

G-DIAMOND RANCH

**PLANNED AREA DEVELOPMENT GUIDE
(Revised 5-10-11)**

for a

MAJOR PAD AMENDMENT FOR PARCELS E-3 & E-4

**Approximately 17.84 net acres of real property located at the
northwest corner of Cottonwood Lane and Peart Road, City of
Casa Grande, Pinal County, Arizona**

DSA#:10-00044

Planning History:

G-Diamond Ranch PAD (CGPZ-69-03)

Amended PAD-Parcels C, D & E (GPZ-48-04)

Amended PAD-Parcels B,F, H, K & I (DSA-07-01412)

Approved 10-6-2003

Approved 02-2-2006

Approved 9-17-2007

Introduction:

The property included within the G-Diamond Ranch Planned Area Development (PAD) is classified as “Neighborhoods” under the Casa Grande General Plan 2020. The PAD was originally approved by the Casa Grande City Council on October 6, 2003 as a mixed-use master planned community on approximately 367 acres. This master planned community is generally located at the southwest corner of Kortsen Road and Peart Road and extends southward to Cottonwood Lane. The PAD was approved as case #CGPZ-69-03. Subsequent to the approval of the PAD in 2003, the G-Diamond Ranch PAD was amended by the following cases:

- PAD Amendment under case #CGPZ-48-04
- PAD Amendment for Parcels C, D and E under case #CGPZ 57-06
- PAD Amendment for Parcels B, F, H, K and I under case #DSA-07-01412

This application for a Major PAD Amendment will affect portions of Parcels E-3 and E-4 of the current G-Diamond Ranch PAD and is proposed for approximately 17.84 net acres of real property located at the northwest corner of Cottonwood Lane and Peart Road. Prior to this Major PAD Amendment all portions of the real property affected by this Major Pad Amendment were planned for single family residential uses. This Major PAD Amendment provides for a commercial retail development on approximately 8.92 net acres located at the northwest corner of the intersection of Peart Road and Cottonwood Lane and a high school development on an additional 8.92 net acres located at the northeast corner of Cottonwood Lane and the Colorado Street alignment. The new commercial parcel will be designated as “Parcel L” and the new high school parcel will be designated as “Amended Parcel E-3” within G-Diamond Ranch.

It should be noted that there exists a labeling error on the current Amended PAD Site Plan for Case #DSA-07-01412, a copy of which is included in Exhibit A, attached hereto. On the Amended PAD Site Plan for Case# DSA-07-01412, Parcel E-3 is shown to have 7.30 acres of residential lots which are 70 x 115 in area and 30.00 acres of residential lots which are 55 x 115 in area. However, that portion of Parcel E-3 containing the lots which are 70 x 115 is labeled as Parcel “E-4” on the Amended Lot Summary Chart included on this Amended PAD Site Plan. For purposes of consistency and clarity in this Major PAD Amendment all portions of Parcel E-3 containing 70 x 115 lots shall be referred to as Parcel E-4. An additional discrepancy exists related to Parcel C-1 wherein Parcel C-1 is listed on the Amended Lot Summary Chart of the Amended PAD Site Plan for Case# DSA-07-01412 as having 98 lots which are 70 x 115 in area when in fact this Parcel C-1 has 99 lots. No changes to Parcel C-1 are proposed under this Major PAD Amendment, although Parcel C-1 is listed as having the correct number of 99 lots on all lot data tables provided herein. No additional changes are proposed for any other parcels comprising G-Diamond Ranch.

Existing G-Diamond Ranch Preliminary Development Plan & Amendments:

G-Diamond Ranch, as presently approved, is a mixed use development including single family residential, multi-family residential, neighborhood commercial, a recreational facility, and office uses integrated with a school site and significant areas of open space and common areas. G-Diamond Ranch is also designed to be developed as separate parcels, each with its own land uses and density criteria.

The currently approved parcels and land uses for G-Diamond Ranch, as approved under Case #DSA-07-01412, are as follows:

<u>Parcel</u>	<u>Use</u>	<u>Dwelling Units</u>	<u>Residential Density</u>	<u>Approx. Net Acres</u>
A	Single Family Residential	10	0.91 du/ac	11.00
B	Single Family Residential	15	1.33 du/ac	11.30
C-1*	Single Family Residential	99	3.15 du/ac	31.41
C-2	Single Family Residential	125	4.03 du/ac	31.02
D-1	Single Family Residential	81	2.83 du/ac	28.58
D-2	Single Family Residential	73	3.15 du/ac	23.14
D-3	Existing School Site	N/A	N/A	11.66
E-1	Single Family Residential	92	7.89 du/ac	20.19
E-2	Single Family Residential	81	3.46 du/ac	23.38
E-3	Single Family Residential (55 x 115 lots)	111	4.89 du/ac	22.70
E-3(E-4)**	Single Family Residential (70 x 115 lots)	27	3.70 du/ac	7.30
F	Park/Open Space	N/A	N/A	4.23
F-1	Single Family Residential	134	3.26 du/ac	41.06
F-2	Single Family Residential	115	3.32 du/ac	34.61
H	Multi-Family Residential	102	10.0 du/ac	10.20
I	Office/Recreational Facility	N/A	N/A	8.00
J	Commercial	N/A	N/A	20.00
K	Professional Office	N/A	N/A	<u>10.52</u>
Totals		<u>1065</u>	<u>3.60</u>	<u>350.3</u>

A copy of Amended PAD Site Plan approved under Case # DSA-07-01412 is attached hereto as Exhibit A.

() As stated above, Parcel C-1 is listed as having 98 lots on the currently approved Amended PAD Site Plan for Case# DSA-07-01412, when in fact 99 lots are depicted on the plan. No change to Parcel C-1 is proposed under this Major PAD Amendment, but the correct lot count is provided herein*

*(**) As noted previously, Parcel E-3, as depicted on Exhibit A, is shown to have 7.30 acres of residential lots which are 70 x 115 in area and 30.00 acres of residential lots which are 55 x 115 in area. However, that portion of Parcel E-3 containing the lots which are 70 x 115 is labeled as Parcel "E-4" on the Amended Lot Summary Chart included on the Amended PAD Site Plan for case #DSA-07-01412.*

Proposed PAD Amendment:

This proposed Major PAD Amendment will affect Parcel E-3 and E-4 by converting approximately 8.92 net acres of real property located at the intersection of Cottonwood Lane and Peart Road, which is currently approved for residential lots to commercial uses. This proposed PAD Amendment will provide for a new commercial parcel of 8.92 net acres at the northwest corner of the intersection, hereinafter labeled as “Parcel L”. An additional 8.92 acres of real property, which includes the balance of Parcel E-3 and is located immediately west of the new commercial Parcel L, will be amended to provide for a high school on this portion of G-Diamond Ranch. The new high school site will hereinafter be labeled as “Amended Parcel E-3”. Further, Parcel E-4 of G-Diamond Ranch will be amended to accommodate boundary line adjustments, revisions to the residential lot count and orientation, and open space adjustments, all of which are related to the new high school site on Amended Parcel E-3

This Major PAD Amendment will result in the elimination of 92 residential lots which were, prior to the effective date of this Major PAD Amendment, approved for Parcel E-3 . Additionally, Parcel E-4 will be amended to provide for a total lot count of 46 residential lots with dimensions of 70 x 115.

Subsequent to the approval of this Major PAD Amendment the parcels and land uses within G-Diamond Ranch will be as follows:

<u>Parcel</u>	<u>Use</u>	<u>Dwelling Units</u>	<u>Residential Density</u>	<u>Approx. Net Acres</u>
A	Single Family Residential	10	0.91 du/ac	11.00
B	Single Family Residential	15	1.33 du/ac	11.30
C-1	Single Family Residential	99	3.15 du/ac	31.41
C-2	Single Family Residential	125	4.03 du/ac	31.02
D-1	Single Family Residential	81	2.83 du/ac	28.58
D-2	Single Family Residential	73	3.15 du/ac	23.14
D-3	Existing School Site	N/A	N/A	11.66
E-1	Single Family Residential	92	7.89 du/ac	20.19
E-2	Single Family Residential	81	3.46 du/ac	23.38
E-3	<i>New High School Site</i>	<i>N/A</i>	<i>N/A</i>	<i>8.92</i>
E-4	<i>Single Family Residential (70 x 115)</i>	<i>46</i>	<i>5.16 du/ac</i>	<i>12.16</i>
F	Park/Open Space	N/A	N/A	4.23
F-1	Single Family Residential	134	3.26 du/ac	41.06
F-2	Single Family Residential	115	3.32 du/ac	34.61
H	Multi-Family Residential	102	10.0 du/ac	10.20
I	Office/Recreational Facility	N/A	N/A	8.00
J	Commercial	N/A	N/A	20.00
K	Professional Office	N/A	N/A	10.52
L	<i>Commercial</i>	<i>N/A</i>	<i>N/A</i>	<i>8.92</i>
	<i>Total</i>	<i>973</i>	<i>3.50</i>	<i>350.3</i>

The proposed Conceptual Land Use Plan and Conceptual Site, Landscape and Open Space Plan, based on this proposed Major PAD Amendment are shown on Exhibits B and C, respectively.

Parcel L Specifics (New Commercial Parcel):

Parcel L is the newly created commercial parcel containing 8.92 net acres (11.03 gross acres) at the immediate northwest corner of the intersection of Cottonwood Lane & Peart Road. The legal description and parcel boundary map are attached hereto as Exhibit D.

Parcel L is designed to accommodate a variety of commercial uses on separate commercial lots. The general location of proposed access drives, perimeter landscape buffers, and building setbacks for the commercial development are shown on Exhibit E, attached hereto. As of the date of this application, the owner does not have any specific users for the individual retail pads and it is intended that each retail pad will be developed by its end-user, subject to the conditions and standards of this PAD and City Code.

The principally permitted uses for Parcel L will consist of all uses permitted and conditionally permitted in the B-1 and B-2 zoning districts, as defined in Chapter 17.24, Article II of the Casa Grande City Code (“Code”).

Additionally, all developments upon Parcel L will be subject to a Declaration of Covenants establishing, among other things, common use areas and access ways, utility corridors, maintenance and development obligations, and other matters intended to provide for the long-term preservation of the property. These covenants will be established by the owner subsequent to approval of this Major PAD Amendment and prior to the sale or lease of any portion of Parcel L.

It is proposed that Parcel L will be developed as an integrated commercial center, with separate ownership of individual pads within the larger Parcel and common access and utility easements for the benefit of the owners of the individual pads. It is further intended that each pad within the larger Parcel L be independently developed by its owner with the actual footprint of each building, and other individual pad features being established upon review and approval of a major site plan for Parcel L to accommodate user-specific needs. The proposed major site plan for Parcel L will be subject to compliance with all provision of the City Code and the PAD for G-Diamond Ranch.

The minimum development standards for the new commercial Parcel L are as follows:

Front building setback	35 feet
Interior side building setback	15 feet
Corner side building setback	25 feet
Rear building setback	15 feet
Maximum building height	35 feet
Residential Zone Boundary	45 feet

The above setbacks, along with the related landscape setbacks, are graphically depicted on Exhibit E. All other development standards for Parcel L shall be as defined in Chapter 17.24, Article II of the Code for the B-2 zoning district and all other applicable provisions of the City Code, as may be amended from time to time.

All buildings located on Parcel L shall be developed with a consistent architectural style utilizing compatible building design, materials, colors, and landscape themes. The conceptual architectural style, materials and colors are as shown in Exhibit F, attached hereto. Special attention will be given to the facades of the commercial buildings facing the residential properties to the north and west of Parcel L so as to provide similar architectural details as depicted on the south, west and east elevations of the commercial buildings, as more clearly depicted on Exhibit F. The specific details of such building facades will be approved as part of the major site plan approval process for Parcel L.

Amended Parcel E-3 Specifics (New High School Parcel):

Amended Parcel E-3 contains approximately 8.92 net acres (10.64 gross acres) at the immediate northeast corner of the intersection of Cottonwood Lane & Colorado Street alignment. This Amended Parcel E-3 is contiguous to the western boundary line of the new commercial Parcel L. The legal description and parcel boundary map of Amended Parcel E-3 are attached hereto as Exhibit G.

The principally permitted use for Amended Parcel E-3 will be for a high school, which is a conditionally permitted in the B-1 zoning district, as defined in Chapter 17.24, Article II of the Casa Grande City Code (“Code”). It is proposed that the high school will have a maximum physical daytime student attendance not to exceed 550 students and shall not be used as a school offering elementary or middle school education or their equivalent.

The minimum development standards for the high school on Amended Parcel E-3 are as follows:

Front building setback	35 feet
Interior side building setback	15 feet
Corner side building setback	25 feet
Rear building setback	15 feet
Maximum building height	35 feet
Residential Zone Boundary	45 feet

The proposed high school will be developed in phases, with Phase I being located on the western 5.5 acres of amended Parcel E-3, located at the northeast corner of Cottonwood Lane and Colorado Street, as depicted on Exhibit H, attached hereto. Access to the high school site from the adjoining public right-of-way is proposed with one access way onto the Colorado Street alignment, at the northwest corner of Amended Parcel E-3, and one access way onto Cottonwood Lane, near the center of the south boundary line of Amended Parcel E-3. The general orientation of the buildings and other site characteristics for Phase I of the high school site are shown on Exhibit H, attached hereto.

Relationship to Surrounding Properties:

The new commercial Parcel L is generally located at the northwest corner of the intersection of Cottonwood Lane and Peart Road with the proposed high school on Amended Parcel E-3 adjoining the west boundary line of Parcel L and extended westward to the intersection of Cottonwood Lane and Colorado Street. Properties to the north and west have been designated for single-family uses, as more specifically defined in the PAD for G-Diamond Ranch and shown on the Conceptual Land Use Plan, attached hereto as Exhibit B. The properties at the southwest corner of the intersection of Cottonwood Lane and Peart Road have also been zoned PAD for commercial uses. The properties at the southeast and northeast corners of this same intersection are zoned B-2 and B-1 for commercial uses. The PAD Amendment for Parcel L and Amended Parcel E-3, as herein proposed, will be compatible with the adjoining and surrounding land uses and will facilitate an orderly pattern of development and traffic flows by locating higher traffic commercial uses at arterial nodes within the City.

Existing Site Conditions:

The property comprising Parcel L and Amended Parcel E-3 is currently undeveloped and vacant. Recently, significant infrastructure improvements have been made to both Cottonwood Lane and Peart Road along the south and east boundaries of these Parcels. These improvements include the widening of the roads to a Minor Arterial Width (55-foot half-street), the installation of pavement, curbs and medians for traffic control. An aerial photograph depicting the property, the surrounding properties and existing site conditions is included as Exhibit I.

Satisfaction of Conditions for Approval of a Major PAD Amendment:

The proposed Major Amendment to the G-Diamond Ranch PAD is in conformance with the stated conditions for a Major PAD Amendment based on the following:

1. ***The proposed Major Amendment to the PAD will be in conformance with the Casa Grande General Plan 2020 for the property based upon the following criteria:***
 - a. Neighborhoods Category – Appropriate Land Uses. The Casa Grande General Plan 2020 identifies this property to be within the *Neighborhoods Category*. Within this category, appropriate land uses include single use retail and neighborhood and community retail developments. Additionally, appropriate zoning within the *Neighborhoods Category* includes Planned Area Developments (PAD), as well as Neighborhood Business Zone (B-1) and General Business Zone (B-2):
 - i. The proposed commercial development on Parcel L is intended to provide relatively small scale commercial services to the immediately surrounding residential areas.

- ii. The scale of the commercial development at 8.92 net acres is highly compatible with the adjoining residential developments based upon its overall size and location in relation to the major arterial roads of Cottonwood Lane and Peart Road. It will further provide complimentary services to the proposed high school on Amended Parcel E-3 to the west.
 - iii. The proposed users of the commercial property will include single-use retailers, as well as small, neighborhood-oriented commercial service providers, all of which are allowed within the B-1 and/or B-2 zones.
 - iv. The conceptual site plan for the proposed retail center has been designed to provide pedestrian and vehicular connectivity to the adjoining residentially zoned properties to further enhance the compatibility of the proposed retail center with the adjoining residential properties.
 - v. The proposed high school upon Amended Parcel E-3 is a conditionally permitted use with the B-1 zone, an appropriate land uses in the *Neighborhoods Category*. The site design and characteristics are at a scale that is compatible with the adjoining residential land uses to the north and west.
- b. *Neighborhoods Category – Intensity*. As stated in the Casa Grande General Plan 2020, the density and intensity of commercial uses within the *Neighborhoods Category* should meet the criteria of allowing neighborhood commercial, community commercial, and service developments on single sites up to 30 acres, as well as limit the overall density of combined commercially zoned lands within a ½ mile area:
- i. The proposed commercial parcel is comprised of a gross land area of 11.03 acres with the net land area for the commercial parcel being 8.92 acres, an area well below the limits established by the General Plan.
 - ii. The proposed commercial development has been designed to reflect a limited neighborhood scale which is compatible with surrounding residential developments.

- iii. As required by the General Plan, the 8.92 net acres of the proposed commercial parcel is in compliance with the General Plan limitation requiring that not more than 12.0% of acreage within ½ mile of the project site be used for commercial purposes. The table and map included as Exhibit H summarizes the parcels, acreage, and land uses of the commercial parcels within ½ mile of this property. Based upon this data, the proposed commercial parcel land area of 8.92 acres meets the criteria established by the General Plan 2020.
 - iv. The proposed high school upon Amended Parcel E-3 is also approximately 8.92 net acres of land area and in conformance with the area limitations of General Plan for conditionally permitted uses in a B-1 zone.
- c. Neighborhoods Category – Infrastructure. The General Plan requires that certain infrastructure and mobility criteria be met for developments within the *Neighborhoods Category*. The proposed commercial and high school parcels and their future development will be in compliance with this criteria for the following reasons:
- i. All roadways within the proposed commercial and high school development sites shall comply with City standards and be connected to adjoining public rights-of-way at key access points.
 - ii. The proposed commercial and high school developments will be connected to and served by an approved water provider.
 - iii. The proposed commercial development will provide direct connections for pedestrians and bicycles to the adjoining residential developments.
 - iv. All utilities servicing the commercial and high school developments will be underground.
 - v. The proposed commercial and high school developments shall include a minimum 10 percent open space.
- d. Neighborhoods Category – Form & Design. The proposed commercial and high school parcels will be in conformance with the Spatial Form and Design criteria for commercial developments within the *Neighborhoods Category* of the General Plan 2020 for the following reasons:

- i. Both the proposed commercial and high school developments will provide direct vehicular access to arterial streets and direct pedestrian access to the residential developments to the north.
- ii. Neighborhood service uses on the commercial development, which may include drive-thru's or auto-oriented uses, shall be buffered from adjoining residential land uses through landscape, screening or design elements. The high school development will also provide ample screening through the use of landscape and retention areas as buffers to the adjoining residential properties to the north.
- iii. Shade will be provided throughout the proposed commercial development through a combination of trees and building architectural features to provide shaded walkways and sidewalks.
- iv. The high school development on Amended Parcel E-3 will also feature adequate shade areas throughout the parcel as well as a shaded courtyard adjacent to the building being constructed as part of Phase I of this high school development.

2. *The subject property is suitable for the uses permitted in the proposed zone.*

- a. The proposed uses upon the new commercial Parcel L include a variety of commercial uses, including single-use retail developments and service-oriented developments. All such uses are deemed to be appropriate land uses within the *Neighborhoods Category* of the General Plan 2020.
- b. The location of this new commercial Parcel L, at the intersection of two major arterial roads, is ideally situated for commercial development as the location will allow commercial uses to service the needs of the local community with safe and efficient access to the major public rights-of-way.
- c. The location of Parcel L also provides for an adequate distance buffer, significant landscape, and other site features which will buffer the commercial activities from the adjoining residential properties to the north and west.
- d. Further, the proposed commercial land use and the uses permitted under this PAD meet the criteria established in the General Plan 2020 by limiting the total land area within ½ mile of the project site to not more than 12% zoned for commercial land uses.
- e. Additionally, the high school is a conditionally permitted use within the B-1 zone, which is an appropriate land use within the Neighborhoods Category.

- f. Further, the location of the high school in proximity to the planned single family residential developments to the north and west is well suit to provide ease of access and close proximity for parents and students attending the high school.

3. *The proposed Major PAD Amendment is proper at this time and will not be detrimental to adjacent properties of residents.*

- a. This Major PAD Amendment, the proposed commercial uses upon Parcel L, and the high school on Amended Parcel E-3 will not have any detrimental effects upon adjacent or surrounding properties as all residentially zoned properties in close proximity will have adequate buffers to ensure mitigation of noise and light from the commercial uses. Further, the proposed use of Amended Parcel E-3 as a high school is an easily compatible and complimentary use to nearby residentially zoned properties.
- b. The limited scale of the proposed commercial land use on Parcel L is harmonious with existing commercially zoned properties at the intersection, as well as adjoining residentially zoned tracts.
- c. Further, the proposed retail center on Parcel L has been designed with pedestrian access to the adjoining residential properties to provide convenient access to the proposed retail uses for the residents without having to enter onto a major public roadway to visit the commercial businesses.
- d. Additionally, the high school proposed for Amended Parcel E-3 will provide an essential community benefit to the nearby residential properties and their occupants by locating a much needed education facility in close proximity to living areas and deter unnecessary vehicular commutes for parents and students.
- e. Based upon current economic and market conditions, the approval of this Major PAD Amendment will allow Parcel L to be developed with limited, neighborhood-oriented commercial uses which will serve the immediate needs of the local community, as well as generate long-term tax revenue for the benefit of the City and its residents. Further, the proposed high school upon Amended Parcel E-3 will provide a quality education facility in close proximity to residential areas for the ease and convenience of parents and students, as well as a highly compatible land use to the adjoining residentially zoned properties.

Conclusion

This proposed Major Amendment to the G-Diamond Ranch PAD creating a new Parcel L for commercial land uses and Amended Parcel E-3 for a high school meets the criteria for a major amendment to a PAD for the following reasons:

1. The Major Amendment to the PAD will not have any detrimental effects upon adjacent or surrounding properties as all residentially zoned properties in close proximity will have adequate buffers to ensure mitigation of noise and light from the commercial uses, and the commercial uses and high school are harmonious with other existing and approved land uses in close proximity.
2. The proposed uses upon the new commercial Parcel L and Amended Parcel E-3 will be in compliance with the development criteria of the *Neighborhoods Category* of the General Plan 2020.
3. The intensity of commercially zoned lands within ½ mile of this new Parcel L will be within the limitations established for the *Neighborhoods Category* of the General Plan 2020.
4. The proposed commercial and high school developments will meet or exceed the Infrastructure and Form & Design criteria for such developments established by the General Plan 2020.

Exhibits:

The following exhibits are included within the PAD Development Guide for purposes of illustration, and to more clearly define the goals of the proposed Major Amendment to the G-Diamond Ranch PAD:

- Exhibit A – Amended PAD Site Plan, as approved under case # DSA-07-01412
- Exhibit B – Conceptual Land Use Plan, based on this Major PAD Amendment
- Exhibit C – Overall G-Diamond Ranch Conceptual Land Use Plan
- Exhibit D – Legal Description of New Parcel L Commercial Site
- Exhibit E – Conceptual Land Use and Open Space Plan for Parcel L Commercial Site
- Exhibit F – Conceptual Building Elevations for Parcel L Commercial Site
- Exhibit G – Legal Description of Amended Parcel E-3 for the High School
- Exhibit H – Conceptual Land Use and Open Space Plan for Amended Parcel E-3
- Exhibit I – Aerial Photograph of the Property
- Exhibit J – Map and Table of Existing Commercial Zoning within ½ mile of Parcel L

EXHIBIT A
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Amended PAD Site Plan, as approved under case # DSA-07-01412

Amended Parcels

NOTE:
Amended Parcels in Bold Type.

Amended Lot Summary Chart

Parcel	Minimum Dimensions	Nominal Area	Units
A	Projected	0.87 du/ac	10
B	Projected	1.33 du/ac	15
C-1	70' x 115'	8080 S.F.	98
C-2	55' x 115'	6325 S.F.	125
D-1	70' x 115'	8080 S.F.	81
D-2	55' x 115'	6325 S.F.	73
D-3	School		0
E-1	55' x 115'	6325 S.F.	92
E-2	70' x 115'	8080 S.F.	81
E-3	55' x 115'	6325 S.F.	111
E-4	70' x 115'	8080 S.F.	27
F	Open Space	0	0
F-1	70' x 115'	8080 S.F.	134
F-2	55' x 115'	6325 S.F.	115
H	Projected	10.0 du/ac	102
I	Prof. Office/Rec Facility	0	0
J	Commercial Use		0
K	Prof. Office	0	0
Total			1085

Legend:

- 1/2 Acre Lots
- TownHomes
- Professional Office/Recreation Facility
- Open Space Area

Legend

- Arid Landscape Character:**
Drought Tolerant Trees, Shrubs, Ground Covers & Accent Plants
- Project Entries
 - Public Street/Scapes
 - Interior Common Open Space/Retention Areas
- Lush Landscape Character:**
Canopy & Vertical Trees, Turf, Annuals
- Project Entries
 - Landscape Tracts along Public R.O.W.s
 - Interior Common Open Space/Retention Areas
- * Tot Lot
----- Multi-Use Trail



Highland Master PAD

Project Monument Sign

Pearl Road

Amended PAD Site Plan

G Diamond Ranch

Conceptual Site Plan and
Landscape/Open Space Plan



Job #04.23
Date: 01.03.06
Revised Exhibit Prepared by: Drifting Sands Design
Revised: 4/30/2007

EXHIBIT B
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Conceptual Land Use Plan, based upon this Major PAD Amendment

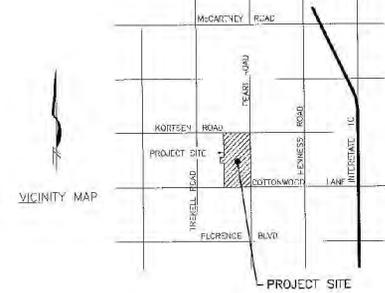
CONCEPTUAL LAND USE PLAN G-DIAMOND RANCH

A PLANNED AREA DEVELOPMENT OVER THE EAST HALF OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION OF DIAMOND RANCH

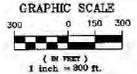
THAT PORTION OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 16, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE AND THE TRUE POINT OF BEGINNING, THENCE S89°25'00"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2665.76 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION, SAID POINT BEING A FOUND BRASS CAP IN A HAND HOLE, THENCE S89°25'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION A DISTANCE OF 281.14 FEET THENCE N00°08'24"W A DISTANCE OF 2326.53 FEET, THENCE S29°24'36"W A DISTANCE OF 3250.00 FEET, THENCE N05°24'24"W A DISTANCE OF 670.00 FEET, THENCE N05°24'24"W A DISTANCE OF 302.49 FEET, THENCE W02°01'22"W A DISTANCE OF 2273.7 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, THENCE N89°25'00"W ALONG SAID NORTH LINE A DISTANCE OF 271.25 FEET TO THE NORTH QUARTER OF SAID SECTION, SAID POINT BEING A FOUND BRASS CAP, THENCE N89°25'00"W ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2689.24 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID POINT BEING A FOUND BRASS CAP, THENCE N00°08'24"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 3840.00 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, THENCE S02°10'03"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE POINT OF BEGINNING.

CONTAINS 15,968.04-6.945 S.F. (367.265 ACRES.)



PARCEL AREA	MINIMUM LOTS/SLOTS	NOMINAL AREA	NUMBER OF UNITS
A	PROJECTED	1.33 DU/AC	15
B	70' x 115'	8050 S.F.	99
C-1	25' x 115'	2825 S.F.	125
C-2	25' x 115'	2825 S.F.	81
D-1	70' x 115'	8050 S.F.	73
D-2	55' x 115'	6325 S.F.	0
D-3	SCHOOL SITE		0
D-4	70' x 115'	8050 S.F.	92
E-1	70' x 115'	8050 S.F.	81
E-2	70' x 115'	8050 S.F.	81
E-3	HIGH SCHOOL		0
E-4	70' x 115'	8050 S.F.	48
F	OPEN SPACE		0
F-1	70' x 115'	8050 S.F.	134
F-2	55' x 115'	6325 S.F.	114
H	PROJECTED	15.00 DU/AC	102
I	PROF. OFFICE/REC. FACILITY		0
J	COMM. RETAIL		0
K	PROFESSIONAL OFFICE		0
L	COMMERCIAL		0
TOTAL			973

SITE DATA SUMMARY	
TOTAL SITE AREA	367.265 AC.
ARTERIAL STREET R/W	14.012 AC.
COTTONWOOD LANE R/W	3.666 AC.
PEART ROAD R/W	6.667 AC.
KORTEN ROAD R/W	3.679 AC.
NET SITE AREA	352.283 AC.
SINGLE FAMILY RESIDENTIAL DENSITY	
NET RESIDENTIAL AREA	52,439 AC.
RESIDENTIAL DENSITY	2.60 DU/AC.
OPEN SPACE	12,156 AC.
(%) OPEN SPACE (PARCELS C)	13.62%
PARCEL D	
NET RES. GENERAL AREA	51,720 AC.
* RESIDENTIAL DENSITY	2.93 DU/AC.
OPEN SPACE	10,548 AC.
(%) OPEN SPACE (PARCELS E-F)	18.32%
PARCEL E&F	
NET RESIDENTIAL AREA	124,530 AC.
* RESIDENTIAL DENSITY	3.48 DU/AC.
OPEN SPACE	18,021 AC.
(%) OPEN SPACE (PARCELS E-F)	14.48%
CUMULATIVE (PARCELS C-F)	
NET RESIDENTIAL AREA	248,880 AC.
* RESIDENTIAL DENSITY	3.41 DU/AC.
OPEN SPACE	40,873 AC.
(%) OPEN SPACE (PARCELS C-F)	15.60%
* RESIDENTIAL DENSITIES ARE BASED ON GROSS AREA	



GROSS SITE	COMMERICAL
SINGLE FAMILY RESIDENTIAL	74.41%
PROFESSIONAL OFFICE	5.86%
TOWNSHIP RESIDENTIAL	2.82%
SC-001 S.F.	6.28%
RETAIL SITE	3.00%
OPEN SPACE	1.15%

NOTE: SINGLE FAMILY RESIDENTIAL DENSITIES PER PARCEL MAY VARY DURING THE SITE DESIGN PROCESS. HOWEVER, THE TOTAL SITE SINGLE FAMILY RESIDENTIAL DENSITY SHALL NOT EXCEED 3.50 DU/AC.

Clouse Engineering, Inc.
ENGINEERS • SURVEYORS
1642 E. Orangewood Ave. Phoenix, Arizona 85020
Tel: 602-355-8300 Fax: 602-355-8310

Revisions: 07/23/10
09/07/10
10/14/10
10/21/10
11/02/10
11/16/10
01/05/11
01/19/11

DATE: 03/26/24
DRAWN BY: 330901

CONCEPTUAL LAND USE PLAN
FOR
G-DIAMOND RANCH

USAP GRAND

AR Z004

SH. 1
OF 1

EXHIBIT C
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Overall G-Diamond Ranch Conceptual Land Use Plan

Amended Lot Summary

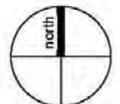
Parcel Area	Minimum Dimensions	Nominal Area	Number of Units
A	Projected 0.87 du/ac		10
B	Projected 1.33 du/ac		15
C-1	70x115'	8050 s.f.	99
C-2	55x115'	6325 s.f.	125
D-1	70x115'	8050 s.f.	81
D-2	55x115'	6325 s.f.	73
D-3	Existing School Site		0
E-1	55x115'	6325 s.f.	92
E-2	70x115'	8050 s.f.	81
E-3	High School		0
E-4	70x115'	8050 s.f.	46
F	Open Space		0
F-1	70x115'	8050 s.f.	134
F-2	55x115'	6325 s.f.	115
H	Projected 10.00 du/ac		102
I	Prof. Office/Rec. Facility		0
J	Commercial		0
K	Professional Office		0
L	Commercial		0
Total			973



G-Diamond Ranch Open Space
 Total Site: 367.265 AC
 Total Open Space: 46.49 AC (12.66%)

- Legend**
- Arid Landscape Character: Drought Tolerant Trees, Shrubs, Ground Covers & Accent Plants
 - Lush Landscape Character: Canopy & Vertical Trees, Turf & Annuals
 - Project Entries
 - Public Streetscapes
 - Interior Common Open Space/Retention Areas
 - TotLot
 - Multi Use Trail

Amended Parcels



G-Diamond Ranch

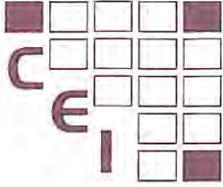
Conceptual Land Use and Open Space Plan

EXHIBIT C



EXHIBIT D
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Legal Description of New Parcel L Commercial Site



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

1642 E. Orangetown Ave. ■ Phoenix, Arizona 85020 ■ TEL (602) 395-9300 ■ FAX (602) 395-9310

April 27, 2010
Job No. 050205
Rev July 20, 2010

Legal Description For Parcel L G-Diamond Ranch

That portion of the Southeast quarter of Section 16, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Commencing at the Southeast corner of said Section 16;

Thence along the South line of said Southeast quarter of Section 16, South 89 degrees 28 minutes 08 seconds West a distance of 935.11 feet;

Thence North 00 degrees 31 minutes 52 seconds West a distance of 459.49 feet to the beginning of a non-tangent curve whose center bears South 15 degrees 00 minutes 31 seconds East a distance of 16.00 feet;

Thence along the arc of said curve through a central angle of 14 degrees 28 minutes 39 seconds and an arc length of 4.04 feet;

Thence North 89 degrees 28 minutes 08 seconds East a distance of 631.61 feet;

Thence North 00 degrees 31 minutes 52 seconds West a distance of 159.00 feet;

Thence North 89 degrees 28 minutes 08 seconds East a distance of 308.49 feet to a point on the East line of said Southeast quarter of Section 16;

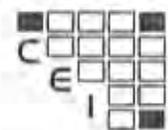
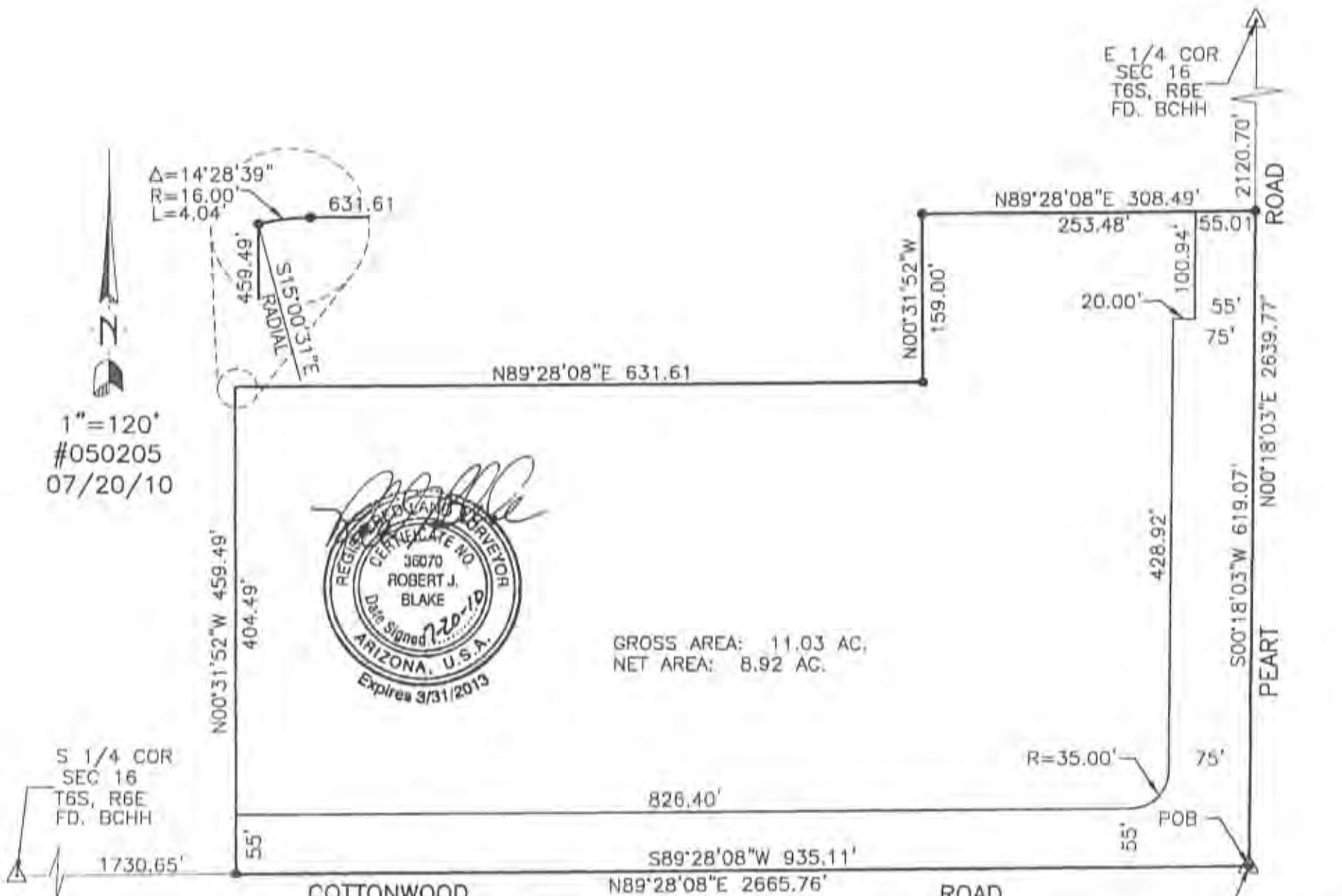
Legal Description
Job No. 050205
CG Retail Center
July 20, 2010
Page 2

Thence South 00 degrees 18 minutes 03 seconds West along said West line a distance of 619.07 feet to the **Point of Beginning**.

Note: The Gross area of the parcel is 480,552 square feet or 11.0320 acres more or less.

The Net area is 388,557 square feet or 8.9200 acres more or less.



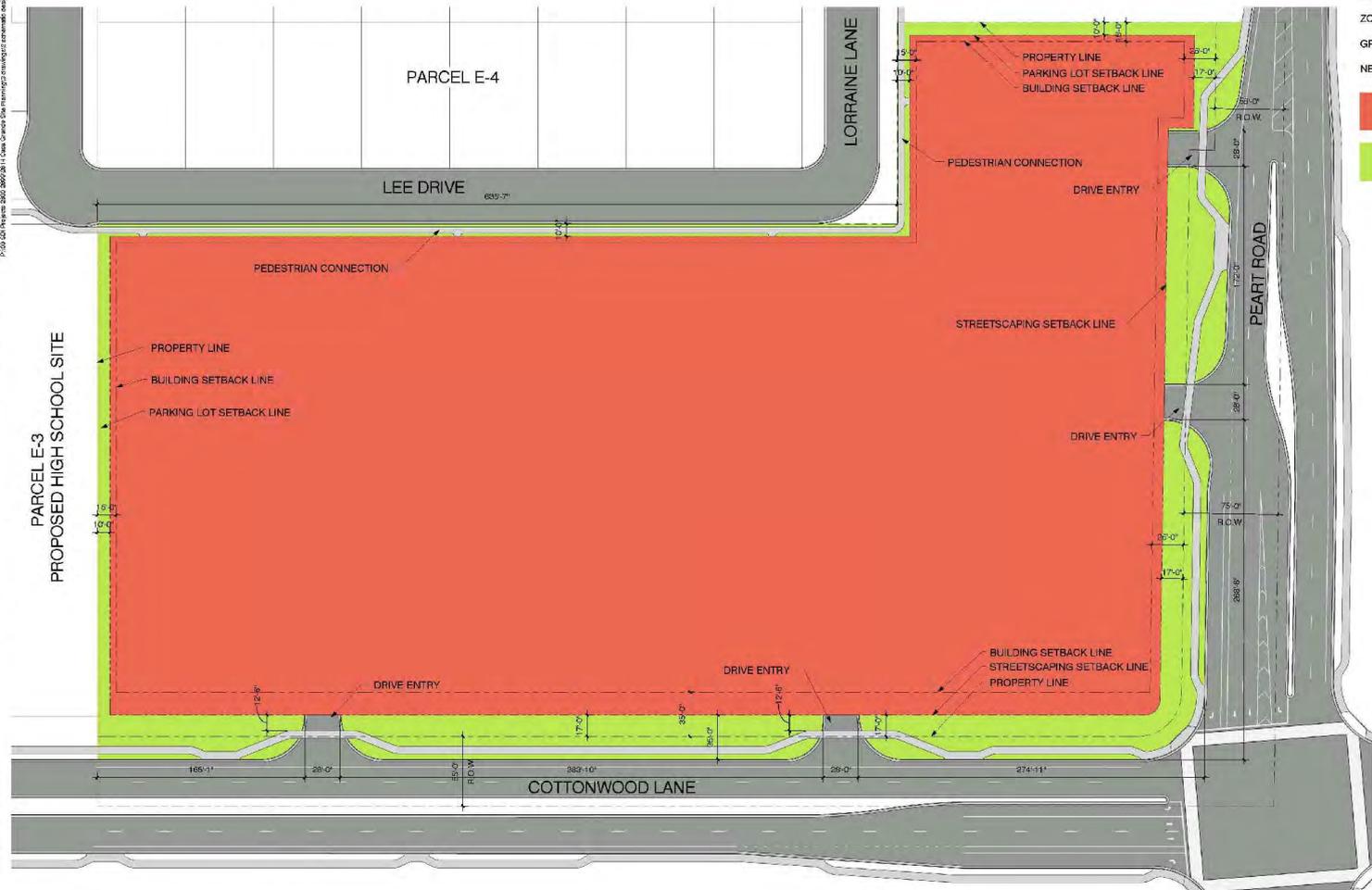
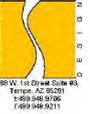


Clouse Engineering, Inc.
 ENGINEERS ■ SURVEYORS
 1642 E. Orangewood Ave. Phoenix, Arizona 85020
 Tel 602-395-9300 Fax 602-395-9310

EXHIBIT E
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Conceptual Land Use and Open Space Plan for Parcel L Commercial Site

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SITE DATA

PROJECT ADDRESS:	NORTHWEST CORNER COTTONWOOD LN & PEART RD CASA GRANDE, AZ
AFN:	505-01-672A
ZONING:	PAD
GROSS SITE AREA:	480,552 S.F. (11.09 ACRES)
NET SITE AREA:	388,557 S.F. (8.92 ACRES)

- USABLE PARCEL AREA
- LANDSCAPING/STREETSCAPING AREAS

**Casa Grande Retail Center
At G-Diamond Ranch**
 NW Corner of Cottonwood Lane and Peart Road
 Casa Grande, AZ

--	--

Phase: GP
 Drawn By: jlm
 Revised By: kb
 CSI Project No: 2814
 Date: 2011 01 16



1 Conceptual Land Use and Open Space Plan
1" = 500'

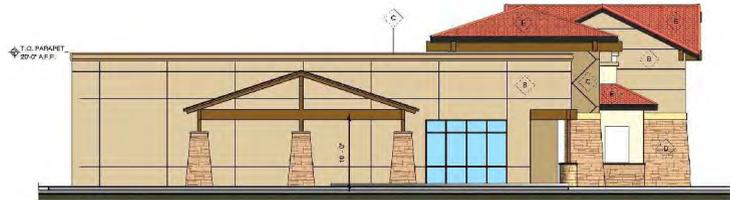
EXHIBIT F
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Conceptual Building Elevations for Parcel L Commercial Site

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P302-02, Project: 2006-2064201, Casa Grande Shopping Center, 10000 N. Oracle Road, Casa Grande, AZ 85122

EXTERIOR FINISH LEGEND	
	STUCCO - LIGHT COLOR FINISH
	STUCCO - MEDIUM COLOR FINISH
	STUCCO - DARK COLOR FINISH
	STONE VENEER
	MISSION TILE ROOFING
	STANDING SEAM METAL ROOFING



Shops B West Elevation
18' x 11'-0"



Shops B East Elevation
18' x 11'-0"



Shops B South Elevation
18' x 11'-0"



Shops A East Elevation
18' x 11'-0"



Shops A West Elevation
18' x 11'-0"



Shops A South Elevation
18' x 11'-0"

**Casa Grande Retail Center
At G-Diamond Ranch**
NW Corner of Chinovalle Lane and Phoenician Street
Casa Grande, AZ



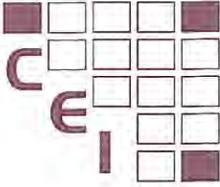
REVISIONS	

Drawn By: Jm
Reviewed By: jkb
S&I Project No: 2914
Date: 2011 01 09

A3.1
Exhibit Elevation

EXHIBIT G
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Legal Description of Amended Parcel E-3



Clouse Engineering, Inc.

ENGINEERS ■ SURVEYORS

1642 E. Oranewood Ave. ■ Phoenix, Arizona 85020 ■ TEL (602) 395-9300 ■ FAX (602) 395-9310

January 17, 2011
Job No. 050205

Legal Description For Parcel E-3 G-Diamond Ranch

That portion of the Southeast quarter of Section 16, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Commencing at the Southeast corner of said Section 16;

Thence along the South line of said Southeast quarter of Section 16, South 89 degrees 28 minutes 08 seconds West a distance of 935.11 feet to the **Point of Beginning**;

Thence continuing along the South line of said Southeast quarter of Section 16, South 89 degrees 28 minutes 08 seconds West a distance of 927.68 feet;

Thence North 00 degrees 31 minutes 52 seconds West a distance of 146.27 feet to the beginning of a tangent curve whose center bears North 89 degrees 28 minutes 08 seconds East a distance of 1000.00 feet;

Thence along the arc of said curve through a central angle of 24 degrees 32 minutes 04 seconds and an arc length of 428.21 feet;

Thence North 24 degrees 00 minutes 12 seconds East a distance of 83.86 feet;

Thence South 65 degrees 59 minutes 48 seconds East a distance of 336.43 feet to the beginning of a tangent curve whose center bears North 24 degrees 00 minutes 12 seconds East a distance of 422.00 feet;

Legal Description
Job No. 050205
Parcel E-3
January 17, 2011
Page 2

Thence along the arc of said curve through a central angle of 24 degrees 32 minutes 04 seconds and an arc length of 180.70 feet;

Thence North 89 degrees 28 minutes 08 seconds East a distance of 294.46 feet to a point on the arc of a non-tangent curve whose center bears North 16 degrees 06 minutes 59 seconds East a distance of 50.00 feet;

Thence along the arc of said non-tangent curve through a central angle of 31 degrees 07 minutes 30 seconds and an arc length of 27.16 feet;

Thence South 00 degrees 31 minutes 52 seconds East a distance of 459.49 feet to the **Point of Beginning**.

Note: The Gross area of the parcel is 463,680 square feet or 10.6446 acres more or less.

The Net area is 388,812 square feet or 8.9259 acres more or less.



EXHIBIT H
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Conceptual Land Use and Open Space Plan for Amended Parcel E-3



The Leona Group, L.L.C.

SITE DATA

PROJECT ADDRESS: NORTH EAST CORNER COTTONWOOD LANE AND COLORADO STREET, CASA GRANDE, ARIZONA

ZONING: PAD

GROSS SITE AREA: 11.08 ACRES

NET SITE AREA: 8.50 ACRES

OPEN AREA CALCULATIONS

PHASE 1

NET SITE AREA: 5.12 ACRES (223,027 S.F.)

TOTAL BUILT AREA: 152,850 S.F.

TOTAL OPEN AREA: 70,967 S.F. = 31% OPEN AREA (10% REQUIRED)

PHASE 2

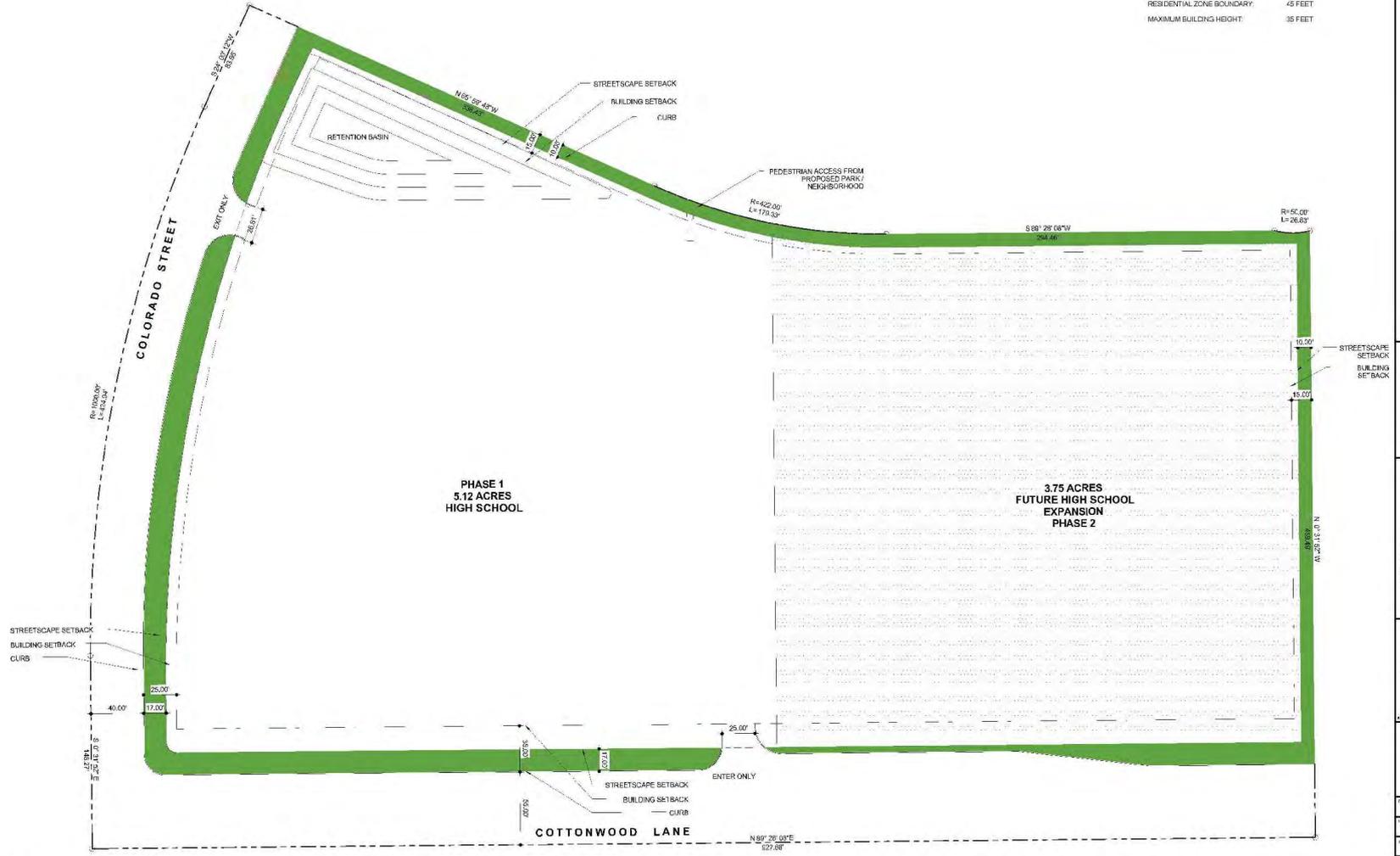
NET SITE AREA: 3.75 ACRES (163,768 S.F.)

TOTAL BUILT AREA: T.B.D.

TOTAL OPEN AREA: T.B.D.

SETBACK REQUIREMENTS

FRONT BUILDING SETBACK: 55 FEET
 CORNER SIDE BUILDING SETBACK: 25 FEET
 INTERIOR SIDE BUILDING SETBACK: 15 FEET
 REAR BUILDING SETBACK: 15 FEET
 RESIDENTIAL ZONE BOUNDARY: 45 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET



PRELIMINARY NOT FOR CONSTRUCTION



KREBS CARHUFF
 ARCHITECTS, INC.
 5149 E. PALMCREST ROAD SUITE 153
 TUCKER, ARIZONA 85775-1227
 Phone: (520) 577-4560
 Fax: (520) 577-4599

NEW HIGH SCHOOL CAMPUS
 FOR:
 MISSION HEIGHTS COLLEGE
 PREPARATORY SCHOOL
 NE CORNER OF COTTONWOOD
 LANE
 AND COLORADO ST.
 CASA GRANDE, AZ 85122

DATE	BY	DESCRIPTION	BY

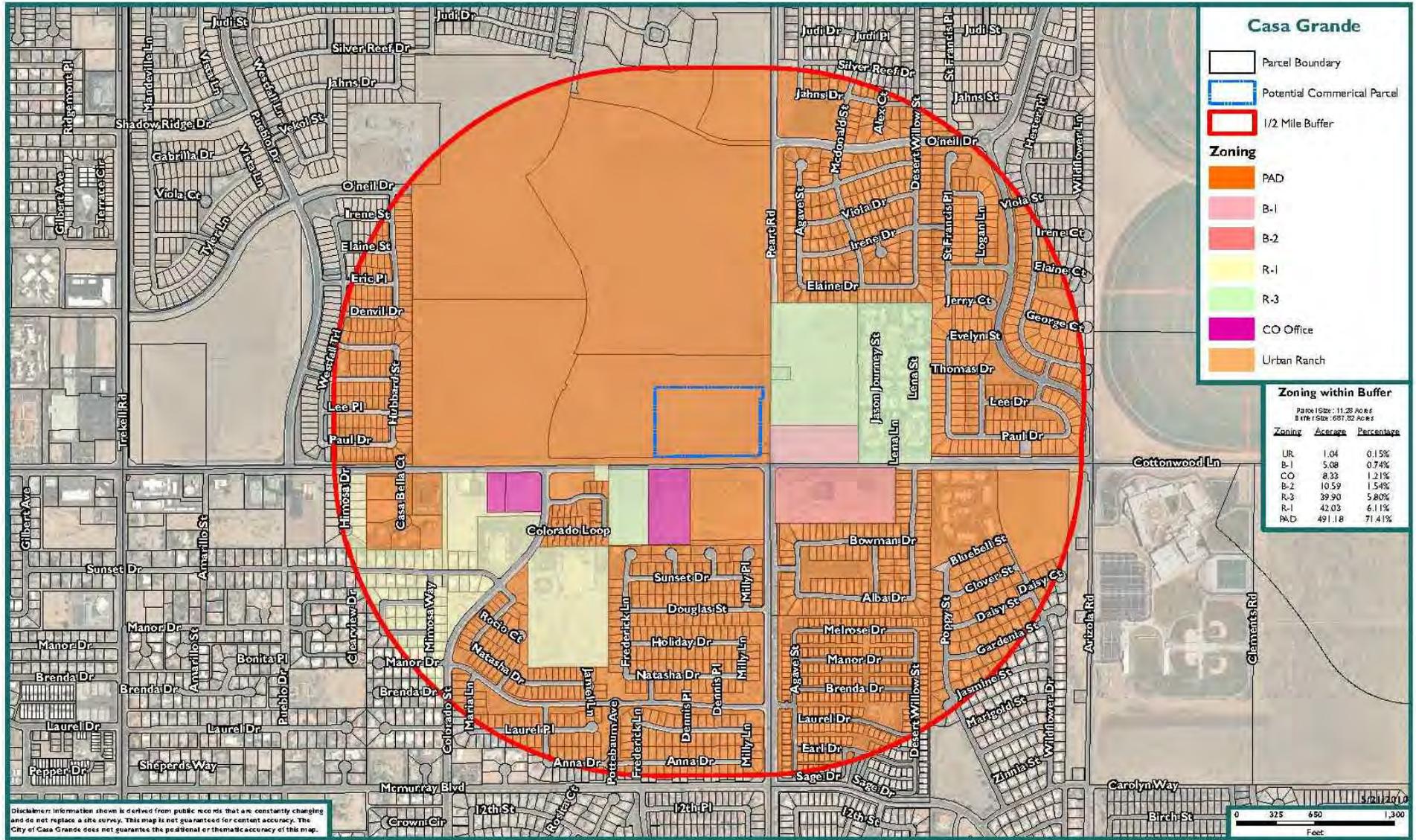
PROJECT NO.	CG-4100
DATE	JANUARY 24, 2011
SCALE	1" = 30'-0"
DESIGNED BY	Author

EXHIBIT J
Major PAD Amendment G-Diamond Ranch
Parcel E-3
[DSA-10-00044]

Map and Table of Existing Commercial Zoning within ½ mile of Parcel L

<u>Parcel #</u>	<u>Net Acreage</u>
505-16-008D	8.88
505-16-008F	4.99
505-22-011E	8.88
505-16-065	1.51
505-16-016E	2.24
505-16-016G	1.16
505-16-021	2.01
505-62-010	9.65
505-15-003P	4.88
505-01-670C	7.17
Total Existing Comm. Land Area =	51.37 acres
Total Land Area within ½ Mile =	502.4 acres
Total Existing Comm. Land % =	10.2%
Proposed Parcel “L” Land Area =	8.92 acres
Total Comm. Land Areas with Parcel “L”=	60.29 acres
Total Comm. Land % with Parcel “L”=	12.0% (*)

** As provided for on page 73 of the Neighborhood Category of the City of Casa Grande General Plan 2020, the combined commercially zoned areas within ½ mile radius of any commercial site shall be no more than 12% of all land use.*



Disclaimer: Information shown is derived from public records that are constantly changing and do not replace a site survey. This map is not guaranteed for content accuracy. The City of Casa Grande does not guarantee the positional or thematic accuracy of this map.

G Diamond Ranch Commercial Area - Existing Zoning

