

# Garden Contenta

## Development Guide

for a

## Planned Area Development (PAD)

A 5.2-acre, residential development located at the northeast corner of Gila Bend Highway and Garden Avenue (east of Thornton Road)

Application case #: CGPZ-227-05

49-06

Date Revised:

December 27, 2005

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**Introduction & Description of Request:**

This application proposes to rezone approximately 5.2 acres – located at the northeast corner of Gila Bend Highway and Garden Avenue (approx. ¼-mile east of Thornton Road) – from Urban Ranch (UR) to Planned Area Development (PAD) to develop a 32-unit/16-lot duplex development.

The proposed development is to be known tentatively as “Garden Contenta”.

A Preliminary Site Plan has been submitted with this application, indicating the proposed layout for the development.

**Land Use Description:**

Permitted Uses:

The proposed uses within this PAD/subject site shall be limited to the following:

- 2-unit structures / Duplexes (0' lot line)
- 3 & 4- unit structures (0' lot line)
- Townhomes & Condominiums (0' lot line, multi-unit structures)

Model home sales/complexes may occur within the proposed development.

Prohibited Uses:

- Apartment complexes (common ownership of all units)

Development Standards:

Minimum Area per Unit:	3,000 square feet
Minimum Lot Dimensions:	70' wide x 90' deep <sup>1</sup>
Front Setback:	20'
Side Setback:	0'/10'
Corner Side Setback:	20'
Rear Setback:	20'
Maximum Height:	35' / 3 stories

<sup>1</sup> These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

Other development standards for the subject site shall be the same as those provided under the R-2 zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

### Housing Product & Other Information:

As the site and project are currently undergoing preliminary development, information regarding the actual housing product (including the architectural design, colors, etc.), landscaping, perimeter walls/entry monuments, signage, etc, shall be provided concurrently with the Preliminary Plat(s) submitted for this project.

Due to the nature of this development, a Homeowner's Association (HOA) will be formed to maintain all exterior yard areas of any lots, as well as the exterior of any homes.

In addition, all open space/common areas, perimeter walls/entry monuments, etc., are to be maintained by the HOA.

All development will conform with the requirements of the City of Casa Grande. Provisions for retention/drainage, street-lights and fire protection.

### Open Space:

Open space, as proposed for this project is concentrated along Thornton Road, adjacent to Garden Avenue, along the north property boundary, and within scattered areas within the interior of the project.

These areas will be landscaped. Due to the owner type usually associated with duplex/townhome developments (singles, young couples with no/few children, elderly), and also due to the proximity of West Park (adjacent to the west), only minimal amenities are proposed (picnic area, etc.).

### Relationship to City of Casa Grande General Plan:

As a companion application to this PAD request, a Minor Amendment to the Casa Grande General Plan (under case #CGPZ-226-05) is also being requested to change the land use designation of the subject site from LDR (Low-density Residential, 1 – 4 d.u./acre) to MDR1 (Medium-density Residential, 4 – 8 d.u./acre).

If approved, the requested use at a density of 6.1 d.u./acre, conforms with the proposed designation.

### Existing Site Conditions:

The subject site is presently vacant/undeveloped, with no structures. The site is generally flat, with no significant drainage features.

### **Relationship to Surrounding Properties:**

To the west is a City operated and maintained park ("West Park"). To the north – separated by an existing alley – is an existing single-family residential development ("Western Manor"). To the east is industrial areas/uses. To the south are industrial areas and an existing single-family residence and related agricultural uses.

### **Accessibility & Circulation System:**

Garden Contenta has an arterial roadway along the south (Gila Bend Highway; a.k.a. State Route 84), and a minor collector on the west (Garden Avenue).

Access to the development is proposed solely from Garden Avenue.

Both Gila Bend Highway and Garden Avenue exist at their ultimate respective rights-of-way, with full improvements (paving, curb, gutter and sidewalk). Additional rights-of-way and/or improvements shall be provided as required by the City of Casa Grande.

All interior local streets and cul-de-sacs are presently designed to be dedicated as public streets, with rights-of-way and improvements as required by the City of Casa Grande. The developer may opt to develop this site with private streets (maintained by an HOA) – with or without gates. Such determination shall be made concurrent with the submittal of any Preliminary Plat(s) for this development, and shall be subject to City of Casa Grande approval (including roadway cross-sections, designs and any provisions for turn-arounds and emergency access).

Related improvement plans, meeting the approval of the City Engineer, will be submitted for review and approval concurrent with the submittal of any Final Subdivision Plats for any parcel, phase or portion of this development.

### **Phasing Plan:**

The project is presently proposed to be developed as one phase. Multi-phasing may occur, depending on market conditions and absorption rates. Any multi-phasing will be established during the Preliminary Plat review process, and will require review and approval by the City of Casa Grande.

### **Public Facilities:**

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

As noted previously, Garden Contenta includes usable open space areas and other active and passive recreational amenities as noted throughout this document. In

addition to these amenities, the West Park is located immediately adjacent to the west of the site.

**Utilities:**

Sewer service presently exists adjacent to the site, and will be provided by the City of Casa Grande. A preliminary sewer study has been provided along with this Development Guide, and is subject to review and approval by the City of Casa Grande Engineering Department.

Water service is also available to the site, and will be provided by the Arizona Water Company.

Electrical service will be provided by Arizona Public Service Company. Natural gas service – if provided – will be supplied by Southwest Gas Company. Telecommunications will be provided by Cox, Qwest Communications and/or other provider. Waste disposal services will be provided by the City of Casa Grande.

All utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council.

Street lights and fire hydrants will be provided as required by the City of Casa Grande.

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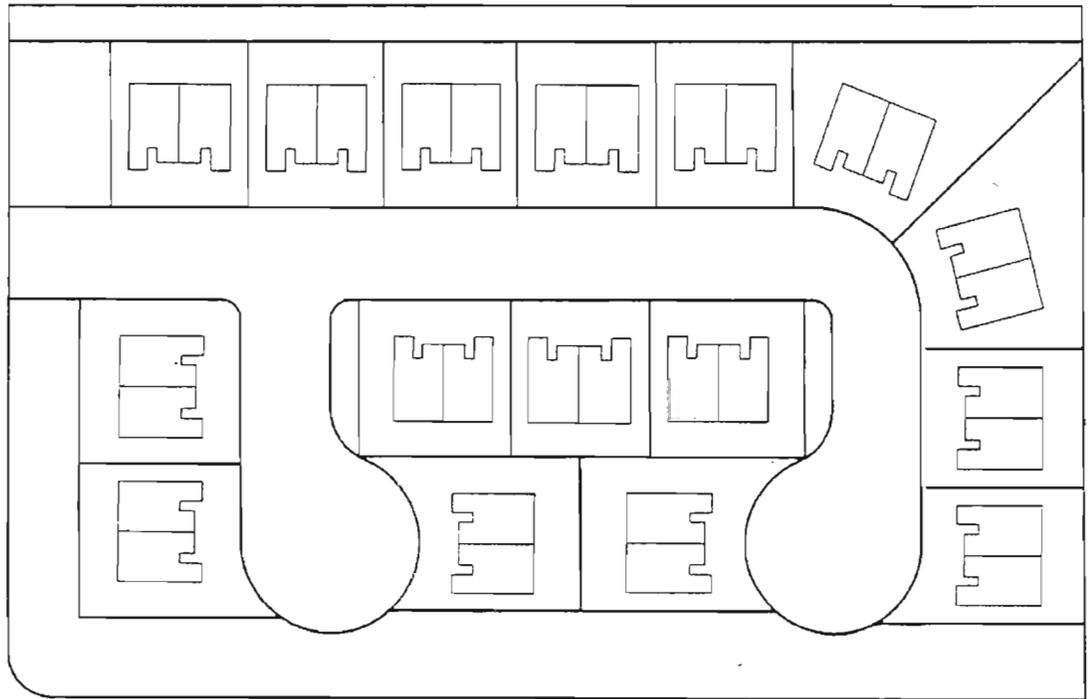


TRABUE, HANSEN & HINSHAW, INC.  
CONSULTING ENGINEERS

Garden Ave

Rose Ave

Highway 84



PLAN 2 - 16 LOTS

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CONCEPT PLAN  
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Tract B of  
Western Manor  
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Fig. 01

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