The amended Phase 2A boundary is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 2A."

Phase 2B consists of a portion of the approved PAD Zoned Site and is generally located in the northwest quarter of Section 24. Phase 2B is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 2B." All of Phase 2B is located within the approved PAD Zoned Site. This PAD Amendment requests no modifications to the original provisions set forth within this document in association with the development of Phase 2B.

Phase 3 consists of a portion of the 395-acre Amendment Area lying north of Storey Road and is generally located in the southwest quarter of Section 13. Phase 3 is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 3."

Phase 4 consists of a portion of the 395-acre Amendment Area lying north of Storey Road and is generally located in the west half of Section 13. Phase 4 is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 4."

Phase 5 consists of a portion of the 395-acre Amendment Area lying north of Storey Road and is generally located in the north half of the northwest quarter of Section 13. Phase 5 is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 5."

Phase 6 consists of the balance of the 395-acre Amendment Area lying north of Storey Road and is generally located in the northeast quarter of Section 13. Phase 6 is graphically depicted on Exhibit 2 as the area indicated by the label "Phase 6."

#### **IV. PROPOSED DEVELOPMENT AND USES FOR PHASES**

The land use category for the approved PAD Zoned Site (Phases 1, 2A, & 2B) is Regional Commercial. The land use categories for the proposed PAD Amendment Areas are Commercial (Phase 5), Office/ Business Park (Phase 3), High Density Residential (Phase 4), Medium Density Residential 2 (Phase 4), and Low Density Residential (Phase 6).

The ultimate end user for each Phase has not been determined at this time. As a result it is difficult to identify specific themes for each land use. However, the applicant would like to create a project that maintains the standards set by Phase I of this PAD (currently under development).

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## **A. PERMITTED USES FOR ZONED SITE**

The City's approval of this rezoning to P.A.D. while incorporating this P.A.D. Guide concurrently approves uses within the Casa Grande General Plan designation and zoning classification of:

- a. *Regional Commercial* and from the Casa Grande Zoning Ordinance under classifications of B-1, B-2, CO, and B-4 as well as specific permission to include either Warehousing, Large Single Retail Use(s) and/or Large Multiple Use Shopping Center(s).
- b. *Commercial* and from the Casa Grande Zoning Ordinance under classifications of B-1, B-2, CO, and B-4 as well as specific permission to include either Warehousing, Large Single Retail Use(s) and/or Large Multiple Use Shopping Center(s).
- c. *Office/Business Park* and from the Casa Grande Zoning Ordinance under classifications B-2, B-3, CO, B-4, and I-1
- d. *High Density Residential (HDR)* and from the Casa Grande Zoning Ordinance under classification R-2 and R-3
- e. *Medium Density Residential 2 (MDR-2)* and from the Casa Grande Zoning Ordinance under classification R-2
- f. *Low Density Residential (LDR)* and from the Casa Grande Zoning Ordinance under classifications R-1

## **B. PROHIBITED USES FOR ZONED SITE**

The following uses allowed within the above-enumerated zoning categories will not be permitted by this P.A.D. Guide and zoning approval:

- Pool halls that are unassociated with other types of uses such as bars or restaurants.
- Sexually oriented businesses;
- Tattoo parlors;
- Pawn shops;
- Rental centers with outside storage or repair;
- Meeting halls, fraternal lodges, or private clubs;
- Coin-operated laundry mats (other than dry-clean businesses)

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- Stand-alone liquor stores (this does not preclude the sale of liquor as a function of a retail establishment with inventory that includes items for sale other than liquor or liquor- related items)
  - Bottling Plant
  - Building Material Sales yard, including sand and gravel
  - Contractors Storage Yard (this does not preclude temporary construction yards)
  - Electrical, Electronic or electromechanic machinery manufacturing
  - Exterminator Shop
  - Feed Store, including yard
  - Food Processing, not including meat packing
  - Frozen food locker
  - Ice and cold storage plant
  - Impound yard
  - Liquefied petroleum gas storage and similar storage areas pursuant
  - Machine shop
  - Recycling Center
  - Swap Meet, flea market
  - Taxidermist
  - Truck stop, yard, and washing establishment

### **C. PHASE 1 – REGIONAL COMMERCIAL SHOPPING CENTER<sup>1</sup>**

Phase 1 will contain an 80-120 acre regional shopping center to be developed by the joint venture limited liability company of Pederson/WDP LLC. It is proposed to contain a total of approximately 950,000 square-feet of commercial retail/entertainment uses. Square footage will be distributed on the site as attached and detached structures either leased to, or owned by, the occupant. Pederson/WDP LLC may develop more than one building on a lot/parcel created during-the platting process. The site will contain pads for smaller commercial uses that are generally adjacent to the public roadways and will feature attached and detached buildings that will be leased to, or owned by, the occupants.

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<sup>1</sup> Where information within this PAD Guide is specific to the Phase 1 Regional Commercial Shopping Center rather than the whole Zoned Site, the text will be preceded by a heading labeling it as "Phase 1" specific information. This PAD amendment does not propose any changes to the previously approved Phase 1 PAD Guide information.

Pad sites may be developed with drive-through access that will be detailed for the City's approval in its normal Major Site Plan Review prior to the actual development of those pad site properties.

Phase 1 shall include outdoor seasonal sales areas that Owner shall design so that such areas will not interfere with pedestrian or ADA access. The design of each of the outdoor sales areas shall be approved during the Phase 1 Major Site Plan Review. Under no circumstances, shall fire lane access be blocked or impeded during use of outdoor sales areas. Outdoor seasonal sales will not occur more than a total of 90 days annually.

The lot sizes, lot width, lot depth, setbacks, and building height within Phase I will develop in accordance with the standards set forth herein, or if not addressed in this document, in accordance with Phase 1 Major Site Plan Review. If standards or elements of development are not addressed in this P.A.D. Guide, or the Phase I Major Site Plan Review then the standards in the Casa Grande Municipal Code and Casa Grande regulations shall apply. Where buildings are attached and owned by separate entities or persons, owners shall execute agreements acceptable to the City for joint use of setbacks, open space, and parking area. Phase 1 development will provide for all necessary cross-easements, cross-accesses, and long-term maintenance for Phase 1 separately from development in Phases 2A and 2B.

### 1. PHASE 1 – DEVELOPMENT STANDARDS

	Minimum Setbacks <sup>2</sup>				Height <sup>4</sup>	Separation from Residential Uses
	Front	Rear	Side	Corner <sup>3</sup>		
Parking Lots	4'	3'	3'	4'	N/a	3'
Single Large Retail or Large Multiple Use Shopping Center (setbacks from all public streets except Florence Blvd)	30'	15'	15'	25'	45' except Theater which is 60'	100' (includes 60' landscape buffer)
Single Large Retail or Large Multiple Use Shopping Center (setbacks from Florence Blvd)	30' (includes 30' landscape buffer)	20'	20'	25'	45' except Theater which is 60'	100' (includes 60' landscape buffer)

<sup>2</sup> Minimum setbacks include sidewalks, landscaped areas adjacent to the public roadways, retention areas, and parking lots. Setbacks and landscaping requirements do not apply to the Interstate 10 freeway side of Phase 1.

<sup>3</sup> Corner is defined as the intersection of two public roadways.

<sup>4</sup> Building heights shall be measured to the primary building parapet wall height excluding the height of accent and entry towers.

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## 2. PHASE 1 – ARCHITECTURE:

Owner will present during the Phase I Major Site Plan Review a cohesive architectural theme for Phase I incorporating the chosen theme for the details on the buildings, signage, and other structures through out the site.

## 3. PHASE 1 – ON-SITE LIGHTING:

The site lighting fixtures should consist of multiple arm mounted square fixtures with 1000-watt metal halide lamps. Overall height to the top of the pole shall not exceed 35'.

The lighting levels in the main parking areas shall be between 3 and 5-foot candles minimum maintained at grade and decrease to between 1 and 2-foot candles minimum at the edge of the parking lot. These lighting levels are consistent with the Illuminating Engineering Society of North America (IESNA) guidelines for safety and security as published in G-O1-03 Guidelines for People, Property and Public Spaces. Owner will present more detailed information about On-Site Lighting during the Phase 1 Major Site Plan Review. Phase 1 lighting will comply with Arizona "Dark Sky" laws.

## 4. PHASE 1 – RETENTION AND DRAINAGE:

Retention and drainage will meet applicable City of Casa Grande requirements for the collection, retention, and percolation of storm water. A Preliminary Drainage Study setting forth the property's general drainage patterns and conditions is incorporated herein as Attachment 4. Retention and drainage systems refinements and locations will be presented for approval at the time of Phase I Major Site Plan Review.

## 5. PHASE 1 – LANDSCAPING:

A landscaping plan detailing the landscape theme, plant palette, and standards to apply to Phase 1 landscaping will be presented, and approved by the City, during the Phase 1 Major Site Plan Review. The following overall concepts for the project will be integrated into the landscaping plan submitted for the Phase 1 Major Site Plan Review.

The required amount of on-site landscape area within Phase 1, including required buffer yards, landscape setbacks, parking lot landscaping, retention basins, and foundation - planting areas shall be provided in an amount equal to or greater than seven percent (7%) of the net site area. Turfed areas shall be aligned with Florence Boulevard, the mid-section collector street, and the private on-site street through the shopping center. These turfed areas shall not exceed 50% of the total landscape area on-site. Landscaping within Phase 1 and along adjacent rights-of-way will be privately maintained by the property manager.

*a. Streetscape.* In order to create a uniform appearance throughout Phase 1, a typical street frontage landscape plan will be presented and approved during the Phase 1 Major Site Plan review. This typical streetscape will reinforce the overall landscape

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theme and will unify the development while providing safety and comfort for pedestrians. The minimum size and quantities of plant material for the streetscape shall conform to the following standards:

- i. Florence Boulevard:* One 24-inch box tree and three 5-gallon shrubs per 30 lineal feet of street frontage. In addition, a minimum of 50% of the surface area shall be maintained in a vegetative groundcover. The placement of the required plant material may be clustered or massed to enhance view corridors and define site visibility triangles. The required landscape material shall be placed within the street right-of-way and the 30 feet of the Zoned Site adjacent to the Florence Boulevard right-of-way.
- ii. Mid-Section/Collector and Private On-Site Drive:* One 24 inch box tree and five 5-gallon shrubs per 40 lineal feet of street frontage. In addition, a minimum of 60% of the surface area shall be maintained in a vegetative ground cover. The placement of the required plant material may be clustered or massed to enhance view corridors and define site visibility triangles. The required landscape material shall be placed within a minimum setback of 15 feet from back of curb.
- iii. Interstate 10:* One 15-gallon tree and three 5-gallon shrubs per 30 lineal feet of street frontage. The placement of the required plant material may be clustered or massed to enhance view corridors or situated to screen views.

*b. Parking Area Landscape.* Parking lot areas will be developed and landscaped to satisfy seasonal parking demands. The inclusion of landscape islands can mitigate the scale of the parking area, help direct vehicular and pedestrian circulation, provide shade, as well as establish visual references for shoppers to locate their vehicles. The landscape proposed for the parking lots shall be based on one canopy tree per 20 parking stalls. Landscaped islands shall be placed at the terminus of all parking aisles and diamond shaped planters shall be placed between the terminus of parking aisles at intervals averaging 10 contiguous spaces (i.e., 20 spaces if they are double stalls placed face-to-face). Special consideration will be given to pedestrian walkways through the parking areas where shade trees will be spaced at appropriate intervals to provide direction and intermittent shade for shoppers. All trees shall be maintained with a minimum vertical clearance of 4 feet above the grade of the planting bed. Shrubs and groundcovers shall be maintained at a maximum height of 3 feet above the grade of the planting bed.

*c. Retention Areas.* The landscape design proposed for the retention basins will concentrate the majority of the plant material around the perimeters of the basin edge. Owner may landscape retention areas that are not readily visible from the streets within Phase 1 with decomposed granite or other similar non-vegetative materials. Decorative berming as well as strategic tree and shrub massing will soften the visual impact of the

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basin area. Trees placed in the floor of the retention basins, if any, will be selected for their ability to tolerate standing water.

6. PHASE 1 – SCREENING:

All screening walls will be designed of materials, exterior treatments and colors similar or compatible with the architectural theme and the buildings within Phase 1. The screening wall will have landscaping in the form of trees, shrubs and groundcover in conformance the Phase 1 Comprehensive Landscaping Plan, presented by the Owner and approved during the Phase 1 Major Site Plan Review. Appropriate screening (berms, hedges, or 3 feet high walls), which meet City of Casa Grande requirements will screen parking areas along Florence Boulevard only. Such screening devices will be placed within required setback.

Adequate noise abatement and mitigation measure will be included for Phase 1 delivery and loading operations. Methods such as increasing the separation wall height between delivery/loading areas and adjacent residential areas, or screening loading docks with walls in combination with enhanced landscaping within the buffer area shall be employed to attenuate sound and visual concerns with the loading area. Loading docks and building service areas will be screened from public view with decorative masonry screen walls. Such methods shall be deemed adequate noise abatement and mitigation measures so delivery and loading operations will not be prohibited between the hours of 10:00p.m. and 7:00 a.m. Owner will submit, during the Phase 1 Major Site Plan Review, details of specific screening-design, colors, treatments, etc., for particular areas of Phase 1.

7. PHASE 1 – OPEN SPACE:

Owner shall comply with City's requirement of 10% of the net site area as open space through its provision of retention/drainage areas, landscaped areas, setbacks, hard-scape and planters interspersed in parking lots, and parking lots. City will not require recreational amenities on any Phase I open space area.

8. PHASE 1 – SEWER INFRASTRUCTURE:

A conceptual plan for connection of Phase 1 and Phase 2A to the City sewer system is detailed in the Preliminary Sewer Study, incorporated herein as Attachment 3.

9. PHASE 1 – TRAFFIC CIRCULATION:

Traffic Circulation issues, impacts, and infrastructure will be presented, and approved by the City, during the Phase 1 Major Site Plan Review.

*a. Vehicular Circulation:* Principal access to Phase I is from Florence Boulevard (State Route 287) and a mid-section collector roadway that will intersect with Florence Boulevard in alignment with Mission Parkway in the Mission Royal development on the south side of Florence Boulevard. The principal access shall

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have a landscaped median to separate entry/exiting movements. The landscaping plan for the primary entrance drive will be detailed during the Phase 1 Major Site Plan Review.

*b. Parking:* Placement of detached pad sites along Florence Boulevard and the mid-section collector will de-emphasize the parking present between the front facade of the anchor stores and the abutting public streets. Emphasis will be drawn to the architecture of the buildings as part of the streetscape rather than the parking lots. Owner will present, during the Phase 1 Major Site Plan Review, more details of the parking accessibility and placement.

#### 10. PHASE 1 – SIGNS:

Sign structures (detached, attached and directional) will be compatible with the architectural theme of the project and in accordance with the Comprehensive Sign Plan presented and approved by the City during the Phase 1 Major Site Plan Review.

#### 11. PHASE 1 – SUPPLEMENTAL INFORMATION:

To the extent that elements required for development of the allowed uses in Phase 1 are not presented or addressed in this P.A.D. Guide, Phase 1 Owner will present those elements, i.e., building designs and appearance, site layout, access, screening, signs, landscaping, parking arrangement during the Phase 1 Major Site Plan Review.

Owner will present, during the Phase I Major Site Plan Review, designs for areas used for shopping cart containment such that they will be unobtrusive.

Portable storage containers shall be prohibited except temporarily during construction and the initial stocking of the stores prior to, and immediately following, the initial store opening.

All vending machines shall be kept within the building(s), or if kept outside, be reasonably screened from view of parking areas, roadways, and neighboring properties by a decorative masonry wall.

Overnight parking of recreational vehicles anywhere in Phase 1 shall be prohibited.

### **D. PHASES 2A AND 2B – REGIONAL COMMERCIAL AREAS**

The land use category in Phases 2A and 2B of the Zoned Site is Regional Commercial. The City's approval of this rezoning to P.A.D. in Phases 2A and 2B, while incorporating this P.A.D. Guide, concurrently approves uses within the Casa Grande General Plan designation of Regional Commercial and from the Casa Grande Zoning Ordinance under classifications of B-1, B-2, CO, and B-4 as well as specific permission to include either Warehousing, Large Single Retail Use(s) and/or Large Multiple Use Shopping Center(s). In the event a hospital is developed within Phase 2A or 2B a heliport will be per-

mitted as an allowable use within said Phase. The same list of prohibited uses as that shown above in Subsection IV(B) apply to Phases 2A and 2B.

### 1. PHASE 2A AND 2B – DEVELOPMENT STANDARDS

	<b>Minimum Setbacks<sup>5</sup></b>				<i>Height<sup>7</sup></i>	<i>Separation from Residential Uses</i>
	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Corner<sup>6</sup></i>		
Parking Lots	4'	3'	3'	4'	N/a	3'
Non-Single Large Retail or Large Multiple Use Shopping Center (set-backs from all public streets except Florence Blvd)	30'	15'	15'	25'	45' except hospital, hotel or office campus use which is 100'	45'
Non-Single Large Retail or Large Multiple Use Shopping Center (set-backs from Florence Blvd)	30'	20'	20'	25'	45' except hospital, hotel or office campus use which is 100'	45'
Single Large Retail or Large Multiple Use Shopping Center (set-backs from all public streets except Florence Blvd)	30'	15'	15'	25'	45'	100' (includes 60' landscape buffer)
Single Large Retail or Large Multiple Use Shopping Center (set-backs from Florence Blvd)	30' (includes 30' landscape buffer)	20'	20'	25'	45'	100' (includes 60' landscape buffer)

Other than Phase 1, uses have not been planned and will be presented in more detail during the City's normal Major Site Plan reviews for the additional phases. Phases 2A and 2B of the development shall fully conform to the regulations and standards set forth in this PAD separately from Phase 1.

The current development standards table above allows for a height limit of 100' for hospital, hotel, or office campus uses within Phases 2A and 2B. This height limitation would allow for 7-8 story structures.

<sup>5</sup> Minimum setbacks include sidewalks, landscaped areas adjacent to the public roadways, retention areas, and parking lots. Setbacks and landscaping requirements do not apply to the Interstate 10 freeway side of Phase 2B.

<sup>6</sup> Corner is defined as the intersection of two public roadways.

<sup>7</sup> Building heights shall be measured to the primary building parapet wall height excluding the height of accent and entry towers.

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Owner will present designs for areas used for shopping cart containment such that they will be unobtrusive during the Major Site Plan reviews for each portion of Phases 2A and 2B in accordance to Casa Grande Municipal Code.

Portable storage containers shall be prohibited except temporarily during construction and the initial stocking of any stores prior to, and immediately following, the initial store opening.

All vending machines shall be kept within the building(s), or if kept outside, be reasonably screened from view of parking areas, roadways, and neighboring properties by a decorative masonry wall.

Overnight parking of recreational vehicles anywhere in Phases 2A and 2B shall be prohibited.

A minimum separation distance of one-quarter (1/4) mile will be observed between any freeway pylon sign located on the same side of the freeway. A Comprehensive Sign Package will be completed for Phase 2A and 2B at the time of Major Site Plan submittal.

## 2. PHASES 2A AND 2B CIRCULATION:

In later phases of development, the Amendment Areas may be accessed from Cottonwood Lane from the north. The Master Circulation exhibit (Exhibit 3) shows the proposed roadway network and the proposed right-of-way widths for the primary circulation system. The roadway alignment shown within Phase 2B is preliminary and the final alignment will be determined at site plan review at which time a revised traffic study will be submitted.

## E. PHASE 3 – OFFICE/BUSINESS PARK

The land use category in Phase 3 of the Amendment Area is Office/Business Park. The City's approval of this rezoning to P.A.D. in Phase 3, while incorporating this P.A.D. Guide, concurrently approves uses within the Casa Grande General Plan designation of Office/Business Park and from the Casa Grande Zoning Ordinance under classifications of B-2, B3, CO, B4, and I-1. In the event a hospital is developed within Phase 3 a heliport will be permitted as an allowable use within said Phase. The same list of prohibited uses as that shown above in Subsection IV(B) apply to Phase 3. All office/business park land uses shall comply with and be governed by all applicable City standards with the exception of the following standards.

## 1. PHASE 3 – DEVELOPMENT STANDARDS

	<b>Minimum Setbacks<sup>8</sup></b>				<i>Height<sup>10</sup></i>	<i>Separation from Residential Uses</i>
	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Corner<sup>9</sup></i>		
Parking Lots	4'	3'	3'	4'	N/a	3'
Office/Business Park	35'	15'	15'	25'	45' except hospital, hotel or office campus use which is 100'	45'

Phase 3 will consist of a mixture of finance, medical, dental, real estate, legal, and low-intensity industrial uses designed into a cohesive, campus-like setting. At this time the specific end users for Phase 3 have not been established. A specific development plan for this portion of the property will be presented in more detail during the City's normal Major Site Plan review process.

The current development standards table above allows for a height limit of 100' for hospital, hotel, or office campus uses within Phase 3. This height limitation would allow for 7-8 story structures.

Portable storage containers shall be prohibited except temporarily during construction and the initial stocking of any stores prior to, and immediately following, the initial store opening.

All vending machines shall be kept within the building(s), or if kept outside, be reasonably screened from view of parking areas, roadways, and neighboring properties by a decorative masonry wall.

Overnight parking of recreational vehicles anywhere in Phase 3 shall be prohibited.

A minimum separation distance of one-quarter (1/4) mile will be observed between any freeway pylon sign located on the same side of the freeway. A Comprehensive Sign Package will be completed for Phase 3 at the time of Major Site Plan submittal.

## 2. PHASE 3 CIRCULATION:

Offsite access to Phase 3 will be provided by the extension of Mission Parkway from the south through Phases 1, 2A & 2B. City staff has identified Mission Parkway to be a col-

<sup>8</sup> Minimum setbacks include sidewalks, landscaped areas adjacent to the public roadways, retention areas, and parking lots. Setbacks and landscaping requirements do not apply to the Interstate 10 freeway side of Phase 3.

<sup>9</sup> Corner is defined as the intersection of two public roadways.

<sup>10</sup> Building heights shall be measured to the primary building parapet wall height excluding the height of accent and entry towers.

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lector roadway with an 80-foot right-of-way. Additional access to the property will be provided via Cottonwood Lane. Cottonwood Lane is scheduled to be a minor arterial with an ultimate right-of-way width of 110 feet. At this time the precise location of the Cottonwood Lane and Mission Parkway intersection has not been determined. Upon ultimate build out of Phase 3 the property will also be accessed from the north via the Kortsen Road and Mission Parkway intersection. The Master Circulation exhibit (Exhibit 3) shows the proposed roadway network and the proposed right-of-way widths for the primary circulation system.

Onsite roadways for Phase 3 will consist of a combination of public collector roadways and local streets designed in accordance with Chapter 15.32.110 of Casa Grande's City Code. Internal site circulation will be coordinated with adjacent phases in order to provide for a cohesive circulation system. The specific locations and phasing of street and circulation improvements, street lighting and signage standards shall be determined with each plat submittal.

### 3. PHASE 3 - SUPPLEMENTAL INFORMATION:

To the extent that elements required for development of the allowed uses in Phase 3 are not presented or addressed in this P.A.D. Guide, Phase 3 Owner will present those elements, i.e., building designs and appearance, site layout, access, screening, signs, landscaping, parking arrangement during the City's normal Major Site Plan Review.

## **F. PHASE 4 – HIGH DENSITY & MEDIUM DENSITY 2 RESIDENTIAL**

### 1. PHASE 4 – HDR & MDR-2 DEVELOPMENT STANDARDS

The Development of Phase 4 will work towards creating a community that is unique in design and character as well as lifestyle opportunities. This is often difficult to accomplish when utilizing traditional lot size standards. As such, the incorporation of non-traditional lot sizes may be necessary in order to create a community that is unique in design and character. Any deviations from the applicable City standards will be submitted to the City for review and approval as part of the Major Site Plan Review process.

Development of the HDR & MDR-2 areas shall be subject to the City's normal Major Site Plan Review and approval.

Allowable uses for the HDR area are duplexes, twin homes, townhouse cluster, multi-family structures, structures accessory to multi-family structures.

Allowable uses for the MDR-2 area are single-family, single-family attached, duplexes, twin homes, townhouse cluster, and structures accessory to multi-family structures.

The applicant will work with local school districts to determine the best means possible to provide educational opportunities to future residents of the property.

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## 2. PHASE 4 – CIRCULATION

The circulation system within Phase 4 of the project will utilize a series of internal collector roadways to access the parcel. The extension of Mission Parkway north of Cottonwood Lane will provide primary access to the development. Additional access to the property will be provided via an internal loop road. The final location and alignment of this loop roadway will be determined during the preliminary plat stage of development. The Master Circulation exhibit (Exhibit 3) shows the proposed roadway network and the proposed right-of-way widths for the primary circulation system. Local roadway design will be included at the preliminary plat stages of the development.

The specific locations and phasing of street and circulation improvements, street lighting and signage standards shall be determined with each plat submittal.

## 3. PHASE 4 – OPEN SPACE

Phase 4 of the proposed Amendment Area will provide for ample open space that will include both active and passive recreation alternatives. At a minimum, fifteen (15) percent of the PAD's gross residential acreage (this consists of the combined acreage of Phases 4 and 6) will be designed and developed as open space. The open space requirements shall comply with the Community Services Master Plan. Phase 4 residents will have access to open space internal to Phase 4 as well as to open space common to other residential land uses within the PAD. Throughout the residential Phases, there will be several different types of open space amenities for residents to enjoy including neighborhood parks, local parks, and an extensive pedestrian pathway system. A homeowner's association (HOA) will be formed to maintain all landscape areas.

The open space element of this PAD is critical in the overall layout of the development. The open space elements will be located and designed as a community amenity. Improved open space will be designed and located so as to encourage community utilization and awareness. The parks will be designed with great care to ensure each park is in close proximity or provides easy accessibility to the various neighborhoods and are interconnected through the safety and convenience of a pedestrian pathway system.

### Neighborhood Parks

Dispersed throughout the community will be a series of neighborhood parks. These parks will feature active recreational spaces for people of all ages and activity levels. Landscaping will consist of a mixture of shade trees, turf, and varied plant massing. The parks will be located with great care so as to ensure each resident will have convenient access to their amenities. Neighborhood parks may include but are not limited to amenities such as; children's tot lots, picnic tables, ramadas, BBQ grills, benches, and multi use open play areas.

### Pocket Parks

Smaller in size than a neighborhood park, pocket parks will provide residents with areas for passive recreational activities. These intimate open space areas will be comprised primarily of small landscape areas with turf, shade trees, and

varied plant massing to provide scenic beauty. Passive open spaces will add beauty and will create additional landscape value for the community.

The Amendment Area will include a low water use landscape palette that consists of both deciduous and evergreen varieties of trees and shrubs. Species native to the southwest and desert adapted environments will be emphasized to conserve water and establish minimal maintenance demands. Turf areas within all active open space locations will be sized accordingly in order to provide adequate area for proposed park amenities. Turf in all other passive open space areas will be kept to a minimum.

A final landscape and open space amenity plan will be submitted prior to the approval of any Final Subdivision Plats for the property. The plans shall meet the approval of the city Planning and Development Director. If the plan is phased, for development purposes, amenities and landscaping improvements will be made for that phase concurrent with the development of that phase.

## **G. PHASE 5 – COMMERCIAL**

The land use category in Phase 5 of the Amendment Area is Commercial. The City's approval of this rezoning to P.A.D. in Phase 5, while incorporating this P.A.D. Guide, concurrently approves uses within the Casa Grande General Plan designation of Commercial and from the Casa Grande Zoning Ordinance under classifications of B-1, B-2, CO, and B-4 as well as specific permission to include either Warehousing, Large Single Retail Use(s) and/or Large Multiple Use Shopping Center(s). In the event a hospital is developed within Phase 5 a heliport will be permitted as an allowable use within said Phase. The same list of prohibited uses as that shown above in Subsection IV(B) shall apply to Phase 5.

### **1. PHASE 5 – DEVELOPMENT STANDARDS**

	<b>Minimum Setbacks<sup>11</sup></b>				<i>Height<sup>13</sup></i>	<i>Separation from Residential Uses</i>
	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Corner<sup>12</sup></i>		
Parking Lots	4'	3'	3'	4'	N/a	3'
Non-Single Large Retail or Large Multiple Use Shopping Center	30'	15'	15'	25'	45' except hospital, hotel or office campus use which is 100'	45'

<sup>11</sup> Minimum setbacks include sidewalks, landscaped areas adjacent to the public roadways, retention areas, and parking lots. Setbacks and landscaping requirements do not apply to the Interstate 10 freeway side of Phase 5.

<sup>12</sup> Corner is defined as the intersection of two public roadways.

<sup>13</sup> Building heights shall be measured to the primary building parapet wall height excluding the height of accent and entry towers.

Single Large Retail or Large Multiple Use Shopping Center	30'	15'	15'	25'	45'	100' (includes 60' landscape buffer)
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At this time the specific end users for Phase 5 have not been established. A specific development plan for this portion of the property will be presented in more detail during the City's normal Major Site Plan review process.

The current development standards table above allows for a height limit of 100' for hospital, hotel, or office campus uses within Phase 5. This height limitation would allow for 7-8 story structures.

Owner will present designs for areas used for shopping cart containment such that they will be unobtrusive during the Major Site Plan reviews for each portion of Phase 5 in accordance to Casa Grande Municipal Code.

Portable storage containers shall be prohibited except temporarily during construction and the initial stocking of any stores prior to, and immediately following, the initial store opening.

All vending machines shall be kept within the building(s), or if kept outside, be reasonably screened from view of parking areas, roadways, and neighboring properties by a decorative masonry wall.

Overnight parking of recreational vehicles anywhere in Phase 5 shall be prohibited.

A minimum separation distance of one-quarter (1/4) mile will be observed between any freeway pylon sign located on the same side of the freeway. A Comprehensive Sign Package will be completed for Phase 5 at the time of Major Site Plan submittal.

2. PHASE 5 - CIRCULATION:

Currently there is no paved access to this Amendment Area. Upon development Phase 5 will have access to the surrounding area via two primary roadways, Kortsen Road to the north and Mission Parkway to the east. City staff has identified Kortsen Road to be a principal arterial with a 140' right-of-way width and Mission Parkway as a collector with an 80' right-of-way width. The Master Circulation exhibit (Exhibit 3) shows the proposed roadway network and the proposed right-of-way widths for the primary circulation system.

Onsite roadways for Phase 5 will consist of a combination of public collector roadways and local streets designed in accordance with Chapter 15.32.110 of Casa Grande's City Code. Internal site circulation will be coordinated with adjacent phases in order to provide for a cohesive circulation system. The specific locations and phasing of street and

circulation improvements, street lighting and signage standards shall be determined with each plat submittal.

### 3. PHASE 5 – SUPPLEMENTAL INFORMATION:

To the extent that elements required for development of the allowed uses in Phase 5 are not presented or addressed in this P.A.D. Guide, Phase 5 Owner will present those elements, i.e., building designs and appearance, site layout, access, screening, signs, landscaping, parking arrangement during the City’s normal Major Site Plan Review process.

## H. PHASE 6 – LOW DENSITY RESIDENTIAL

Phase 6 of the proposed PAD will provide a low-density residential development plan that will compliment the surrounding planned uses. The residential development in this Amendment Area will comply with the Casa Grande Residential Design Standards and provide for a variety of lot sizes and housing types. The overall gross density of this amendment area will not exceed 3.5 DU/AC. As required by the Casa Grande City Code this residential density is consistent with the land use plan of the City's General Plan.

The applicant will work with local school districts to determine the best means possible to provide educational opportunities to future residents of the property.

The following Table and notes provide an overview of the development standards for the single-family housing within Phase 6 of the Amendment Area.

### 1. PHASE 6 – DEVELOPMENT STANDARDS

Lot Size Categories	Lot Area (In Square Feet)	Minimum Lot Width	Minimum Yard Setbacks				Maximum Building Height	Minimum Distance between Buildings
			Front *	Rear	Side (Interior)	Side (Corner)		
Large Lots	> 7,500	65'	15' – 23'	20'	5' & 10'	15'	28'	10'
Medium Lots	6,500-7,499	55'	15' – 23'	20'	5' & 10'	15'	28'	10'
Small Lots	5,500 – 6,499	50'	15' – 23'	20'	5' & 10'	15'	28'	10'

\* Only side-loaded garages or living area may be 15 to 20 from back of sidewalk, front-loaded garages must be a minimum of 20 feet from the back of the sidewalk.

### 2. PHASE 6 – CIRCULATION:

The design of transportation infrastructure within Phase 6 of the project will provide connectivity to the other land uses within the Amendment Area as well as the region. A network of major roadways will provide primary access to the development. The prop-

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erty will be accessed from the north via Kortsen Road. Kortsen Road is planned to be a principle arterial with a 140-foot right-of-way. Access from the east will be provided via Hacienda Road, which is designated to be a minor arterial with a 110-foot right-of-way. Mission Parkway will form the western boundary of the phase and intersect with Kortsen Road to the north. The Master Circulation exhibit (Exhibit 3) shows the proposed roadway network and the proposed right-of-way widths for the primary circulation system. Local roadway design will be included at the preliminary plat stages of the development.

The specific locations and phasing of street and circulation improvements, street lighting and signage standards shall be determined with each plat submittal.

### 3. PHASE 6 – OPEN SPACE

Phase 6 of the proposed Amendment Area will provide for ample open space that will include both active and passive recreation alternatives. At a minimum, fifteen (15) percent of the Project's residential (Phases 4 & 6) gross acreage will be designed and developed as open space for the residential uses. The open space requirements shall comply with the Community Services Master Plan. Within Phase 6, there will be several different types of open space amenities for residents to enjoy including neighborhood parks, local parks, and an extensive trail system. A homeowner's association (HOA) will be formed to maintain all landscape areas.

The open space element of this portion of the PAD is critical in the overall layout of the development. The open space elements will be located and designed as a community amenity. Improved open space will be designed and located so as to encourage community utilization and awareness. The parks will be designed with great care to ensure each park is in close proximity or provides easy accessibility to the various neighborhoods and are interconnected through the safety and convenience of a pedestrian pathway system.

#### Neighborhood Parks

Dispersed throughout the community will be a series of neighborhood parks. These parks will feature active recreational spaces for people of all ages and activity levels. Landscaping will consist of a mixture of shade trees, turf, and varied plant massing. The parks will be located with great care so as to ensure each resident will have convenient access to their amenities. Neighborhood parks may include but are not limited to amenities such as; children's tot lots, picnic tables, ramadas, BBQ grills, benches, and multi use open play areas.

#### Pocket Parks

Smaller in size than a neighborhood park, pocket parks will provide residents with areas for passive recreational activities. These intimate open space areas will be comprised primarily of small landscape areas with turf, shade trees, and varied plant massing to provide scenic beauty. Passive open spaces will add beauty and will create additional landscape value for the community.

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The Amendment Area will include a low water use landscape palette that consists of both deciduous and evergreen varieties of trees and shrubs. Species native to the southwest and desert adapted environments will be emphasized to conserve water and establish minimal maintenance demands. Turf areas within all active open space locations will be sized accordingly in order to provide adequate area for proposed park amenities. Turf in all other passive open space areas will be kept to a minimum.

A final landscape and open space amenity plan will be submitted prior to the approval of any Final Subdivision Plats for the property. The plans shall meet the approval of the city Planning and Development Director. If the plan is phased, for development purposes, amenities and landscaping improvements will be made for that phase concurrent with the development of that phase.

## **V. UTILITIES, STREETLIGHTS & SERVICE FOR PAD AREA**

Potable water will be furnished by Arizona Water Company. The Arizona Water Company system is a gravity fed system, which is supported by wells throughout the City. There is an existing 12-inch waterline within Florence Boulevard that crosses from west of the I-10, and continues to the entrance of the Mission Royal development to the south. The existing 12-inch waterline has a pressure of 73 psi, and it would have available capacity to serve Phases 1 and 2A.

The design criteria used to estimate storage, required well capacity, booster pump capacity, and to design the distribution system will be based on information from Arizona Water Company. Under the direction of the Arizona Water Company the applicant is working with adjacent landowners in order to establish a regional water storage and distribution solution that will serve Phases 2B, 3, 4, 5, & 6. A detailed water master plan will be submitted for each Phase at the time of Major Site Plan submittal.

ED 2, San Carlos Irrigation Project, Southwest Gas, and Qwest Communications have services available for the Zoned Site.

Existing sewer system infrastructure is noted in the Preliminary Sewer Study, incorporated herein as Appendix B, and proposed service solutions for Phase 1 of the Zone site is addressed in Appendix B. Sewer service to Phases 2A, 2B, 3, 4, 5, & 6 will be provided via alternate means than that of Phase 1. The applicant is currently participating in the Eastside Sewer Expansion Group (ESSEG), which is working towards developing a regional sewer solution for a series of proposed projects east of Interstate 10. The ultimate design of the regional system has not been finalized at this time. The ESSEG has been working closely with the City of Casa Grande Public Works department to prepare a solution that works with the future infrastructure plans of the City. Detailed sewer master plans will be submitted for each Phase at the time of Major Site Plan submittal.

All utilities, including electricity (except lines exceeding 13kV capacity) and telephone, which are on the site and those lines extended from an off-site location to the Zoned

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Site shall be located underground unless within the public utility easement on arterial or collector roadways.

Streetlights will be provided along the perimeter public street frontages where deemed necessary by the City of Casa Grande and/or ADOT.

Covenants, Conditions, & Restrictions (CC&R's) will be developed in conjunction with all residential development within this PAD and enforced by a Homeowners Association (HOA).

## **VI. FIRE PROTECTION FOR PAD AREA**

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.

## **VII. RELATIONSHIP OF PAD AREA TO SURROUNDING PROPERTIES**

The primary character of the area is undeveloped and unimproved land currently in use for agricultural purposes but is being quickly purchased and planned for urban uses within Casa Grande as well as unincorporated areas of Pinal County. The following text details the current uses of the Surrounding areas.

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

**NORTH** - The area immediately to the north of the PAD Area is designated as Commercial by the Casa Grande General Plan 2010. Zoning is Urban Ranch.

**EAST** - Areas to the east are undeveloped and unimproved land currently in use for agricultural cultivation. It is not annexed as part of the City of Casa Grande but designated as Low-Density Residential by the Casa Grande General Plan.

**SOUTH** - South of the Zoned Site is the Mission Royale Planned Area Development residential Development that is zoned P.A.D. and designated as Low-Density Residential and Commercial for a small site at the NWC of the development by the General Plan.

**WEST** - Interstate 10 is immediately west of the project and the land to the west of the interstate Highway is zoned Urban Ranch and designated as Low-Density Residential, Commercial, and HDR by the General Plan.



PLANNING ■ DESIGN ■ CONSTRUCTION  
16405 NORTH 28th AVENUE, SUITE 100  
PHOENIX, ARIZONA 85053-7550  
602.467.2200 • FAX 602.467.2201 • www.RBF.com

**CASA GRANDE REGIONAL SHOPPING CENTER  
PAD AMENDMENT  
EXHIBIT 1 - VICINITY MAP**

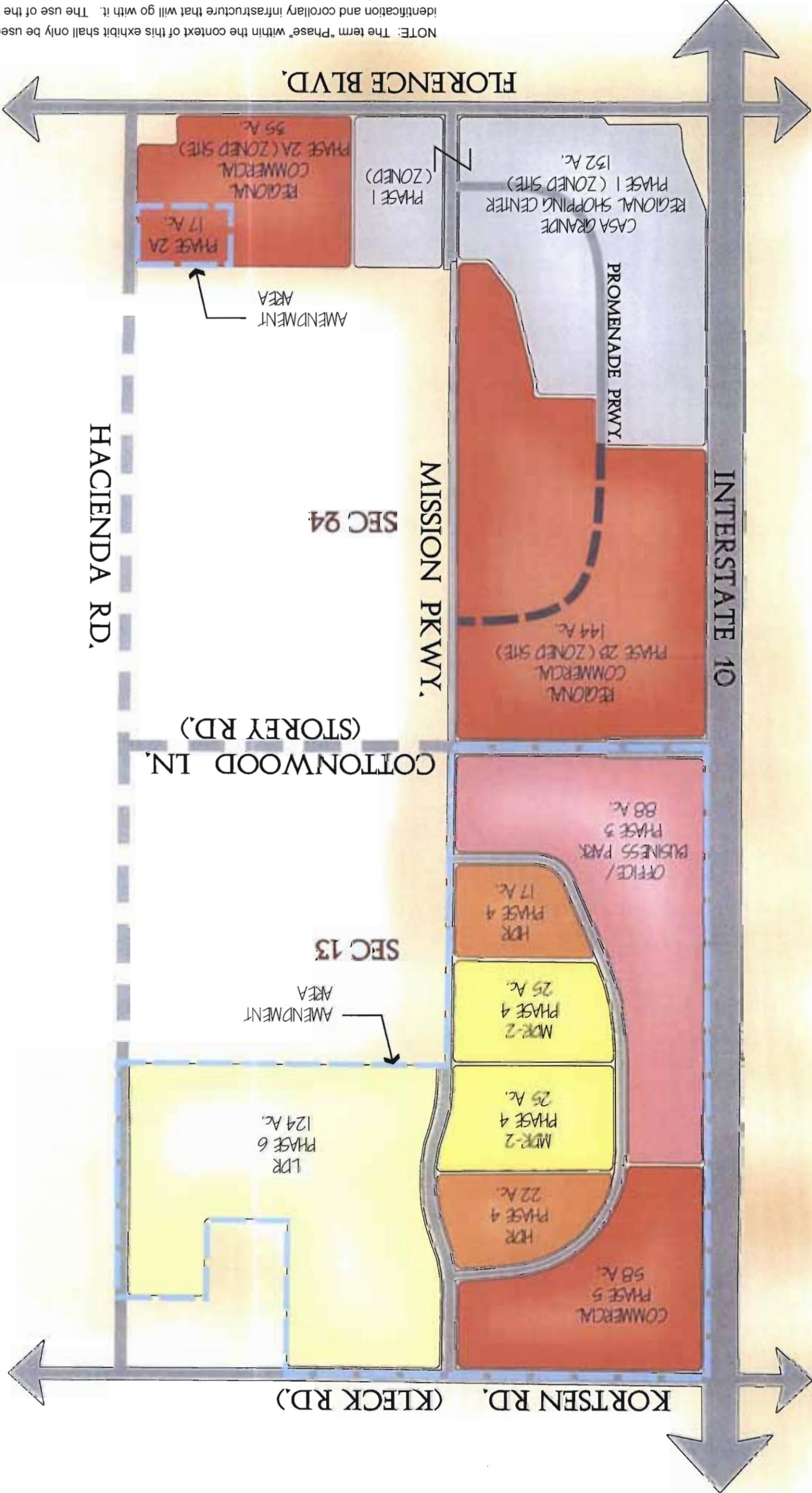
# CASA GRANDE REGIONAL SHOPPING CENTER PAD AMENDMENT EXHIBIT 2 - LAND USE PLAN

18605 NORTH 28th AVENUE, SUITE 100  
PHOENIX, ARIZONA 85053-7550  
602.467.2200 • FAX 602.467.2201 • WWW.RBF.COM



CONSTRUCTION ■ DESIGN ■ PLANNING

NOTE: The term "Phase" within the context of this exhibit shall only be used to describe parcel identification and corollary infrastructure that will go with it. The use of the term "Phase" for the purposes of this exhibit is not to imply or be associated with order of development or timing of improvements.  
The roadway alignment shown within Phase 2B is preliminary as shown. The final alignment will be determined at site plan review at which time a revised traffic study will be submitted.



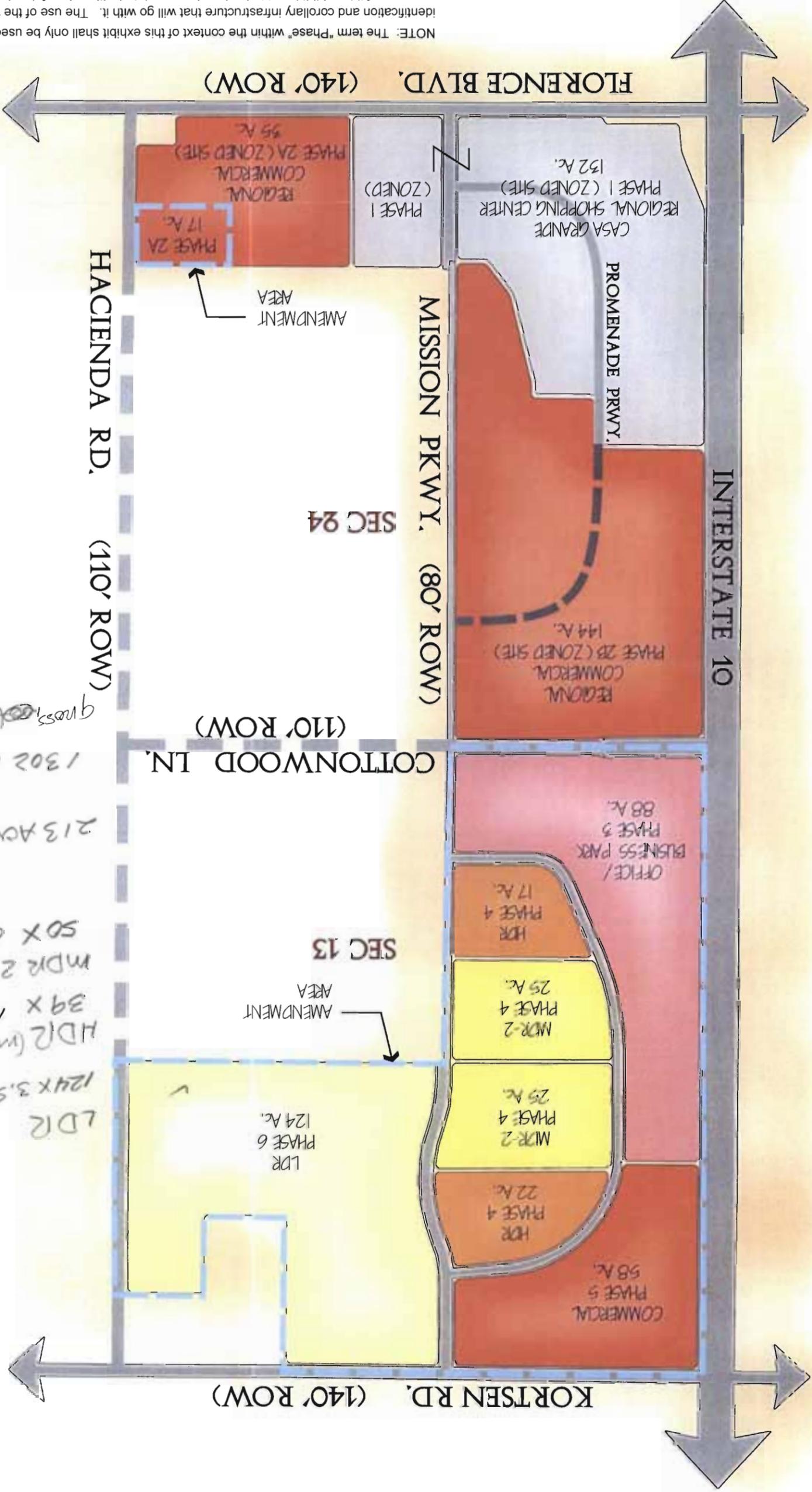
NOTE: The term "Phase" within the context of this exhibit shall only be used to describe parcel identification and corollary infrastructure that will go with it. The use of the term "Phase" for the purposes of this exhibit is not to imply or be associated with order of development or timing of improvements.  
The roadway alignment shown within Phase 2B is preliminary as shown. The final alignment will be determined at site plan review at which time a revised traffic study will be submitted.

# CASA GRANDE REGIONAL SHOPPING CENTER PAD AMENDMENT EXHIBIT 3 - CIRCULATION PLAN

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NOTE: The term "Phase" within the context of this exhibit shall only be used to describe parcel identification and corollary infrastructure that will go with it. The use of the term "Phase" for the purposes of this exhibit is not to imply or be associated with order of development or timing of improvements.  
The roadway alignment shown within Phase 2B is preliminary as shown. The final alignment will be determined at site plan review at which time a revised traffic study will be submitted.



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## APPENDIX A

### Residential Design Standards for Planned Area Developments

#### 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. PADs are also used to achieve the maximum allowable density per the City's 2010 General Plan. 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. Updates to the standards are necessary to facilitate innovation and diversity as the City grows.

#### 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* are 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. Through the PAD process, Council may approve the Exceptions have also been stated to allow departure from these standards under specific scenarios.

#### 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:

- a) A proposed infill housing development on a parcel of land between five and fifty acres that is typically surrounded by established residential neighborhoods may qualify for some departure from the *Residential Design Standards for Planned Area Developments*.
- b) An affordable housing project within a defined City redevelopment area may qualify for the exception.
- c) A development proposal so unique to the City that strict conformance with all of the requirements of the *Residential Design Standards for Planned Area Developments* would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD.

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Council may alternatively approve the use of some unlisted requirements upon finding that the unlisted requirements will achieve the desired diversity objectives.

d) A larger lot single-family home development where no lot within the PAD is less than 1.25 acres in area will qualify for some departure from the *Residential Design Standards for Planned Area Developments*. In addition, a rural local street design may be approved for this type of development.

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

### **1. Open space**

In addition to helping to meet the outdoor recreational and leisure demands of City residents and preserving sensitive natural features, open space areas should contribute to the overall aesthetic quality of a PAD. Specific open space requirements are listed below:

- A minimum of fifteen percent open space shall be provided within the single-family residential portions of a PAD.
- Clubhouses, indoor recreation centers, parking lots, street rights-of-way, and non-landscaped or cement built retention areas and drainage channels shall not count towards the open space requirement.
- At least fifty percent of the required open space must include parks, multi-use trails, bike paths, turfed retention areas, tot lots, and/or other outdoor active or passive recreational improvements. Council may decrease this requirement in return for the preservation of areas with natural washes, native cacti and/or mature native trees.
- When retention areas are designed for recreational usage, at least fifteen percent of the basin needs to be elevated above a twenty-five year floodwater surface elevation. Where possible, drywells shall be used for all retention basin areas.
- All open space not considered natural preservation areas shall be landscaped according to an approved water-conserving final landscape plan.
- For PADs located along the Interstate 10 corridor, residential open space areas shall be located and designed in a manner that will aid in buffering highway noise.
- 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 recreational open space being utilized for the golf course.
- Landscape, landscape lighting, and open space amenity plans shall be subject to the review and approval of the Planning and Development Director.

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 shall be provided within each phase of a development and be highly visible to the public to encourage community utilization and awareness. A method of maintaining the open space must be demonstrated and approved by the City.

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## 2. Single-family lot and manufactured home space sizes

- No single-family lot or manufactured home park space shall be less than 6,000 square feet.
- A minimum fifty-five foot width is required for all single-family lots and manufactured home park spaces.
- Lot and space variety is required to encourage diversity in housing product types and neighborhoods.
- For every single-family lot or space less than 7,000 square feet in area, an equal number of lots or spaces that are at least 8,000 square feet in area shall be provided.

## 3. Setbacks

- Conventional single-family residential zoning district setbacks shall be used as the basis for establishing single-family residential setbacks; however, unique setbacks shall be established for each PAD based upon the proposed development theme and housing product. A minimum 10 foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard.

## 4. Multi-family and single-family attached 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.
- Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.
- Development and design standards for single-family attached homes, including but limited to duplexes and townhomes, shall be generally consistent with the requirements for single-family detached homes, except for some reasonable and expected departures in lot sizes, densities, and setbacks.

## 5. Manufactured homes

- All manufactured homes must be installed on a permanent foundation at ground level (A.K.A. "ground set").
- All manufactured homes shall be new (no more than one year older than the date of installation).

## 6. Multi-story homes

- No multi-story homes shall be built on corner or end lots.
- No multi-story homes shall be located immediately adjacent to established one-story single-family home subdivisions.

## 7. Streetscapes and entrances

- A unique and cohesive theme for the PAD shall be demonstrated through the PAD's streetscapes, perimeter walls, signage, and landscaping designs.
- Perimeter walls and walls adjacent to roadways must be decorative and constructed of split-face block, scored block, or similar materials. View fencing along collector and arterial roadways may be suggested under appropriate circumstances. Prominent walls also

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must include staggers, breaks, and/or columns for vertical and horizontal relief. Stone veneers may be required to accentuate the walls. Wall details are subject to the approval of the Planning and Development Director.

- A minimum fifteen-foot wide landscape tract shall be provided between every residential portion of a PAD and an adjacent arterial or collector right-of-way.
- The main entrances into a subdivision shall be designed to create a sense of arrival. Monument signage, increased vegetation and larger plant sizes are required to enhance subdivision entrances. Additional enhancements shall include a creative combination of the following features: lighting, landscaped medians, water features, sculptures, brick walls, boulders, and stone features.

## **8. Front yard landscaping**

- Front yard landscaping is required for all homes and unless approved by the Planning and Development Director, will be provided by the developer/home builder.
- Front yard landscaping provided by the developer/builder or their representative must be installed within three weeks of closing. The Planning and Development Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots.
- Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning and Development Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and if turf/lawn is provided for front yards, it shall be kept to a minimal (no more than 20 percent) portion of the front yard and include a concrete header or similar border.

## **9. School sites**

Consideration shall be given to the need to plan for conveniently located school sites and the importance of neighborhood schools within master planned communities.

## **10. Miscellaneous**

- Side yard fence returns for all interior lot walls shall extend to within ten feet of the front corner of the home.
- All walls exposed to the public, e.g., streets and open areas, shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence.

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

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to the entire development.

1. Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eye-brows, short courts, cul-de-sacs with open space ends, and landscaped circles and a curvilinear street system. A curvilinear street system is one that utilizes curved streets to follow the natural lay of the land or to break the monotony of a conventional straight street system.

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2. Provide a landscaped buffer at least five feet wide between sidewalks and back of curb along local roadways. It must be demonstrated that this buffer area will be maintained by a H.O.A. or by another approved method.
  3. Use wrought iron or similar view fencing along portions of collector and/or arterial roadways where homes are not backing/siding these portions of roadways.
  4. Stagger front setbacks by at least three feet. Every third or fourth setback must be staggered. Setback staggers must be predetermined by the home builder.
  5. Provide a ten foot wide or wider concrete multi-use path meandering through the development. This standard must be selected for all projects with open space corridors, including washes and utility easements.
  6. Increase the width of the required landscape tract provided between every residential portion of a PAD and an adjacent arterial right-of-way to at least twenty-five feet.
  7. Applicant's choice. An opportunity for creativity and design innovation is provided here.

## **Section IIA. Mandatory PAD Residential Architecture Standards**

It is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and Council at the time of PAD or Plat approval. 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 Zoning Commission for their review and approval at a later date prior to obtaining permits for the homes.

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

### **1. Floor plans and elevations**

- A minimum of five home floor plans, each with three distinct elevations, is required per project and within each definitive housing price range or product type.
- A minimum of five distinct home color schemes is required per project and within each definitive housing price range or product type.
- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.
- Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.
- There shall not be any more than three consecutive similar rear home elevations for homes backing an arterial or collector roadway.
- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries must face the street.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission.

### **2. Roofs**

- A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- Variation in roof ridge lines and designs is required.
- Unique roof colors shall be matched to each home color scheme.

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- No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment (e.g., HVAC, evaporative coolers). All such equipment must be ground-mounted.

### **3. Garages**

- On lots where side-entry garages can be accommodated (typically 65 feet wide and wider lots), at least one floor plan per parcel or product type must be designed with a standard side entrance garage.
- No front-loaded garage shall extend forward of a home's liveable area or covered front porch by more than ten feet.
- At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.
- Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

### **4. Patio covers**

- Rear or side yard covered patios or covered courtyards are required on every home.
- Where possible, covered patio areas should be incorporated into the architecture of the homes.
- Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.

### **5. 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 only 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.

## **Section IIB. Additional Requirements for PAD Residential Architecture**

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to the entire development. Once again, it is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and Council at the time of PAD or Plat approval. 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 Zoning Commission at a later date for their review and approval prior to obtaining permits for the homes.

1. 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.

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2. 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.

3. 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.

4. 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.

6. 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.

7. Provide one elevation per project or product type that uses flat roof, e.g., Sante Fe or Pueblo architectural style, elements.

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

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## APPENDIX B

# SANITARY SEWER REPORT FOR CASA GRANDE REGIONAL CENTER

### **Introduction**

This Sanitary Sewer Report has been prepared in order to provide anticipated volumes of Wastewater flows generated by the proposed development of Phase 1, Phase 2A, and Phase 2B of the Casa Grande Regional Center. The proposed project, located at the northeast corner of Interstate 10 and Florence Boulevard, is to include commercial and retail uses. The natural grade of the land is from the southeast to the northwest, therefore, it is anticipated that sanitary sewer mains will flow towards the north/northwest portions of each phase.

### **Casa Grande City Code Guidelines**

The proposed development will follow the criteria set forth in the Casa Grande City Code Chapter 16.16 Design Standards. The proposed Casa Grande Regional Center will collect sanitary sewer generated by the development via underground sanitary sewer mains in general conformance with the design requirements delineated in Sections 16.16.320- 16.16.370. A 0.2-ft drop will be provided in sanitary sewer manholes at bends and turns, drops will not be required through straight runs of sanitary sewer mains. Where possible, mains will be located in drive aisles to be readily available for access and maintenance.

### **Sanitary Sewer Collection**

Based upon due diligence and discussions with City of Casa Grande staff, a future 24-inch sanitary sewer main is to be installed west of the site, within the Cox Road alignment (on the west side of Interstate 10). This sanitary sewer main will collect the wastewater generated by the proposed Phase 1 and Phase 2A developments. These phases will access this future 24-inch sanitary sewer main through a boring underneath Interstate 10 at the northwest corner of Phase 1.

As Casa Grande continues to grow, additional alternatives are being discussed for the waste water collection of future developments east of Interstate 10. The method for collecting waste water from Phase 2B will depend upon the timing of Phase 2B and the options available from the City at that time. These options may include the following:

- 1.) Based upon the demands on the City system at the time of development, the existing infrastructure may be able to accommodate the waste water flows from Phase 2B.
- 2.) If needed, the City may increase the capacity of the sanitary sewer infrastructure within Kortsen, between Interstate 10 and the existing sewer treatment plant, by installing a parallel sanitary sewer line. This would permit Phase 2B to bore under Interstate 10 and connect to the infrastructure in Kortsen.

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- 3.) The City has discussed developing an additional permanent waste water treatment plant to provide service to future developments east of Interstate 10. The timing for this plant has not yet been determined. If the City determines that a second treatment plant is preferred to increasing the capacity of the Kortsen infrastructure, but do not have the permanent treatment plant in place at the time Phase 2B is scheduled to be developed, then the City would provide a temporary waste water treatment plant.

### **Sanitary Sewer Flow Generation**

Table 4 of Section 16.16 indicates that commercial developments are to calculate sanitary sewer flows at the direction of the City Engineer. Per the direction of Scott Bender, City of Casa Grande, we have utilized a rate of 2500 GPD/Acre. As site planning continues, and tenants are identified, we believe a more accurate estimate of waste water generation maybe provided.

Phase 1 consists of approximately 95 acres +/- . This yields a projected average daily flow of 237,500GPD (gallons per day) or 712,500GPD (using a peak factor of 3.0) for peak hour demands. Phase 2A consists of approximately 69 acres +/- . This yields a projected average daily flow of 172,500GPD(gallons per day) or 517,500GPD (using a peak factor of 3.0) for peak hour demands. This would bring the total (Phase 1 and Phase 2A) peak hour contribution to the 24-inch sanitary sewer main to 1.2 MGD (million gallons per day). This total peak flow may be conveyed by a 12-inch diameter pipe at 0.40% slope. The upstream interconnecting pipe network would be sized based on the specific contributing areas. These areas will be defined in detail as the site planning and development process progresses.

Phase 2B consists of approximately 127 acres +/- . This yields a projected average daily flow of 317,500 GPD (gallons per day) or 952,500 GPD (using a peak factor of 3.0) for peak hour demands. These flows may be conveyed by a 10-inch diameter pipe at 0.40% slope. The collection and conveyance of these flows will be provided by one (or possibly a combination of) the alternatives discussed in the above section.

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## APPENDIX C

# DRAINAGE REPORT FOR CASA GRANDE REGIONAL CENTER

### Introduction

This Drainage Report has been prepared in order to provide anticipated storm water runoff, and future storm water collection and retention requirements for Phase 1, Phase 2A, and Phase 2B of the Casa Grande Regional Center. The proposed commercial and retail project is located at the northeast corner of Interstate 10 and Florence Boulevard. Based upon the FEMA FIRM (Flood Insurance Rate Map) for Pinal County, Panel 040077 0725 C (dated August 15, 1983) the site is located in a Zone C. Zone C is defined as "areas of minimal flooding". The natural grade of the land is from southeast to northwest, and as such, there is minimal off-site drainage affecting the site (with Florence Boulevard providing a natural barrier).

### Casa Grande City Code Guidelines

The proposed development will follow the criteria set forth in the Casa Grande City Code Chapter 15.40 Flood Damage Prevention. The Casa Grande Regional Center proposes to provide collection and retention systems that will meet the criteria identified in the City Code. The site will use a combination of storm sewer networks and routing of surface flows to retention basins to collect storm water runoff. The volume of the proposed retention basins will be determined utilizing the criteria set forth in Section 15.40.1290. Retention basin geometry will follow the guidelines presented in Section 15.40.1240.

### Retention Requirements

This development proposes to store the on-site 100-year, 1-hour storm event in multiple retention basins throughout the site. The placement of these basins will be determined as the site planning and development continue. Runoff from the proposed structures, parking areas, and landscape areas will drain to said basins. The proposed retention basins will drain via evaporation and percolation. The use of dry wells may be included in order to meet the City's criteria for draining within 36-hours.

Preliminary required retention volume calculations for the project have been estimated utilizing the equation provided in Section 15.40.1290:

$$V_r = \frac{(D) * (A) * (C_w)}{12}$$

$V_r$  = Required Retention Volume (Acre-Ft)

$A$  = Area (Acres)

$C_w$  = Runoff factor for tributary areas (Commercial) = 0.80

$D$  = 100 a-year one hour rainfall (inches) = 2.39

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Given the above equation, the proposed retention requirement for Phase 1 (approximately 95 acres+/-) of the Casa Grande Regional Center may be estimated as follows:

$$V_r = \frac{2.39 * 95 * 0.80}{12} = 15.1 \text{ acre-ft}$$

The proposed retention requirement for Phase 2A (approximately 69 acres +/-) of the Casa Grande Regional Center may be estimated as follows:

$$V_r = \frac{2.39 * 63 * 0.80}{12} = 10 \text{ acre-ft}$$

The proposed retention requirement for Phase 2B (approximately 127 acres +/-) of the Casa Grande Regional Center may be estimated as follows:

$$V_r = \frac{2.39 * 127 * 0.80}{12} = 20.2 \text{ acre-ft}$$