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# COPPER MOUNTAIN CENTER

## PLANNED AREA DEVELOPMENT

### Development Guide

March 21, 2006

Prepared for:  
City of Casa Grande  
510 East Florence Boulevard  
Casa Grande, AZ 85222

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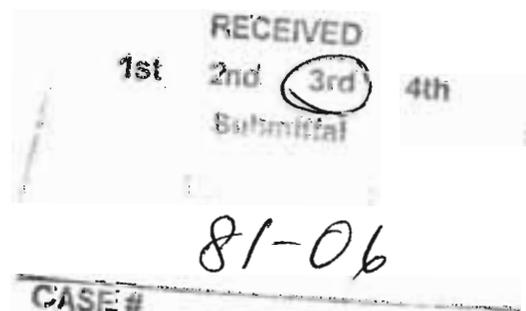


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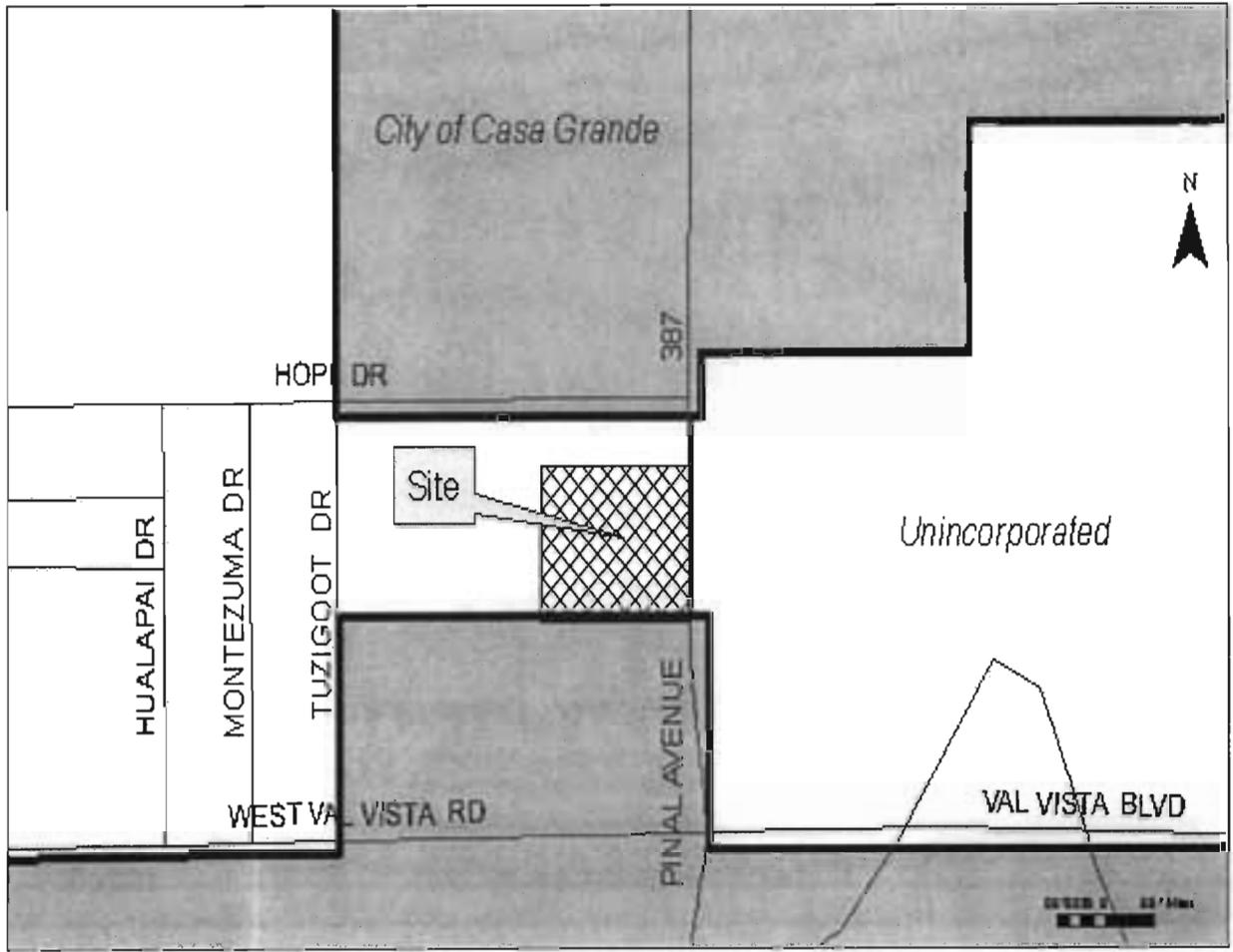
## Introduction

Copper Mountain Center is a proposed 12.89 acre commercial PAD located on the NW corner of SR 387 (Pinal Ave.) and Havasupai Drive (just north of Val Vista). The parcel number of this property is 509-79-001A. It is currently in Pinal County with the zoning classification of CB-2 and has been approved for a 12.89 acre Self Storage facility. The parcel is currently undergoing annexation into the City of Casa Grande. Copper Mountain Self Storage (owner/developer) has been informed that the Planning and Development Department for the City of Casa Grande will assign the PAD zoning classification, as outlined within this document, to the subject parcel in an effort to more closely match the existing zoning allowances.

This document is intended to provide a development guide for the allowable commercial uses, setbacks, amenities, and general plan. Future residents and neighbors have previously been informed as to the current CB-2 zoning use therefore the following goals have been developed as a framework for this PAD:

- To provide a development plan for the facility, possible land uses, setback variances, and facility form.
- To provide guidelines for the design and construction of landscape areas, driveways, and general design.

Land use regulations and development standards applicable to this PAD shall be those of the City of Casa Grande development codes except as may be specifically modified herein. If any regulations in this PAD are in conflict with requirements of such codes, the regulations in this PAD shall prevail.



## Existing Conditions

A copy of the survey showing existing conditions is included on page 11. The Copper Mountain Center site is currently zoned CB-2 by Pinal County. It is adjacent on the south to the City of Casa Grande and is zoned commercial down to the corner of Pinal Ave. and Val Vista. To the southwest, is a D.R. Horton single-family residential neighborhood. To the west are two county rural residential parcels. Along the northern property line are two rural residential parcels and one commercial parcel zoned CB-1 with a Mini mart located on the corner of Hopi and Pinal Ave.

## Zoning

The parcel is currently zoned CB-2 in Pinal County. In connection with the pending annexation, the Planning and Development Department for the City of Casa Grande will assign the PAD zoning classification, as outlined within this document, to the subject parcel in an effort to more closely match the existing zoning allowances. Because of the property's current zoning of CB-2 it is requested that a certain amount of flexibility be retained in the interpretation and definitions used in establishing this new PAD. The entire site will be used for commercial purposes.

The following uses will be permitted within this PAD:

- Self Storage facility with a live-in manager's residence and office.  
RV/boat/trailers/vehicle/etc. storage will be allowed within the storage facility.
- Professional offices, office condos, general business offices, any type of retail space, fast-food, eateries, or restaurants.
- Retail bank branches and corporate office center(s).
- Convenient store, car lot, gas station, car wash, or similar type businesses.

## Setbacks

The building setbacks around the proposed office condo exterior property line of the PAD shall be no less than 20 feet from the actual property line. A zero lot line setback shall be in place along the northern property line where the storage facility resides. The property owner to the north of this section has agreed to a drainage easement on his property to allow for proper alignment with the existing wash on our western property line. There will be a minimum 30' building setback from our northwestern property line; as you continue along the western property line south, the setback will decrease to 0' (if needed) in order to maintain a consistent or parallel setback distance from the actual wash. Therefore, a buffer or setback will be present as a natural effect of having a wash between the storage facility and the adjacent property owners. A drainage channel will be placed in this 30' setback allowing for our portion of flow-through for a 100-year 2-hour event. The remaining flow will run its current path through the adjacent properties. The adjacent property owner bordering the southern 2/3rds of the western property line has also agreed to a drainage easement covering a substantial portion of his property to allow for proper flow-through. As a result, there will in affect be a much larger buffer or setback between the storage facility and the adjacent rural residential properties even if a 0' lot line setback exists.

There shall be a building height restriction of 35", consistent with the B-2 height restrictions definition.

## Site Design

A general theme to the site includes regional architecture elements including colors and materials representative of desert southwest commercial architecture (see attached diagrams for reference). The proposed office buildings (or other allowed structures) may have architecture different that what is presented in the attached diagrams however, it must be consistent with a similar "look and feel." Building materials will include the use of stucco, cultured stone, metal, and block and will have a semi-consistent feel

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throughout the site. The use of both rod iron fencing and colored block perimeter walls with split-face design details will be used around the storage facility.

The owners of the various phases (and future owners) of the site will be bound by this PAD development guide. Each phase will be responsible for developing their portion of the shared driveways, parking, drainage/retention, and signage throughout the site that correspond to their specific development at the time of their construction. Up to two driveways shall be permitted along Havasupai Drive offering two-way access for any business located on the site.

The other proposed structures in the complex may include office condos. Architectural renderings will be provided once they go through their own Site Plan Review. They will be designed with pleasing architectural details consistent with office condos and or professional offices. This portion of the site will have a larger percentage of landscaping in comparison to the storage facility. The combination of these landscape plans will be consistent with the City's landscaping coverage requirements. As a result, the landscaping coverage requirements may not be met during the construction of the storage facility phase. Once the entire site is completed, the site will contain proper landscaping throughout the complex according the City's landscaping codes.

At least 7% of the total PAD area shall be set aside for open space as specified by the City's PAD requirements.

### Utilities

Public facilities necessary to service Copper Mountain Center exist.

### Water

Copper Mountain Center is within the water service area of Arizona Water Company. The project will tap into the existing water line on the west side of Pinal Ave.

### Sewer

Copper Mountain Center will tap into the existing sewer main located between our property line and Pinal Ave. Final sewer plans are subject to the review and approval of the City Engineer.

### Dry Utilities

Electricity, cable, and telephone services all exist adjacent to our property line and Pinal Ave. and will be provided at our facility.

### Drainage/Retention

Per FEMA Map No. 0400770700D, dated March 5, 1990, the subject property is located in a Flood Zone C, which is an area of minimal flooding. A wash clips our property at the extreme NW corner. Earthwork will be done as needed to address drainage and retention issues.

Stormwater from the 100-year 2-hour storm event will flow through a drainage channel adjacent to the existing wash until it exits our property. Flows will not be increased to adjacent property owners. However, we cannot control upstream erosion and flow changes that might add to downstream flows independent of flows existing on our site. Final grading and drainage plans are subject to review and approval of the City Engineer.

### Phasing

The site will be developed in separate project phases including (1) a self storage facility, (2) one to many phases of additional buildings that may include office buildings/condos to be combined with possible retail and/or eatery space, a bank branch and/or any other use allowed above.

(1) The storage facility will be developed in multiple phases. Phase I will include driveway access from the northeast of the site off Pinal Ave. to the office/residence, entry gates, climate and non-climate controlled metal storage buildings, asphalt driveways, partial perimeter walls and fencing, signage, parking, and drainage and retention. Each of these aspects will be developed as it relates to the development of Phase I of the self storage facility only (to be specifically determined during the permit application process of each phase). The portion of the self storage facility dedicated to Phases II & III will offer RV/boat storage as part of Phase I until these respective phases are built out with mini storage buildings. Phases II & III will be built as consumer demand dictates. Each phase shall be responsible for the improvements specific to that phase.

(2) The proposed office building/condo complex (or other allowable structures) will be developed last and will tie the other two projects together. A separate Major Site Plan Review will be required for this Phase or Phases.

Each subsequent phase shall be responsible for the improvements specific to that phase. Phasing of all on-site and off-site improvements for the subject PAD shall be subject to the review and approval of the Planning and Development Director and City Engineer.

### Landscaping

Landscaping for any and all phases shall comply with the City's existing landscape code. Landscaping will include desert plants and trees.

### Signage

Signage for the site and the individual building units will comply with the City's applicable Sign Ordinance(s). Signage will be located at the driveway entrances and on the building's facades and will be consistent with the buildings' architecture. All signage will be illuminated either internally or with aluminum spot lighting. Specific signage will be approved during the permit process.

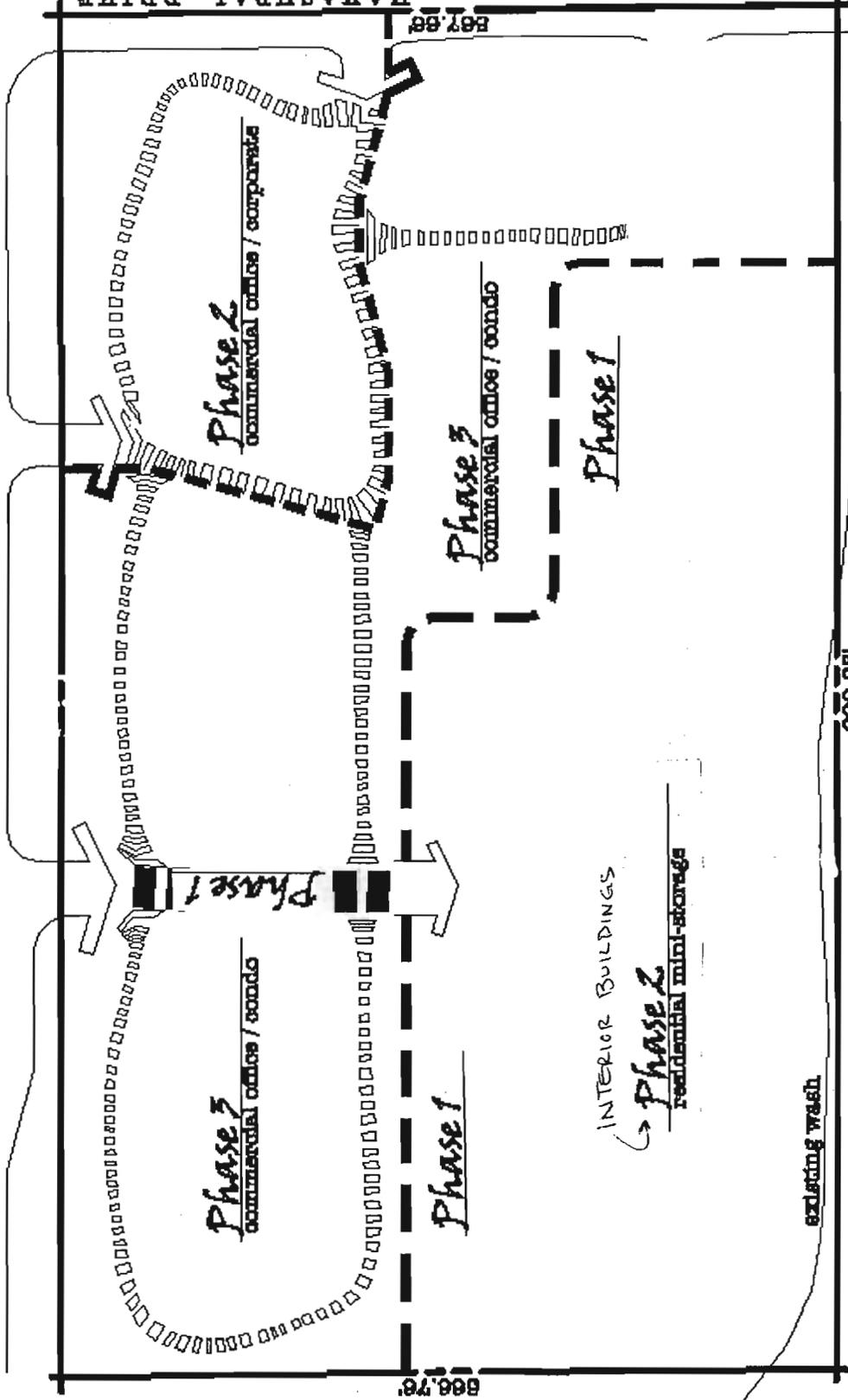
PINAL AVENUE / SR 887

HAVASUPAI DRIVE

867.88

866.76

860.88



RECORD OF SURVEY

ALTA / ACSM SURVEY

**WARRANTY:**  
 The Surveyor warrants that the boundaries shown on this plat are correct according to the best of his knowledge and belief, and that he has exercised due diligence and care in the performance of his duties. He does not warrant the accuracy of the data furnished to him by others, nor does he warrant the accuracy of the data furnished to him by others, nor does he warrant the accuracy of the data furnished to him by others.

**NOTICE:**  
 This plat is subject to all laws, rules and regulations of the State of Arizona, and to all laws, rules and regulations of the Board of Registration for Professional Surveyors and Land Surveyors, State of Arizona. This plat is subject to all laws, rules and regulations of the State of Arizona, and to all laws, rules and regulations of the Board of Registration for Professional Surveyors and Land Surveyors, State of Arizona.

**EXEMPTION:**  
 This plat is exempt from the provisions of the Arizona Surveyors' Act, Chapter 10, Title 1, of the Arizona Revised Statutes, and from the provisions of the Arizona Surveyors' Act, Chapter 10, Title 1, of the Arizona Revised Statutes.

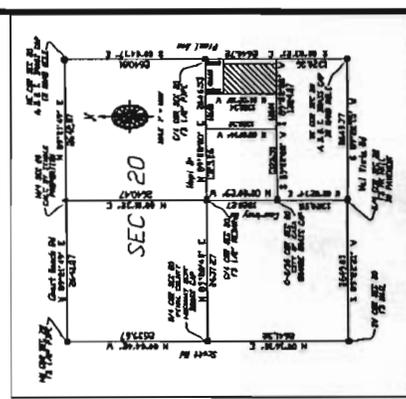
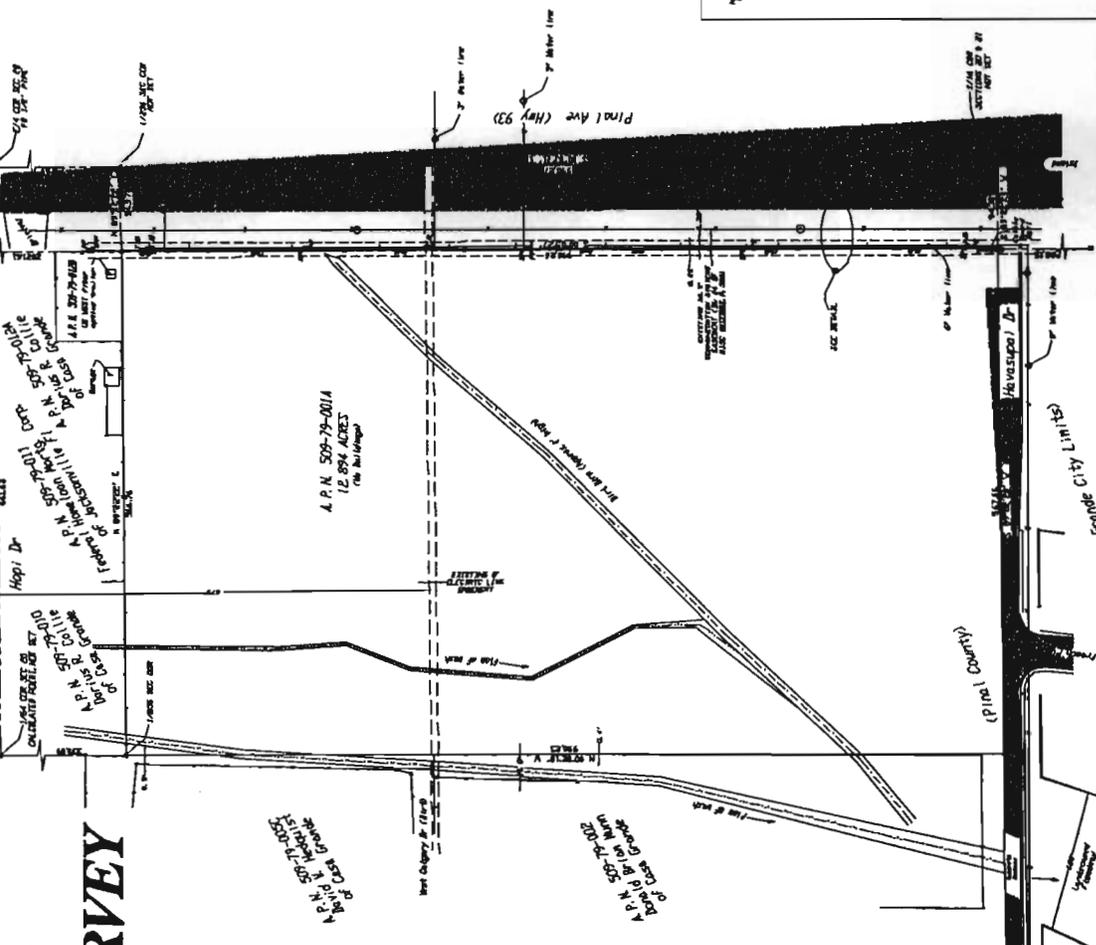
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- 7/8" A.S.T. BENCH OF 1/4" NUMBER / FINISH OF CONCRETE
- 3/4" A.S.T. BENCH OF 1/4" NUMBER OF PILE BENTONITE CASINGS OTHERWISE NOTED
- 1" POSTER MET FRAME OR SET
- 8" FINISH MONUMENT AS NOTED
- 8" FINISH U.S.G.L. MONUMENT AS NOTED
- 1/4" WOODEN MONUMENT
- 1/4" STYED, A.P.S. FINISH PILE
- EXISTING FIRE ALARM
- EXISTING ROAD MARKING
- EXISTING TELEPHONE JUNCTION BOX
- EXISTING FENCE LINE
- EXISTING POWER LINE
- EXISTING WATERLINE (CITY OF GLENDALE)
- EXISTING UNDERGROUND PHONE LINES (AT&T)
- EXISTING UNDERGROUND POWER LINE
- EXISTING 3/4" B.R. WALL
- EXISTING MONUMENT



Chris Kelly

**ALTA / ACSM SURVEY**

A PORTION OF THE E.P. NE 1/4, SE 1/4, SEC 20,  
T25S, R3E, G5W, PINAL COUNTY, ARIZONA

DRAWING NO. 000003  
SHEET 1 OF 1

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**Mapmakers Engineering**

1000 N. GLENDALE AVENUE, SUITE 100  
GLENDALE, ARIZONA 85301

(Past Grande City Limits)

**COPPER VISTA SUBDIVISION**  
Cabinet 'D' S1146 070



