

LEGENDS

A DR HORTON *COMMUNITY*

PAD AMENDMENT FOR 3RD ANNEXATION AREA
JANUARY 5, 2007

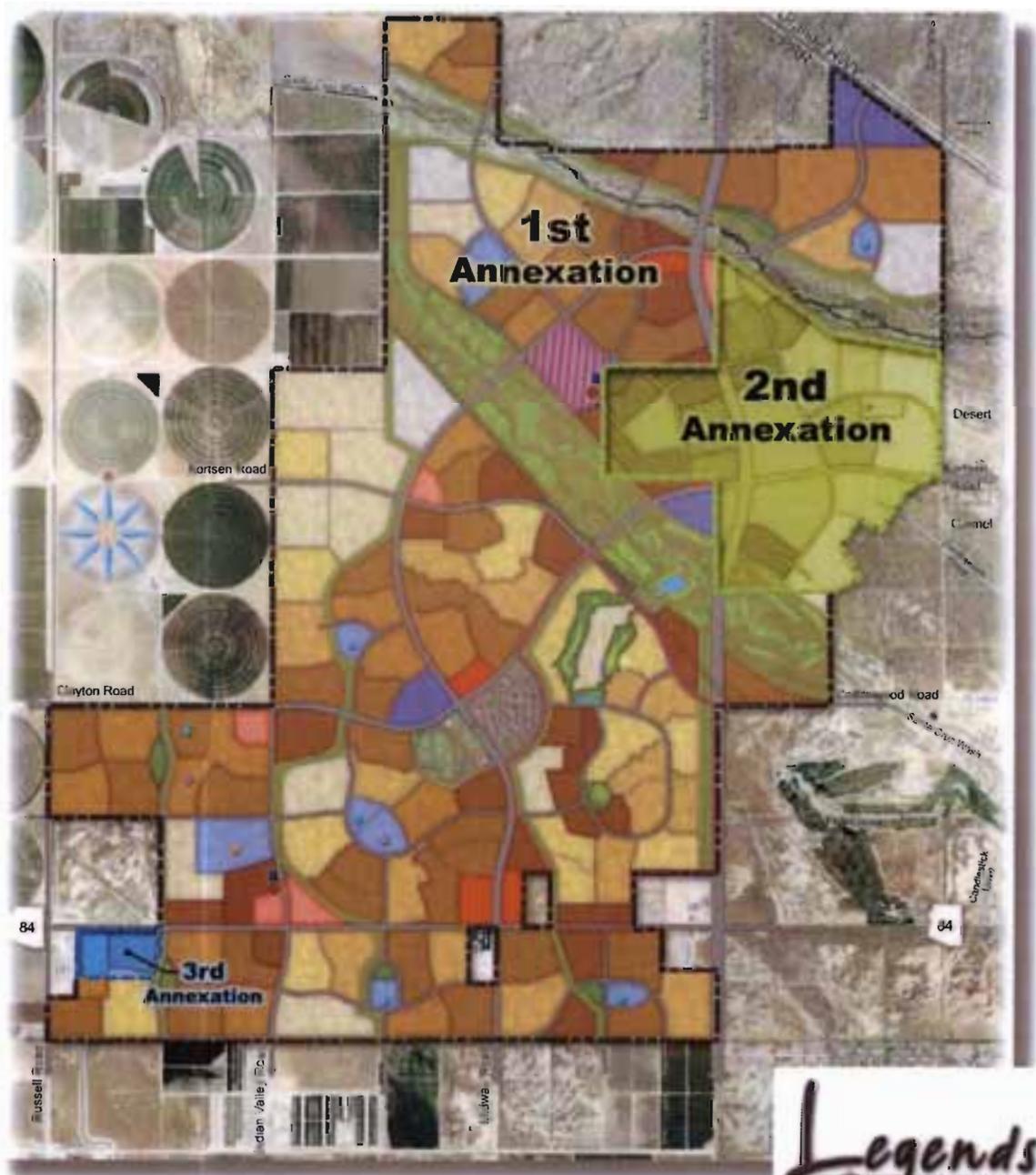


TABLE OF CONTENTS

Introduction	2
LOCATION	3
EXISTING ZONING/GENERAL PLAN CLASSIFICATION	4
REQUEST	5
CONCLUSION	6

FIGURES

FIGURE 1: CONCEPTUAL DEVELOPMENT UNIT PLAN	3
FIGURE 2: PINAL COUNTY ZONING MAP	4
FIGURE 3: CONCEPTUAL DEVELOPMENT UNIT PLAN - AMENDMENT	5
FIGURE 4: CONCEPTUAL ENTRY MONUMENTATION	6

EXHIBITS

CONCEPTUAL LAND USE PLAN	EXHIBIT A
TABLE 2: LAND USE PROGRAM	EXHIBIT B
CONCEPTUAL DEVELOPMENT UNIT PLAN - PAD AMENDMENT	EXHIBIT C

APPLICANT:
CHI CONSTRUCTION COMPANY
16430 NORTH SCOTTSDALE ROAD
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SCOTTSDALE, ARIZONA 85254
ROGER PRYOR
480-483-0006

PREPARED BY:
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3100 WEST RAY ROAD
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CHANDLER, ARIZONA 85226
TROY PETERSON, PE
480-648-1900



INTRODUCTION

Legends is a large master planned community located approximately six miles west of the downtown area of Casa Grande. The total project contains 6,896 acres that will be annexed and zoned in three phases. The first phase contains approximately 6,166 acres of the Legends master plan which was zoned and annexed into the City of Casa Grande, which became effective November 17, 2006. The second phase will include an additional 837 +/- acres in the northeast portion of the Legends master plan. This second phase was omitted from the first annexation due to several out parcels that have not been acquired. The second phase will take place at a later date when the necessary property owner signatures have been acquired. This request is for the third phase (See Exhibit A, Conceptual Land Use Plan), which includes a 52-acre parcel on the south side of Highway 84 and immediately adjacent to the southwestern portion of the Legends community. This site was omitted from the first annexation pending negotiations with Arizona Culvert Company for a possible land exchange. Arizona Culvert has decided to remain in their present location, establishing the necessity to annex this parcel, amend the general plan, and rezone it for inclusion into the Legends master plan (MPC).

In conjunction with this PAD Amendment, DR Horton will also be requesting a Minor General Plan Amendment to change the General Plan classification to Master Planned Community (MPC) to match the existing Legends classification, and to annex this site into the City of Casa Grande. The intent is that this site will be zoned and annexed to become a part of the overall Legends master plan, subject to the same requirements and stipulations of the approved Legends PAD dated August 8, 2006, as revised pursuant to Stipulations 3 & 4 of Ordinance No 1178.287.

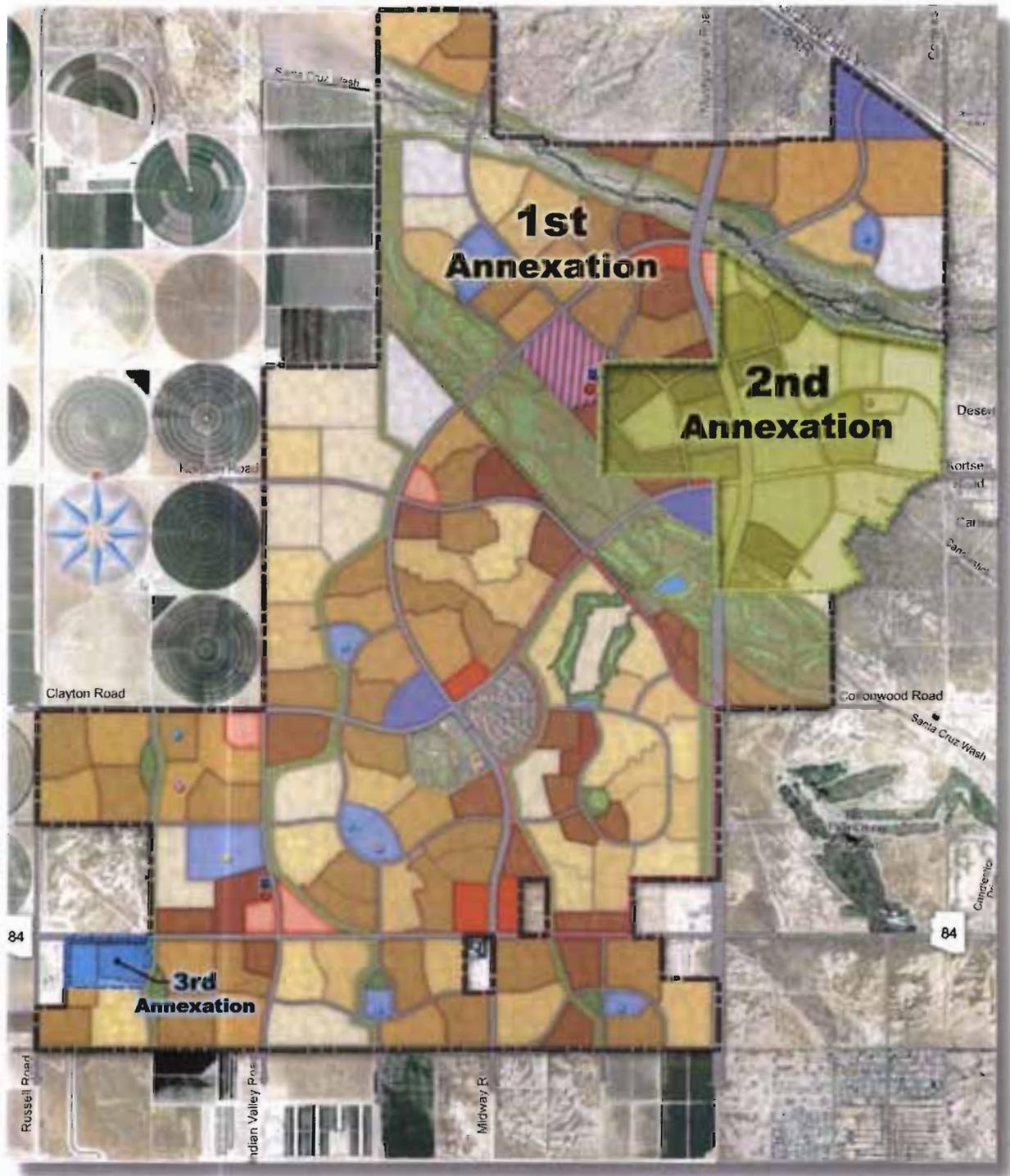


FIGURE 1: CONCEPTUAL DEVELOPMENT UNIT PLAN

The project site is immediately adjacent to the Legends master plan along the southwest corner. The site is generally bounded by Highway 84 to the north and Russell Road less than a quarter mile to the west. The existing Legends community is adjacent to the site on the east and south. (See 3rd Annexation above).

EXISTING ZONING/GENERAL PLAN CLASSIFICATION

Existing Zoning for this site is General Rural (GR) within Pinal County. The property also lies within the existing Casa Grande General Plan area for low-density residential (1.0 – 4.0 dwelling units per acre) uses. A Minor General Plan Amendment will be filed in conjunction with this PAD/Zone change request. D.R. Horton is seeking the MPC land use designation for this site so that it may be included within the existing Legends master plan. The proposed Minor General Plan Amendment will compliment the adjacent land uses of the existing Legends community as well as other proposed master plans within the area. Immediately surrounding the Legends are several proposed master planned communities as well as the Francisco Grande Golf Resort which is located adjacent to and southeast of the Legends community along SR84 and Montgomery Road. To the west of Legends is the Thude property, which is proposing a PAD that comprises approximately 1,880 acres. To the north and northeast are the Grande Valley and Copper Mountain master planned communities. Each of these proposed developments include a mix of single-family and multi-family residences and commercial development. Upon approval by the City Council, this site will become a part of the Legends master plan and will be developed in conformance with the standards as outlined in the approved PAD, applicable City codes and standards, and the Legends Pre-annexation and Development Agreement.

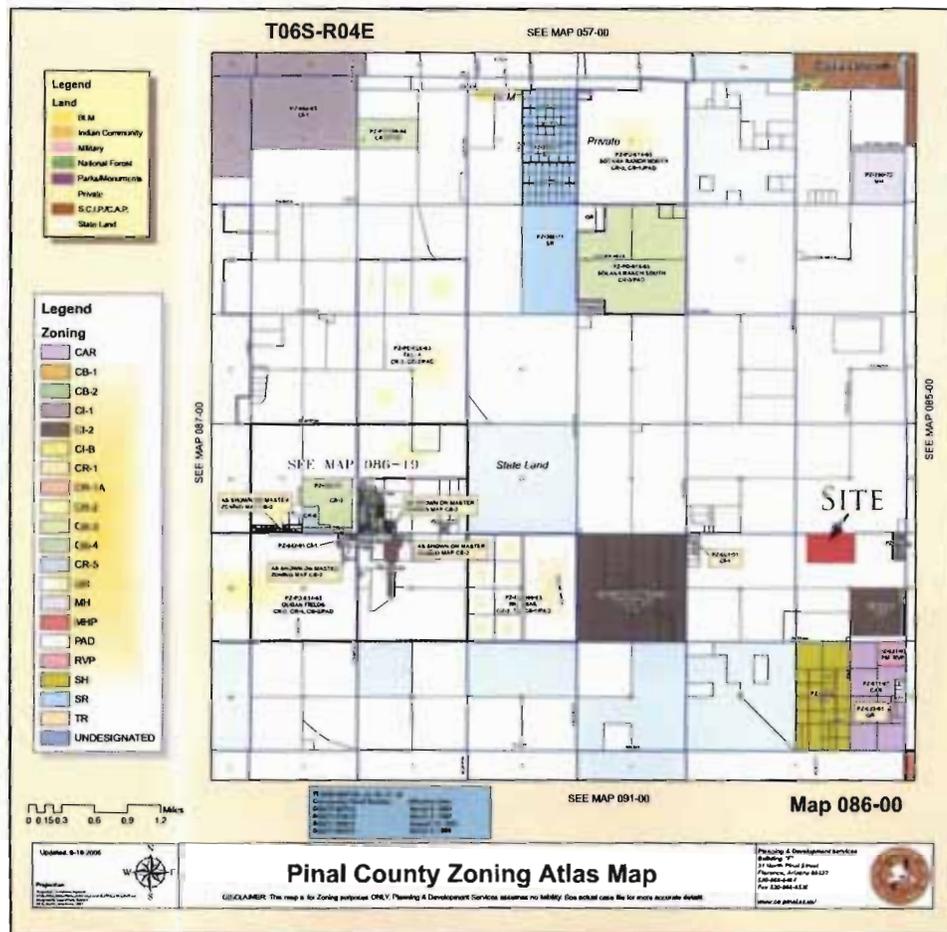


FIGURE 2: PINAL COUNTY ZONING MAP



This request is to rezone the 52.18 acres to PAD with MDR and LDR residential land use classifications. (See Exhibit C, Conceptual Development Unit Plan). Table 2: Land Use Program, (See Exhibit B) has been amended to reflect the additional acreage that will be a part of Phase B of the Legends master plan. As stated above, the 52-acre parcel will be incorporated into the overall Legends master plan and will provide residential parcels along with open space and amenity areas for community residents as established in the approved Legends PAD. The additional lots for this site have been previously accounted for in the approved PAD in anticipation of future annexation

for this parcel, within the projects overall density of 3.3 du/ac with a maximum of 23,050 total residential units at build-out. The addition of this 52-acre parcel will not change these project maximums. Infrastructure improvements along this project site frontage are as originally established; with half street improvements along Russell Road and full street improvements along Highway 84 between Russell Road and Indian Valley Road and the collector road located adjacent to this east side of this site. All other stipulations and requirements of the approved PAD will remain unchanged.

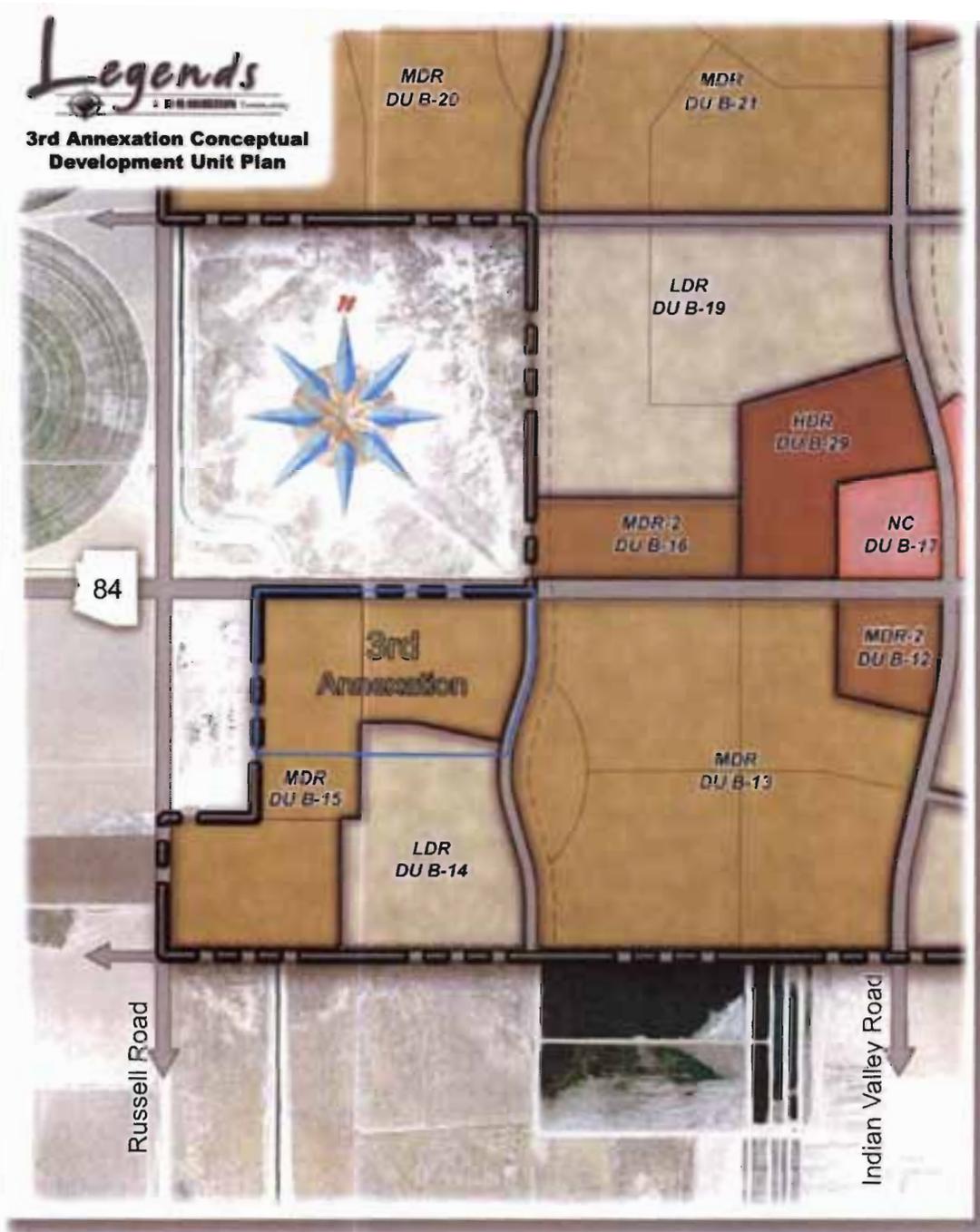


FIGURE 3: CONCEPTUAL DEVELOPMENT UNIT PLAN - AMENDMENT

Along with the minor General Plan Amendment, DR Horton is working with the City of Casa Grande to annex the property and approve a Pre-Annexation and Development Agreement. This 52 acre site is just a piece of the larger master plan that encompasses D.R. Horton's vision of a self-sustaining community bringing in homes, retail, business, public facilities and recreational facilities that will integrate well into the City of Casa Grande's development goals. D.R. Horton is looking forward to working with the City of Casa Grande on the Annexation, Minor General Plan Amendment, rezoning, land planning and development processes.



FIGURE 4: CONCEPTUAL ENTRY MONUMENTATION

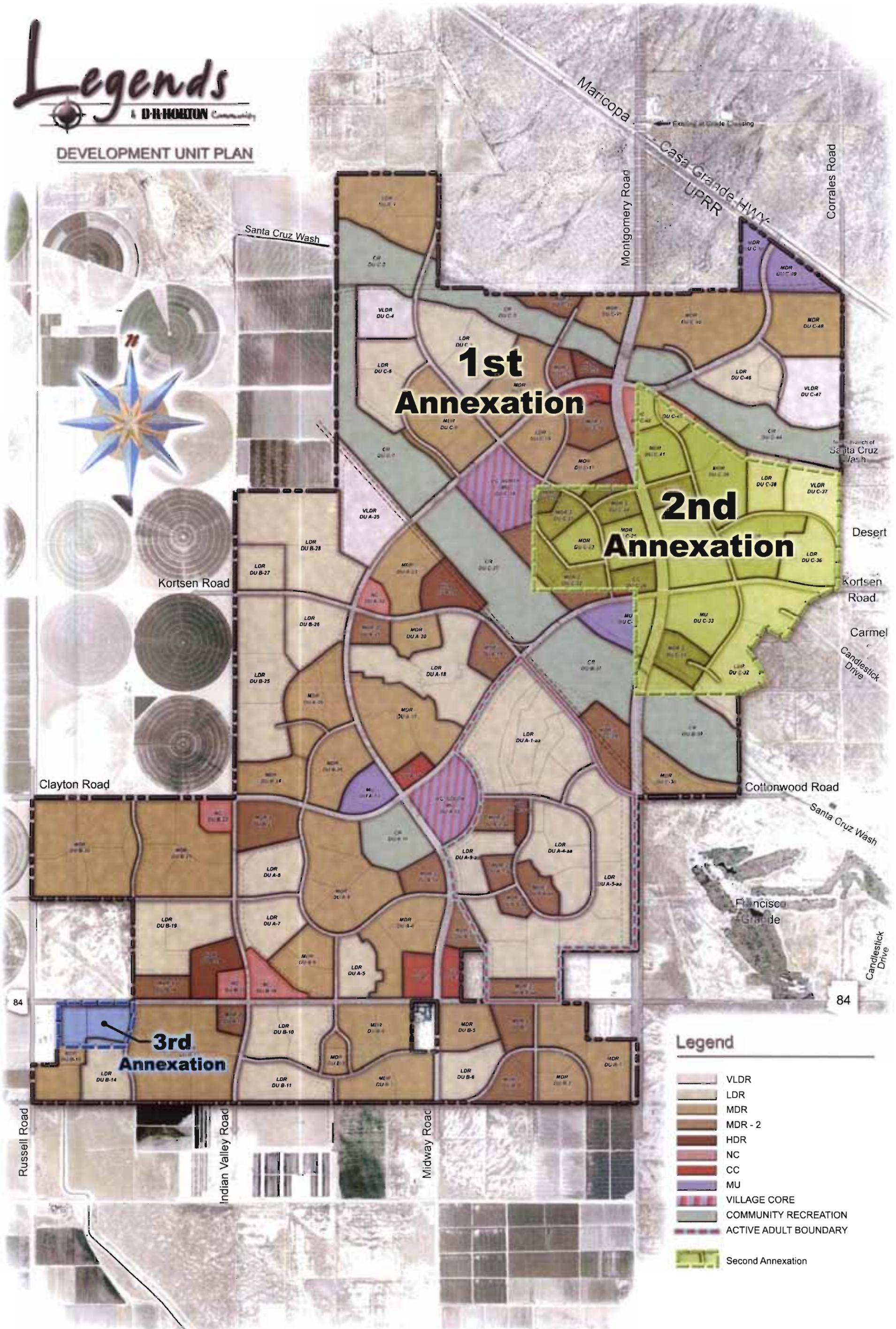
EXHIBIT A

CONCEPTUAL DEVELOPMENT UNIT PLAN
OVERALL PROJECT

Legends

A D-H HODGSON Community

DEVELOPMENT UNIT PLAN



Legend

- VLDR
- LDR
- MDR
- MDR - 2
- HDR
- NC
- CC
- MU
- VILLAGE CORE
- COMMUNITY RECREATION
- ACTIVE ADULT BOUNDARY
- Second Annexation

EXHIBIT B

TABLE 2: LAND USE PROGRAM

3RD ANNEXATION
PROJECT BUILDOUT

TABLE 2: LAND USE PROGRAM: PLANNED AREA DEVELOPMENT (PAD)
PROJECT ACREAGE - 3RD ANNEXATION

Phase A-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	147.8	20.2%
MDR	4-8 du/ac	329.8	45.0%
MDR-2	8-12 du/ac	49.6	6.8%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	101.2	13.8%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	44.6	6.1%
CR (Community Recreation)	-	59.7	8.1%
Total	-	732.8	100.0%
<i>Approximate Number of Residential Units =</i>		2,500	
Phase A-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	83.3	13.9%
LDR	1-4 du/ac	121.7	20.3%
MDR	4-8 du/ac	280.1	46.8%
MDR-2	8-12 du/ac	48.4	8.1%
HDR	12+ du/ac	35.2	5.9%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	15.0	2.5%
CC (Community Commercial)	-	15.0	2.5%
CR (Community Recreation)	-	0.0	0.0%
Total	-	598.9	100.0%
<i>Approximate Number of Residential Units =</i>		2,605	
Phase A-Subphase 3 (Active Adult)			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	569.7	83.9%
MDR	4-8 du/ac	0.0	0.0%
MDR-2	8-12 du/ac	98.9	14.6%
HDR	12+ du/ac	10.5	1.6%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	679.2	100.0%
<i>Approximate Number of Residential Units =</i>		2,300	

Phase B-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	234.1	21.3%
MDR	4-8 du/ac	568.2	51.6%
MDR-2	8-12 du/ac	81.4	7.4%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	217.4	19.7%
Total	-	1101.1	100.0%
<i>Approximate Number of Residential Units =</i>		3,325	
Phase B-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	476.0	47.8%
MDR	4-8 du/ac	348.1	35.0%
MDR-2	8-12 du/ac	71.9	7.2%
HDR	12+ du/ac	35.2	3.5%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	64.0	6.4%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	995.4	100.0%
<i>Approximate Number of Residential Units =</i>		3,510	

Phase C-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	46.3	3.5%
LDR	1-4 du/ac	171.2	12.9%
MDR	4-8 du/ac	404.6	30.5%
MDR-2	8-12 du/ac	93.8	7.1%
HDR	12+ du/ac	25.7	1.9%
MU (Mixed Use)	8+ du/ac	104.7	7.9%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	24.4	1.8%
CR (Community Recreation)	-	455.6	34.3%
Total	-	1326.36	100.0%
<i>Approximate Number of Residential Units =</i>		3,545	
Phase C-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	68.9	10.2%
LDR	1-4 du/ac	77.1	11.4%
MDR	4-8 du/ac	268.9	39.7%
MDR-2	8-12 du/ac	51.0	7.5%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	55.1	8.1%
NC (Neighborhood Commercial)	-	17.4	2.6%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	138.3	20.4%
Total	-	676.7	100.0%
<i>Approximate Number of Residential Units =</i>		1,900	

Total PAD Project Acreage = 6111
Total Approximate Number of Residential Units = 19,685

TABLE 2: LAND USE PROGRAM: PLANNED AREA DEVELOPMENT (PAD)
PROJECT ACREAGE - 1ST, 2ND AND 3RD ANNEXATION
PROJECT BUILDOUT

Phase A-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	147.8	20.2%
MDR	4-8 du/ac	329.8	45.0%
MDR-2	8-12 du/ac	49.6	6.8%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	101.2	13.8%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	44.6	6.1%
CR (Community Recreation)	-	59.7	8.1%
Total	-	732.8	100.0%
Approximate Number of Residential Units =		2,500	
Phase A-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	83.3	13.9%
LDR	1-4 du/ac	121.7	20.3%
MDR	4-8 du/ac	280.1	46.8%
MDR-2	8-12 du/ac	48.4	8.1%
HDR	12+ du/ac	35.2	5.9%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	15.0	2.5%
CC (Community Commercial)	-	15.0	2.5%
CR (Community Recreation)	-	0.0	0.0%
Total	-	598.9	100.0%
Approximate Number of Residential Units =		2,605	
Phase A-Subphase 3 (Active Adult)			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	569.7	83.9%
MDR	4-8 du/ac	0.0	0.0%
MDR-2	8-12 du/ac	98.9	14.6%
HDR	12+ du/ac	10.5	1.6%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	679.2	100.0%
Approximate Number of Residential Units =		2,300	

Phase B-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	234.1	20.9%
MDR	4-8 du/ac	568.2	50.7%
MDR-2	8-12 du/ac	81.4	7.3%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	237.4	21.2%
Total	-	1121.2	100.0%
Approximate Number of Residential Units =		3,325	
Phase B-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	476.0	47.8%
MDR	4-8 du/ac	348.1	35.0%
MDR-2	8-12 du/ac	71.9	7.2%
HDR	12+ du/ac	35.2	3.5%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	64.0	6.4%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	995.4	100.0%
Approximate Number of Residential Units =		3,510	

Phase C-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	46.3	3.0%
LDR	1-4 du/ac	171.2	11.1%
MDR	4-8 du/ac	475.2	30.9%
MDR-2	8-12 du/ac	172.6	11.2%
HDR	12+ du/ac	42.5	2.8%
MU (Mixed Use)	8+ du/ac	125.6	8.2%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	46.1	3.0%
CR (Community Recreation)	-	456.4	29.7%
Total	-	1536.2	100.0%
Approximate Number of Residential Units =		5,410	
Phase C-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	109.9	8.6%
LDR	1-4 du/ac	250.7	19.5%
MDR	4-8 du/ac	440.5	34.3%
MDR-2	8-12 du/ac	104.3	8.1%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	201.0	15.7%
NC (Neighborhood Commercial)	-	40.8	3.2%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	136.4	10.6%
Total	-	1283.8	100.0%
Approximate Number of Residential Units =		3,400	

Total Project Acreage at Buildout = 6948
Total Approximate Number of Residential Units = 23,050

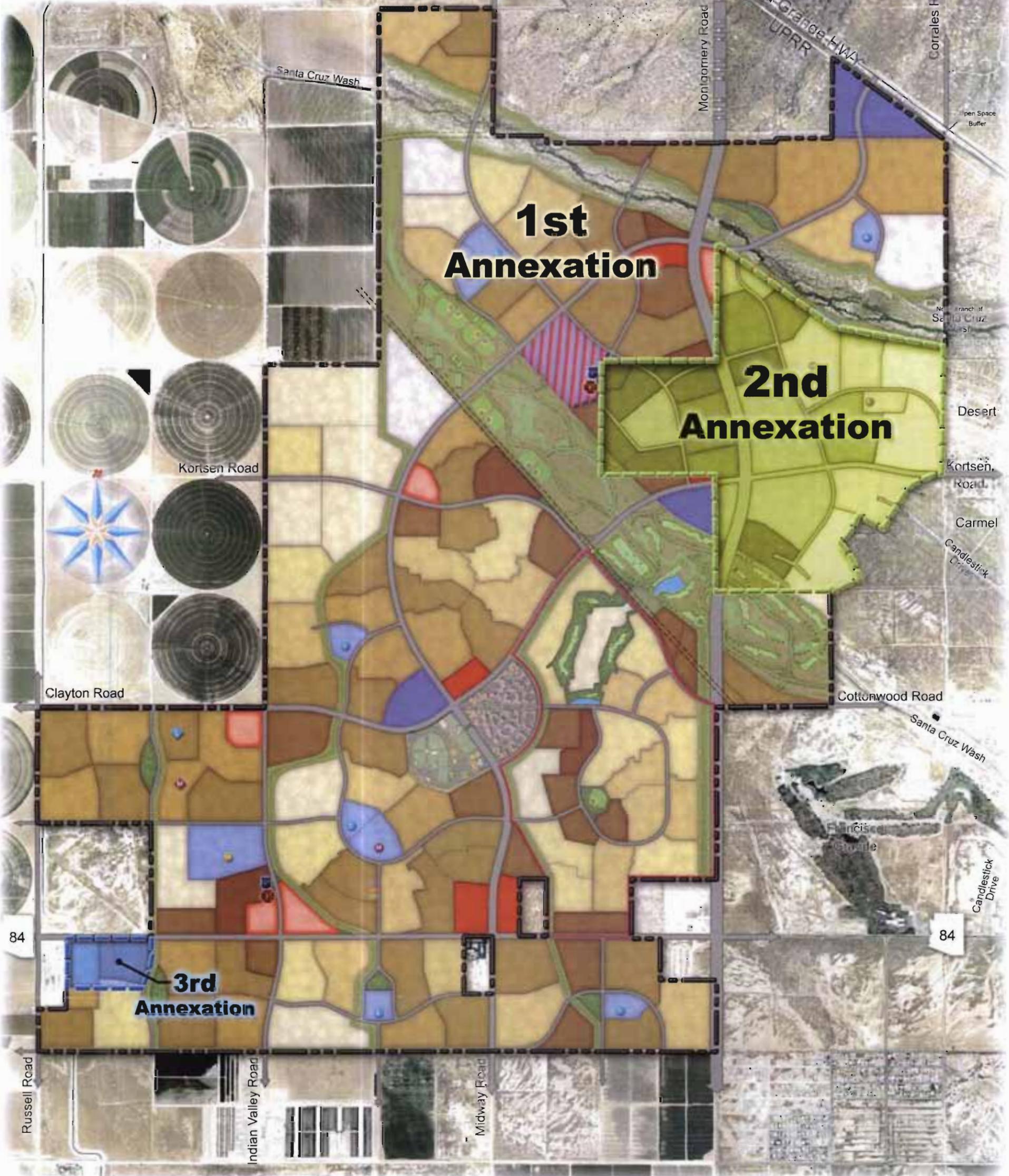
EXHIBIT C

CONCEPTUAL LAND USE PLAN
PAD AMENDMENT

Legends

A D-B-HOBSON Community

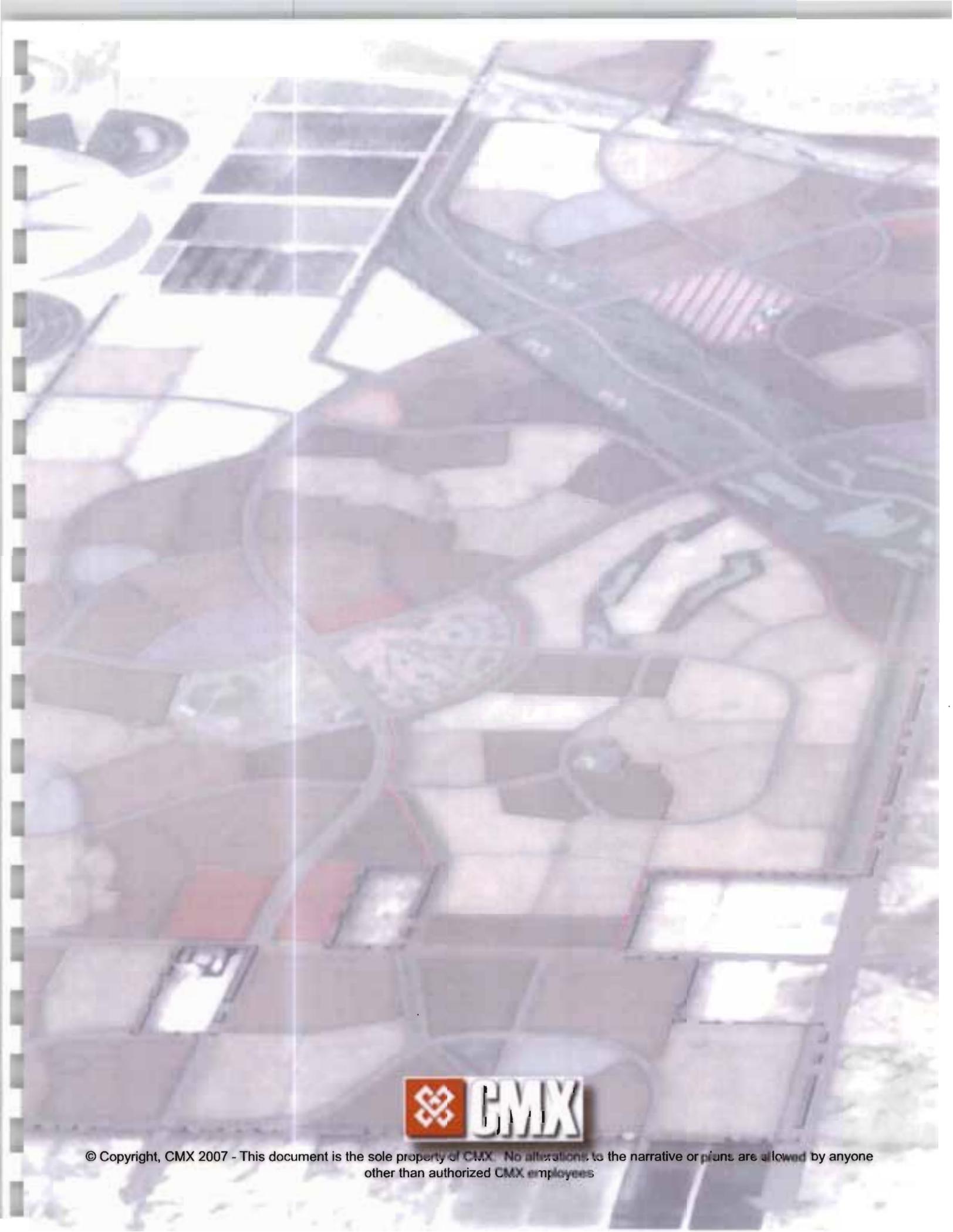
Conceptual Land Use



Legend

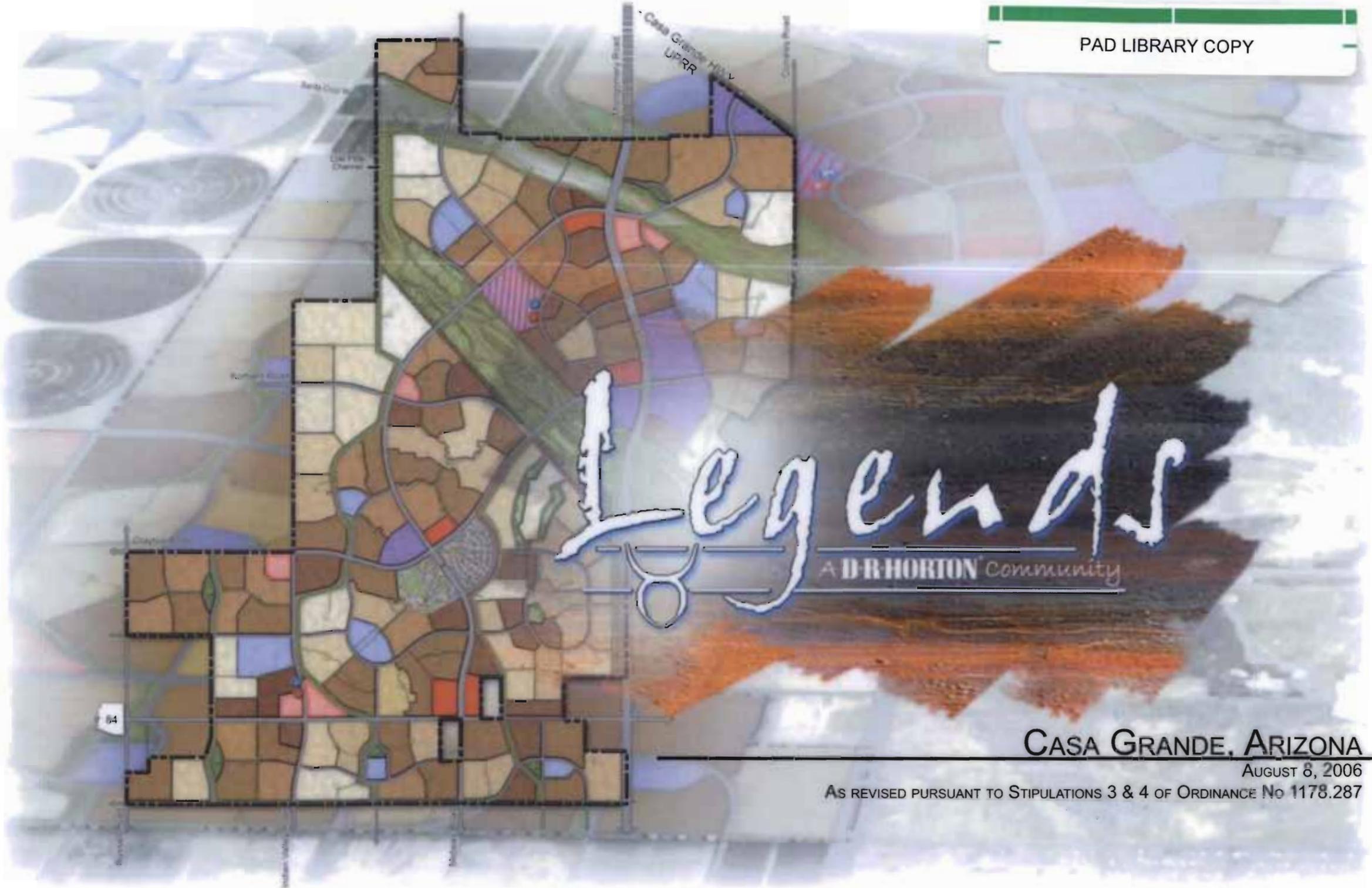
SCHOOLS	LAND USE	Other
Proposed Elementary School Site	VLDR	Active Adult Boundary
Alternate Elementary School Site (12.0 ac. Site)	LDR	Potential Police Station
Proposed Middle School Site	LDR	Potential Fire Station
Alternate Middle School Site (22.0 ac. Site)	MDR	Pedestrian underpass
Proposed High School Site	MDR	
	MDR - 2	
	HDR	
	Neighborhood Commercial (N.C.)	
	Community Commercial (C.C.)	
	Mixed-Use - (M.U.) (E.S.), (M.S.), (H.S.)	
	Potential Clubhouse Location	
	Village Core	
	Parks / Open Space	
	Drainage / Open Space	

CONCEPTUAL PLAN ONLY
 This plan is only conceptual and indicates potential uses and configurations which may change as the development is refined. Uses shown in open space, golf courses, parks and trails will likely be amended. Parcel configurations are for representation of sizes but configurations and uses may also change as the development plan evolves.



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Legends

A D-R-HORTON Community

CASA GRANDE, ARIZONA

AUGUST 8, 2006

AS REVISED PURSUANT TO STIPULATIONS 3 & 4 OF ORDINANCE No 1178.287

A DR HORTON MASTER PLANNED COMMUNITY

LEGENDS

PLANNED AREA DEVELOPMENT

CASA GRANDE, ARIZONA

COUNCIL APPROVED
Date: 10/19/06
Case #: 185-06

PROJECT TEAM

Developer and Applicant: DR Horton, Inc.
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Suite 200
Scottsdale, Arizona 85254
Roger Pryor
(480) 483-0006



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Planning Consultant: LVA Urban Design Studio, L.L.C.
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✦ NARRATIVE

1.0 Executive Summary	7
2.0 Existing Conditions	11
A. Site Location	12
B. Existing Land Use	12
C. Location and Accessibility	13
D. Existing Topography and Drainage	14
3.0 Community Development Plan	15
A. Community Character	17
B. Proposed Land Uses	18
1. Residential	19
2. Commercial	26
3. Employment	27
4. Public Uses	29
5. Golf Course	29
6. Recreation and Open Space	31
7. Entry Monumentation/Theme Walls	37
C. Conformance to Adopted Land Use Plan	38
D. Development Phasing	38
E. Amendments	38
4.0 Village Core	41
A. Concept	42
5.0 Infrastructure	47
A. Circulation	48
B. Public Utilities and Services	52
C. Maintenance of Streets and Common Areas	53
D. Topography and Drainage	54
6.0 Regulatory Development Standards	57
A. Purpose and Intent	58
B. Definitions	58
C. Development Base Districts	68
D. Development Standards	79



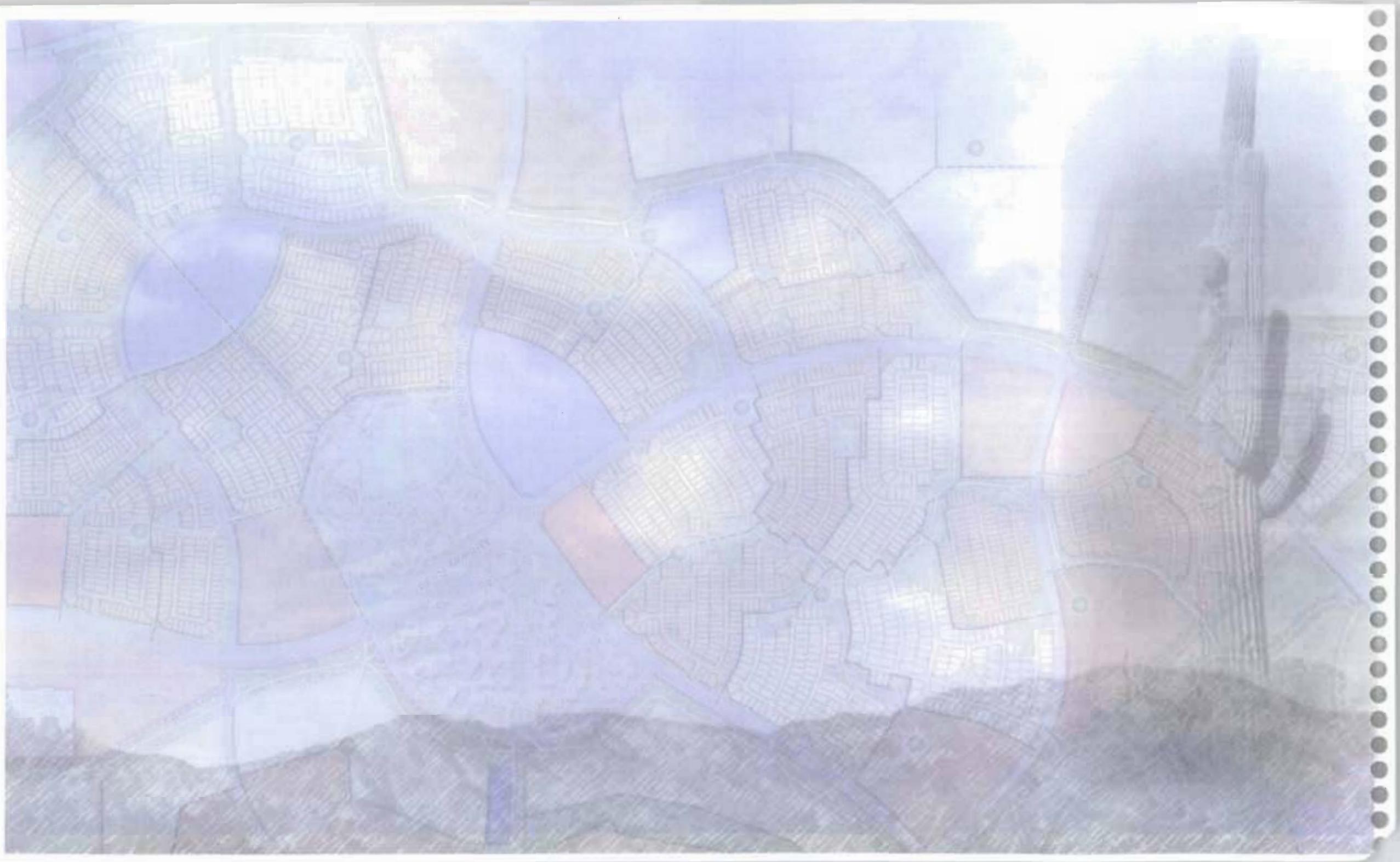
◆ FIGURES

1 - Annexation Exhibit	10
2 - Regional Vicinity Map	12
3 - Area Exhibit	13
4 - USGS Map	14
5 - Conceptual High Density Residential	19
6 - Conceptual Development Unit Plan	20
7 - Conceptual Single Family Detached	23
8 - Conceptual Cluster (MDR/MDR-2)	23
9 - Conceptual Green Courthome (MDR/MDR-2)	24
10 - Conceptual Townhome (MDR/MDR-2)	25
11 - Conceptual Mixed Use, Commercial & Employment	26
12 - Conceptual Land Use Plan	28
13 - Conceptual Golf Course Routing	29
14 - Conceptual Community Open Space Perspective	30
15 - Conceptual Amenity Examples	31
16 - Conceptual Master Open Space Plan	32
17 - Conceptual Regional & Neighborhood Parks Examples	33
18 - Conceptual Wash Treatments/Golf Course Section	34
19 - Conceptual Master Trail Plan & Conceptual Regional Park	35
20 - Conceptual Entry Feature at Highway 84 & Midway Rd	36
21 - Conceptual Wall & View Fence Exhibits	37
22 - Minor General Plan Amendment - MPC Designation	38
23 - Conceptual Phasing Plan	39
24 - Conceptual Village Center	42
25 - Village Center Concepts	44
26 - Street Circulation	48
27 - Local Street Cross-Section Options	49
28 - Collector Street Cross-Section Options	50
29 - Arterial & Expressway Cross-Sections	51
30 - Casa Grande Elementary School District Boundary	52
31 - Conceptual Village Center Park	53
32 - Conceptual Wash Perspective & Cross-Section	54
33 - FEMA Firm Map	55

◆ TABLES

1 - Residential Land Use Classifications	19
2 - Land Use Program	21
3 - Base Development Districts	68
4 - Residential Land Use Classifications	70
5 - Residential District Standards	72
6 - Commercial and Mixed Use Districts Development Standards	74
7 - Commercial and Mixed Use Districts Permitted Uses	75
8 - Screening Standards	80
9 - Parking spaces Required	81
10 - Parking Stall Dimensions	82
11 - Parking Aisle Dimensions	82
12 - Landscape Standards	83
13 - Park Planning Ratios	84

*This document provides many graphical representations of a wide range of topics such as amenities, land use, park components, trails, village development, conceptual lotting, etc. All exhibits, plans, and graphics are only conceptual, solely intended to convey concepts and opportunities. These graphics may be further refined or amended as the project continues through the development process, and are not to be regulatory, nor indicative of final design elements.



SECTION
1.0

EXECUTIVE SUMMARY





In 2004, CHI Construction Company, a division of DR Horton, Inc. purchased approximately 6,896 acres (10.8 square miles) from the ASARCO Mining Company. (This PAD covers 6,059 acres of the property.) The property is located contiguous to the current City of Casa Grande incorporated boundary. DR Horton initiated the planning for Legends (the Community) over a year ago, recognizing the tremendous opportunity and significant responsibility in the future development of the nearly 7,000-acre holding. CMX, L.L.C. and LVA Urban Design Studio are the consultants having assisted DR Horton in the evaluation of appropriate land uses, development patterns, employment needs, recreation opportunities, educational resources, transportation systems and essential governmental services needed for a property of this size. The master developer has met multiple times with Casa Grande City Staff and the school district superintendents to share the Legends vision and to generate discussion to insure the needs of future residents of this community are appropriately addressed.

A broad range of lot sizes and housing types will be offered throughout the Community. Several sites are being set aside for anticipated commercial centers and commerce parks, each selected for their access to the Community along two major traffic corridors; Montgomery Road and Florence Boulevard (SR84). Once developed, the commercial sites will provide industrial, business and retail opportunities for both Legends and the City of Casa Grande. The land plan for Legends incorporates higher density product such as condominiums, townhouses, apartments, and cluster homes to provide a transitional buffer between the residential, Village Center, and commercial areas while providing a wide array of housing choices to accommodate residents at all stages of life. Primary access into this community will be from SR84, the main east-west corridor to the south, and from Montgomery Road, the main north-south corridor along the eastern edge of the project. Legends will be a dynamic, well-balanced community with a strong emphasis on integration of both active and passive recreational opportunities throughout the community, facilitated by a well thought out open space plan containing regionally integrated trail systems, community parks and recreational amenities such as sport courts, ball fields, trail systems and multi-use turf areas.

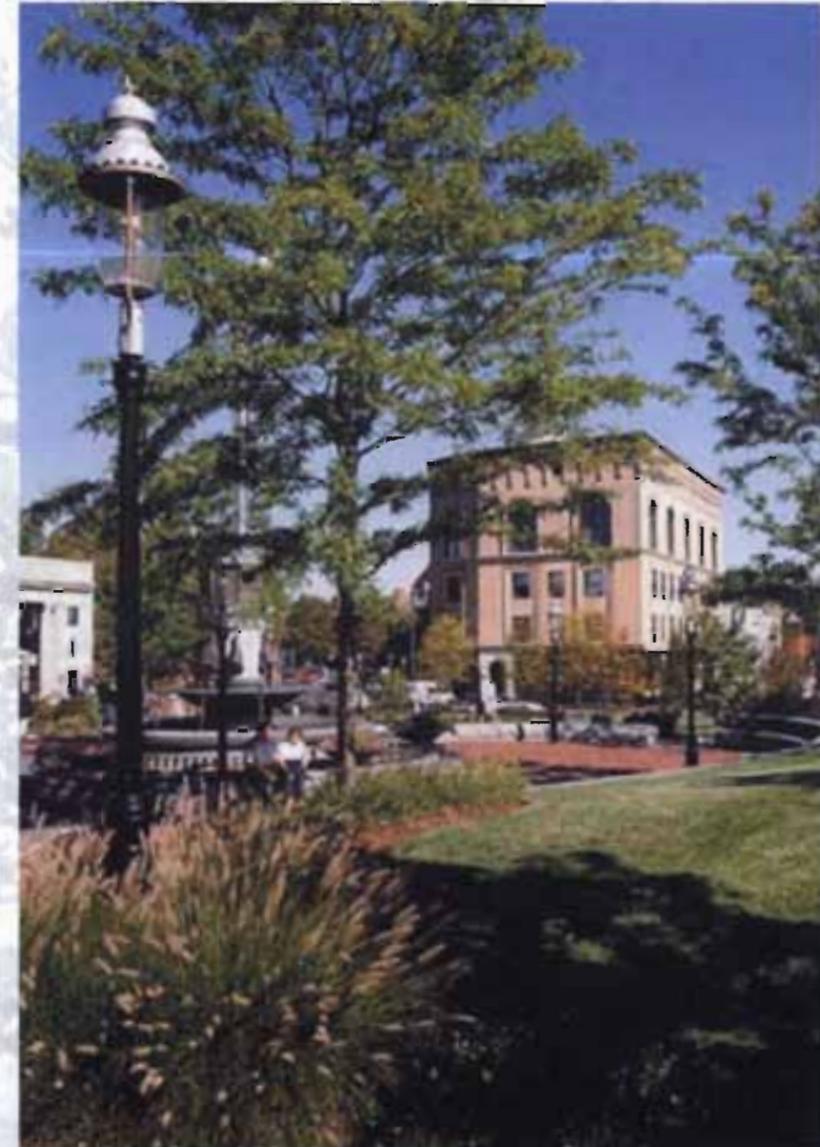
At the very heart of this unique community are the Village Centers; a walkable town center combining commercial, retail, business, a public square or plaza and a mix of higher density housing types creating a harmonious village where people can live, work, play, shop and socialize. This Village Center concept has been utilized successfully in many communities across the county, creating a 'home town' sense of belonging. Legends will provide two Village Centers, one north of the Santa Cruz Wash and one south of the Santa Cruz Wash near Traditions™, an Active Adult Community. The Village Center areas will be a major focal point within Legends, creating a unique sense of place for residents. Unique architecture, tree-lined streets and boulevards, a central plaza or public square are all envisioned to be a part of the character of the Core area. The Village Center promotes a 'small-town' feeling luring residents in from surrounding neighborhoods and provides live-work-play options for the community.



Among one of the first areas to be developed in Legends is Traditions™, a private, active adult gated community. Traditions™ is a resort style community with an emphasis on lifestyle with a target demographic of one of the largest growing segments of the population, the Baby Boomer generation and Empty Nesters. Traditions™ is being designed with a variety of lot sizes and full range of housing opportunities from larger, more spacious residences to smaller more maintenance free residences planned to meet a wide range of senior lifestyles. The main entrance to this private, gated community will include entry monimentation providing a strong sense of community identity and arrival. The Southern Village Center, located directly west and adjacent to the active adult community, will provide retail, business, and additional recreational opportunities within close proximity. Traditions™ will be located adjacent to an 18-hole public golf course with four of the holes weaving through the active adult community. The Traditions™ Community will include a trail/bike system, private club with active and passive amenities such as tennis, fitness center, ball fields and more.

With nearly 7,000 acres of developable land, this is a truly unique and compelling opportunity to create a master planned community complementing the City's current growth and development objectives.

- Legends will provide the necessary commercial, retail, and business opportunities helping create a well-balanced and self-sustaining community and generating additional tax revenues for the City.
- Legends will provide an extensive integrated regional trail/pathway system providing a pedestrian friendly access between neighborhoods, commercial, employment, and recreational areas.
- The different land uses provided in Legends will attract a diverse mix of residential buyers in various stages of life.
- Legends will offer a wide variety of housing types and lot sizes to meet the needs of residents in all stages of life including a range from smaller, more affordable housing up to custom residences.
- The lower Santa Cruz Wash, currently approximately 300 feet wide, will be widened to approximately 1,500 to 1,800 feet with a smaller flow channel in the center, similar to the Indian Bend Wash in Scottsdale. This widening will safely convey waters through the channel and ensure none of the homes within Legends will be impacted by offsite storm water flows as well as help mitigate the effects of flooding to neighboring communities.
- The development of Legends will create a unique and "sought-after" master plan as seen in other municipalities throughout the Phoenix metropolitan area, affording the City of Casa Grande a new premium community.



EXECUTIVE SUMMARY

- Development of Legends will include major improvements to Casa Grande's regional infrastructure such as:
 - o Transportation corridors; Montgomery Road, Kortsen Road, Cottonwood Lane, Midway Road, Indian Valley Road, Russell Road, and SR84 (Florence Boulevard).
 - o The inclusion of school sites for elementary, middle and high school students.
 - o Water and sewer improvements.
 - o Regional and community parks offer an integrated trail system and active and passive recreation areas.
 - o Interactive and inviting commerce areas drawing a new market to the City.
 - o Fire and Police Stations
- Legends will be developed over the next 10-15 years, providing a source of revenue for the City in the form of impact fees, review fees, development fees and a steady source of revenue in the form of property tax and sales tax.

While the Legends community encompasses nearly 7,000 acres, there are approximately 45 small parcels located within the Desert Carmel area, between the north and south branch of the Santa Cruz Wash that are not currently a part of this project and will not be included in this PAD/Zone change request should consent of the property owners or acquisition of the parcels not occur prior to annexation. (See Figure 1, Annexation Exhibit). This PAD will discuss the Community in its entirety (a total of 6,896 gross acres) to illustrate all the features Legends will offer and how the land plan has been designed to be a well-balanced community with residential, commercial, business, and open space; however, this PAD/zoning request consists of approximately 6,059 gross acres.

With a special emphasis being placed on all areas of design; from site planning to infrastructure, Legends is envisioned to be a unique and self-sustaining community. Legends will be an asset to the City of Casa Grande by achieving a cohesive, quality design activating community life and having a positive impact not only for the project itself but on the surrounding community as well. The Developer respectfully submits this PAD for the development of Legends to the Planning & Zoning Commission and City Council for their review and consideration. DR Horton looks forward to fostering a long-standing partnership with the City of Casa Grande and with existing and future residents of the Community.

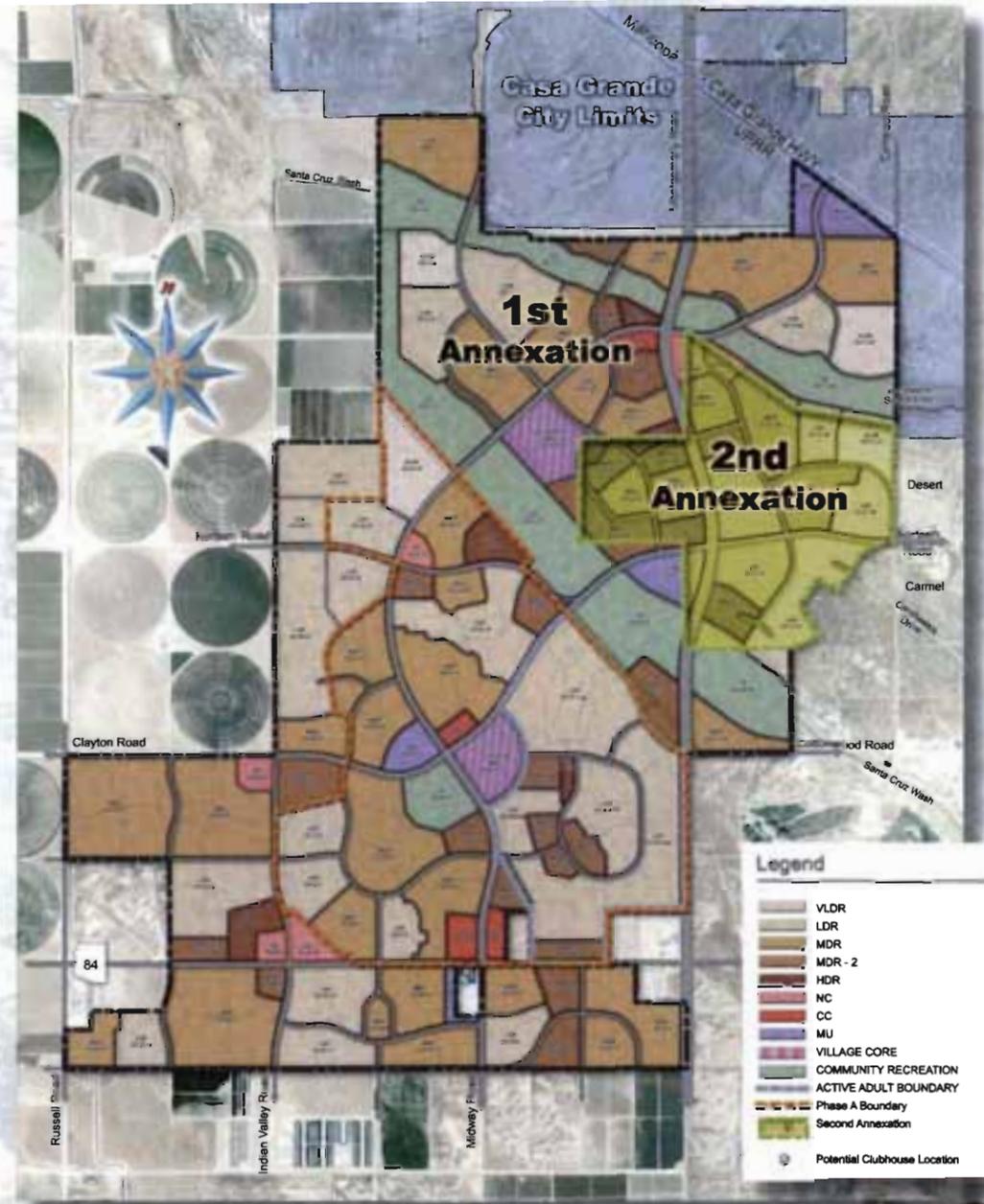


FIGURE 1: ANNEXATION EXHIBIT

Legends

SECTION
2.0

EXISTING CONDITIONS



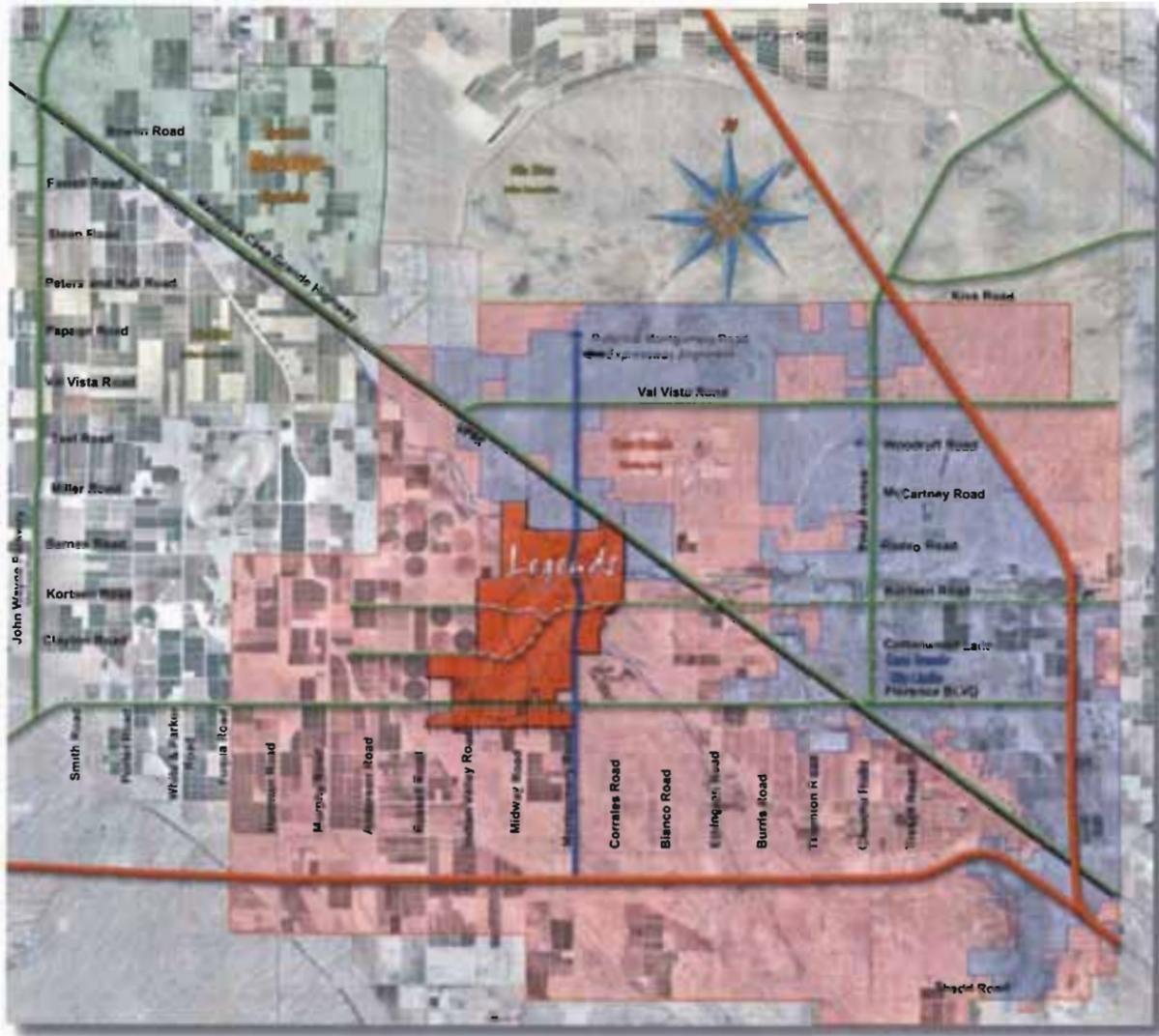


FIGURE 2: REGIONAL VICINITY MAP

A. SITE LOCATION

Legends (the Property), is located approximately four miles west of the Casa Grande Downtown Area and contains approximately 6,896 gross acres (approximately 6,059 gross acres as part of the 1st Annexation). The site was originally owned by Asarco and designated by the Casa Grande General Plan as Natural Resource and Low Density Residential; however, the Property was never mined. The site is relatively flat native desert with a slight slope from the southeast to the northwest. The Santa Cruz Wash and North Branch of the Santa Cruz Wash traverse the northern portion of the site.

The Property is generally bounded by Highway 84 to the south (a portion extends approximately one-half mile south of Highway 84), Montgomery Road and Corrales Roads to the east, Russell Road and Indian Valley Road to the west and Miller Road and the Maricopa Casa Grande-Highway and Union Pacific Railroad to the north (Figure 2: Regional Vicinity Map). Immediately adjacent to the site, on the east, is the Francisco Grande Golf Resort. Additionally, there are several proposed master planned communities surrounding Legends: Thude Property to the west, Grande Valley and Grande Valley North to the north, followed by Copper Mountain to the northeast and Casa Cali to the south (See Figure 3: Area Exhibit). Each of these proposed developments include a mix of single-family and multifamily residences and commercial development.

B. EXISTING ZONING AND GENERAL PLAN LAND USE DESIGNATIONS

Currently, the Property is sparsely vegetated, native desert with a small area of agricultural land in the southern portion of the property. Located within the Desert Carmel area, between the north and south branch of the Santa Cruz Wash, are approximately 45 small parcels not currently a part of this project and will not be included in this PAD/Zone change request should consent of the property owners or acquisition of the parcels not occur prior to annexation. The existing zoning (Pinal County) on the property is General Rural

(GR), single-family residential (CR-1, CR-3, and CR-4), multifamily residential (CR-5), commercial (CB-1), and Manufactured Housing (MH).

The Property currently lies within Pinal County with land use designations of Urban Area and Rural Community Area. The Property also resides within the City of Casa Grande's planning area for low density residential (1-4 du/ac). It is the intent of DR Horton to annex the Property into the City of Casa Grande and is currently working with the City on annexation of the Property in conjunction with seeking the Master Planned Community (MPC) designation for the entire project site. A Minor General Plan Amendment will be filed concurrently with the PAD and pre-annexation/development agreement through the City of Casa Grande.

C. LOCATION AND ACCESSIBILITY

Regional transportation to the Property is provided in the North-South direction by Montgomery Road, which intersects the eastern half of the Property. Montgomery Road has been identified as a possible 300' north-south expressway corridor linking Interstate 10 to the north with Interstate 8 to the south.

State Route 84 (SR84), passing through the south of the Property, is the primary 140' east-west transportation corridor connecting Legends with the Casa Grande downtown area and Interstate 10 to the east.

The Maricopa-Casa Grande Highway (following along the Union Pacific Railroad) extends northwest to southeast between the City of Maricopa and the City of Casa Grande.

These major transportation corridors will provide transportation and connectivity between the Property and the Gila River Indian Community, Phoenix, Tucson, Casa Grande and the City of Maricopa.

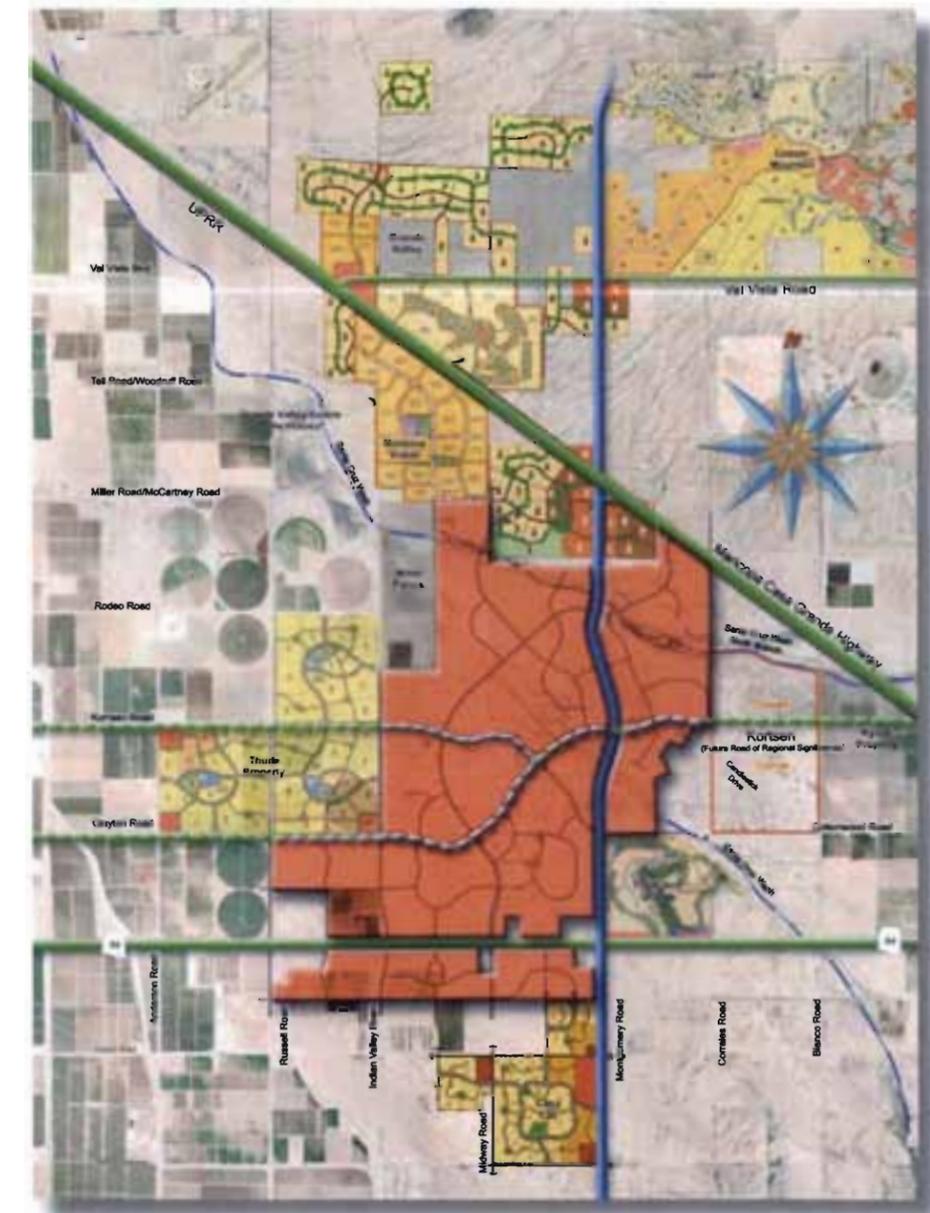


FIGURE 3: AREA EXHIBIT

D. EXISTING TOPOGRAPHY AND DRAINAGE

The Property is currently vacant and primarily dominated by sparse native vegetation. A small portion of the development area in the southwest corner is currently in agricultural production. The Santa Cruz Wash and north branch of the Santa Cruz Wash extend through the northern half of the Property from southeast to northwest and converge northwest of the Property. The main wash within the Property, the Santa Cruz Wash, is channelized with an earthen lining, while the North Branch of the Santa Cruz Wash is still preserved as a natural wash with native vegetation. Under existing conditions, storm water is conveyed through these two major washes; however, sheet flow also occurs within the Property and the adjacent land upstream (See Figure 4: USGS Map).

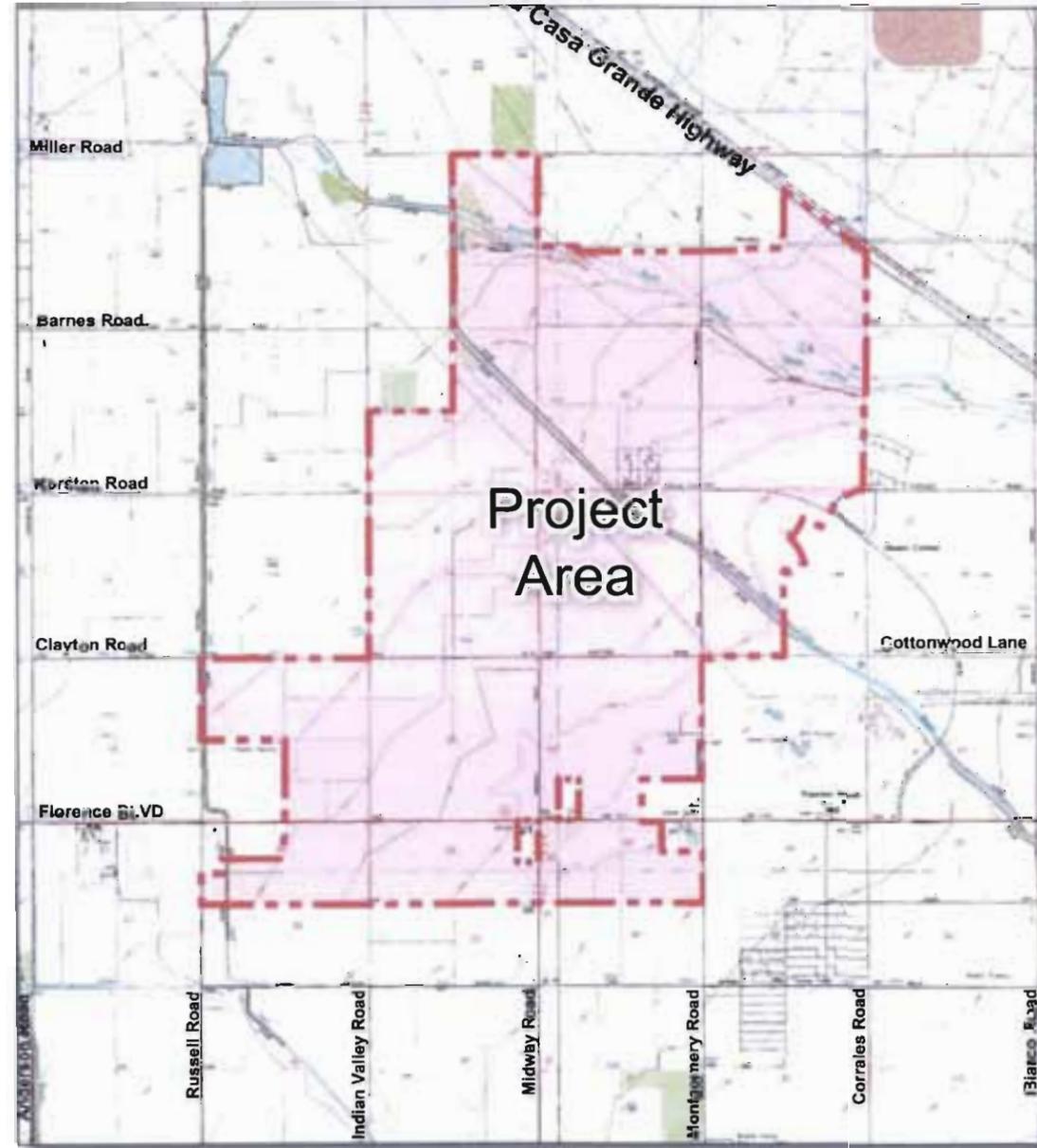


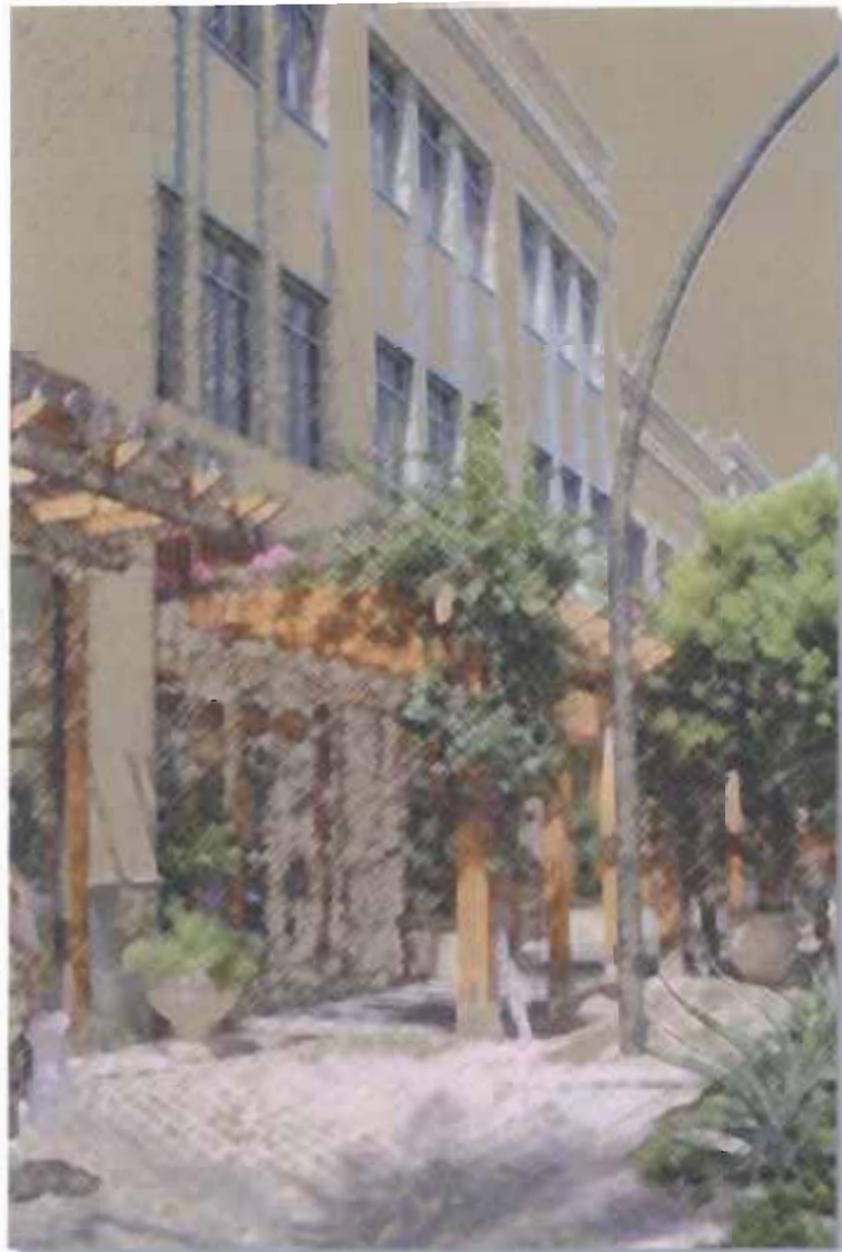
FIGURE 4: USGS MAP



SECTION
3.0

COMMUNITY DEVELOPMENT





CITY OF CASA GRANDE VISION STATEMENT
FROM THE CITY OF CASA GRANDE GENERAL PLAN

“Casa Grande is described as a vibrant community that has retained its cultural and historical past while embracing new opportunities and challenges. It is considered the commercial and employment hub of south-central Arizona situated at the crossroads of major transportation corridors. The planning area offers alternative, multimodal transportation options (e.g. pedestrian, transit, aviation, highway, railroad, bicycles, equestrian, and trails) that provide accessibility to services, recreational amenities, commercial, and educational opportunities. The community encourages orderly, well-managed growth that blends the old with the new, and the rural with the suburban development. Casa Grande has diversified its local economy by attracting manufacturing, tourism, recreation, and retail establishments that are successful. The Casa Grande Planning area supports a range of housing types, prices, and neighborhoods from downtown historic areas to seasonal manufactured housing developments, to large master planned communities. Casa Grande serves as a model throughout Arizona for its partnerships between educational institutions, government, and businesses that have created excellence in education and a well-prepared labor force. Lastly, the City of Casa Grande is a recognized municipal government leader in promoting community sustainability, partnering with local citizens in addressing community issues, and being visionary as well as proactive in enhancing the City’s quality of life.

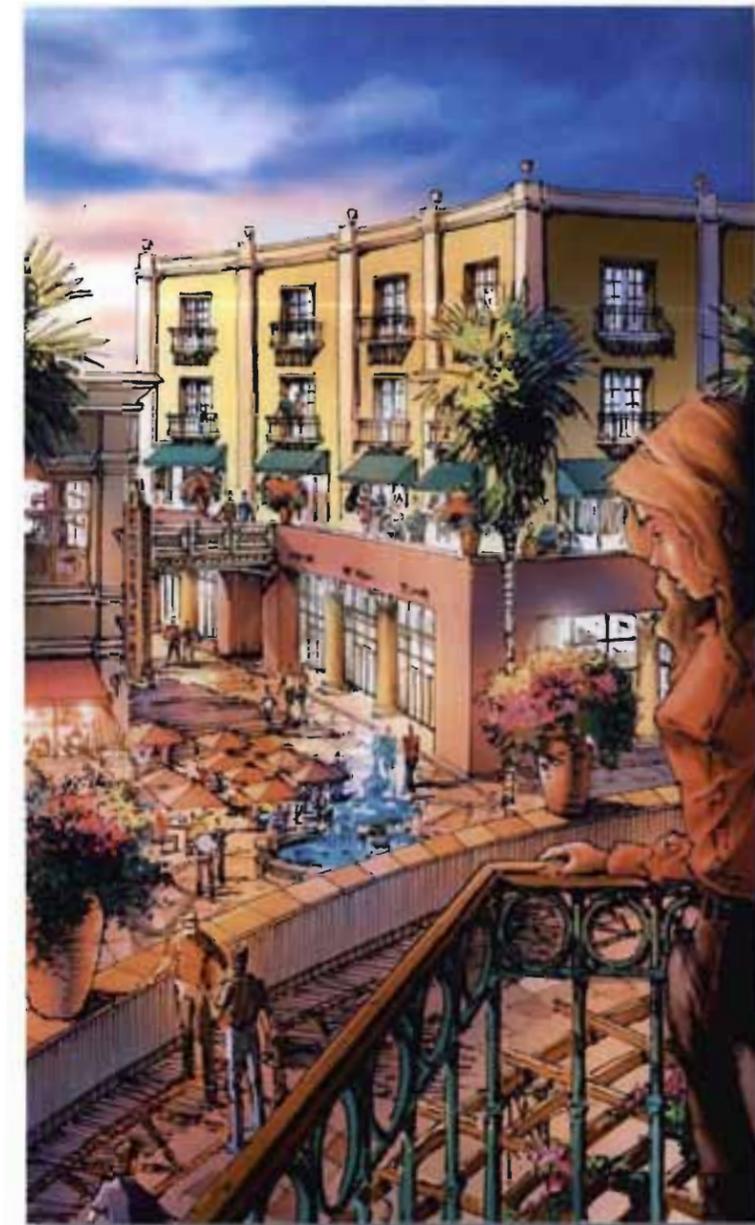
Residents that have been in the area for many generations as well as recent arrivals are proud to call Casa Grande home.”

A. COMMUNITY CHARACTER

Legends (the Community) will be composed of a mixture of residential housing styles supporting retail, employment and commercial uses, along with active and passive amenity areas. As an alternative to conventional land use regulations, the Developer is proposing a PAD, which will allow flexibility in the requirements for the development of Legends. The master plan for Legends implements an innovative approach to land planning encouraging land use diversification and flexibility in site design by proposing a variation in the lot development standards and densities. This will ensure diversity in housing opportunities and create a remarkable community for the City of Casa Grande and future residents of Legends. The intent is to create a mixed-use, mixed-density, master planned community, with an abundance of amenities, while promoting community sustainability through the addition of business and retail opportunities, offering alternative transportation options by developing a pedestrian-friendly community providing accessibility to services, recreational amenities, commercial and educational opportunities, and by offering a range of housing types, prices and neighborhoods.

The Community is envisioned to be an asset to the City as a unique and sustainable community. This will be achieved through a cohesive, quality design activating community life and having a positive impact not only for the Community itself, but to the surrounding area as well. To create a well-planned development supporting the community goals for a more sustainable and livable community, Legends will focus on several defining elements to ensure overall design compatibility to the area. In particular, the following elements will be utilized to establish the Community's character:

- Locate land uses to create transitions from less intensive to more intensive uses in a logical and complementary manner and placing higher density and mixed-use categories to serve as a buffer between traditional single-family housing and commercial/business centers.
- Use of shape, colors, material selections, craftsmanship and decorative details for commercial building design and architectural themes, outlined and regulated by design guidelines specific to each use.
- Maximize opportunities for exposure to community open spaces and amenities.



- Thoughtfully planned trails system encouraging pedestrian and non-motorized vehicular use while fully integrating the overall community.
- Beautifully landscaped areas master-planned with careful consideration to location, species, design and placement
- Well thought out open space amenity areas using location, variety and design concepts.
- Community signage and entry monuments, implementing location, design concepts, colors and materials, creating a unique sense of place within the community.
- Streetscapes, including decorative perimeter theme walls, view fences and landscaping thoughtfully placed to maximize exposure of open space and common areas and to minimize impeding neighborhood integration.

Through these design elements, the character of Legends will be integrated with the unique characteristics of the area, providing a high level of quality for architectural design as well as amenities for residents to enjoy.

B. PROPOSED LAND USES

Legends is envisioned as a master planned community offering both residential and commercial/business uses with an abundance of amenities. The development of Legends offers a unique opportunity to provide a wide range of housing types and lot sizes to meet the needs of diverse income levels, age groups and lifestyles. A wide range of densities is proposed with a maximum density proposed within each category, allowing for a broad range of housing types and lot sizes throughout the Community. Complementary land uses may include, but are not limited to, a regional park, water amenities, an integrated trail system, equestrian trails, ball fields, multi-use turf areas, neighborhood parks and tot lots, a gated adult community, golf club, golf course, and possible spring training and resort facilities. There are approximately 654 acres (440 acres included as part of this PAD) designated for mixed-use, commercial and business opportunities, including two mixed-use Village Center areas offering live-work opportunities. Residents will benefit from the variety of home types fitting a diverse range of lifestyles, infrastructure efficiently utilized and in close proximity to retail services, employment and recreation.

Development for Legends will be in three major phases, each containing sub-phases, over the course of ten to fifteen years. Flexibility is crucial to the successful integration of land uses as well as allowing for the ability to adapt to the changing market and the many factors may affect this master planned community for years to come. The intent is to provide home ownership opportunities for a variety of lifestyles, which will ensure the diversity of housing types and neighborhoods throughout the community. Homes will vary in character and size to meet the needs of a broad range of homebuyers. Standards within this PAD are flexible to address low and medium density residential uses typically occurring within a master planned community. Traditional single-family detached lot sizes, as shown on Table 5 in Section 6, will range in width from 45' to 150', with some semi-custom lots, and a maximum of 23,050 total residential units (19,625 residential units included as part of this PAD), for the whole Community, including all active adult, single and multifamily units. The overall project density is 3.3 du/ac.

The Legends Master Plan will offer a diverse mix of housing opportunities including, but not limited to;

- Large lot single-family semi-custom homes with equestrian rights
- Single-family homes on medium to large lots targeting the move-up homebuyer
- Traditional single-family homes
- Detached condominiums, courtyard homes, cluster homes, z-lots
- Apartments, townhomes, duplex, triplex, etc.
- Live-over-work options in the Village Center areas.

A great deal of planning and consideration has gone into the location and amount of commercial, business and mixed uses in an effort to achieve a balance within the community between the non-residential and residential uses. The location for the Commercial and Mixed-Use categories have been carefully selected to capitalize on major transportation corridors as well as integrate with nearby recreational uses. For example, the placement of the Mixed-Use land uses along the Santa Cruz Wash offers the possibility of a resort facility near a potential future Spring Training complex.

Community recreation and sports facilities are very important components to the Legends overall sense of community. Legends is providing residents with a regional park, sports facilities, equestrian trails, a regional integrated trail system and more. In addition to the open space shown on the Conceptual Master Open Space Plan (Figure 16), the total project open space will increase with additional neighborhood park and retention areas as each parcel is developed, providing the overall community with a minimum of 20% open space.

1. RESIDENTIAL

The Legends PAD Land Use Program will control residential density. The Land Use Program (Table 2) provides the intended land uses, target densities and target unit count for each of the development phases. Residential units may be transferred from development phase to development phase. It is the intent of this PAD to allow for an increase of up to 20% of the target units within each of the development phases. When a unit increase is initiated, the maximum unit count for each development phase can only be increased a maximum of 20% of the original allotment and a corresponding 20% decrease will occur within the lending development phase, thus maintaining the overall maximum unit count for the Planned Community. In no event shall a transfer result in greater than a 20% increase or corresponding decrease over the initial residential unit allocation. This will promote development predictability for adjacent community residential neighborhoods and business property owners; however, the total proposed units for the Legends PAD will remain 23,050 residential units.

Residential land use classifications are established for the Legends PAD with a summary of the flexible land use districts allowed within each category, which can be found in Table 1. The flexible land use districts are intended to provide and promote the use of lot sizes, as necessary and appropriate, to transfer residential density from development unit to development unit during the implementation of the Planned Community District Plan, while maintaining development predictability for the City of Casa Grande and the Legends Community residents. A more complete description can be found in Section 6.C.

Very Low Density Residential (VLDR):
The intent of the Very Low Density Residential District is to provide for larger lots and custom home lots ranging in size from 18,000 sf to 40,000 sf. This will provide for larger homes, luxury homes and executive housing. Residents within the VLDR designation will have equestrian rights.

Low Density Residential (LDR):
The Low Density Residential District is intended to provide for large lots ranging in size from 6,000 sf to 18,000 sf for the move-up homebuyer.

Medium Density Residential (MDR):
The Medium Density Residential District is intended to provide for lots ranging in size from 3,000 sf to 8,000 sf. This land use category allows for more traditional, single-family, detached homes (see Figure 7).

Medium Density Residential 2 (MDR-2):
The Medium Density Residential 2 District is intended to provide for lots ranging in size from 3,000 sf to 6,000 sf. This land use category allows for a mixture of traditional z-lots, cluster homes, alley-loaded, duplex, as well as single-family detached homes. The product targeted for this category provides more options for a growing segment of the market, that of the empty nesters, single parents and career oriented singles and couples looking for a more traditional detached home with the maintenance-free convenience of a Townhome or condominium. Figures 8 and 9 shows some examples of this higher density housing that has been very successful in many cities in Arizona.

High Density Residential (HDR):
The High Density Residential District is designed primarily for a variety of intense residential uses including, but not limited to, courtyard homes, cottages, z-lots, cluster homes, townhomes, multifamily detached condominiums (see Figures 5 and 10), apartments, single-family attached and single-family detached. Typically, these uses are found closer to commercial areas and the planned Village Center areas.



FIGURE 5: CONCEPTUAL HIGH DENSITY RESIDENTIAL

TABLE 1: RESIDENTIAL LAND USE CLASSIFICATIONS*		
DISTRICT	RESIDENTIAL LAND USE & DENSITY	APPLICABLE RESIDENTIAL USE DISTRICT
VLDR	Very Low Density Residential (1-2)	LD-40, LD-35, LD-30, LD-24, LD-18
LDR	Low Density Residential (1-4)	VLDR plus LD-12, LD-10, LD-8, LRD-7, LD-6
MDR	Medium Density Residential (4-8)	VLDR, LDR plus LD-5, LD-4, LD-3
MDR-2	Medium High Density Residential (8-12)	VLDR, LDR, MDR plus LD-3, LD-2, LA-4, LA-3
HDR	High Density Residential (12+)	VLDR, LDR, MDR, MDR2 plus LA-2, LA-1

*The above table represents the underlying land use designations for the Legends MPC.

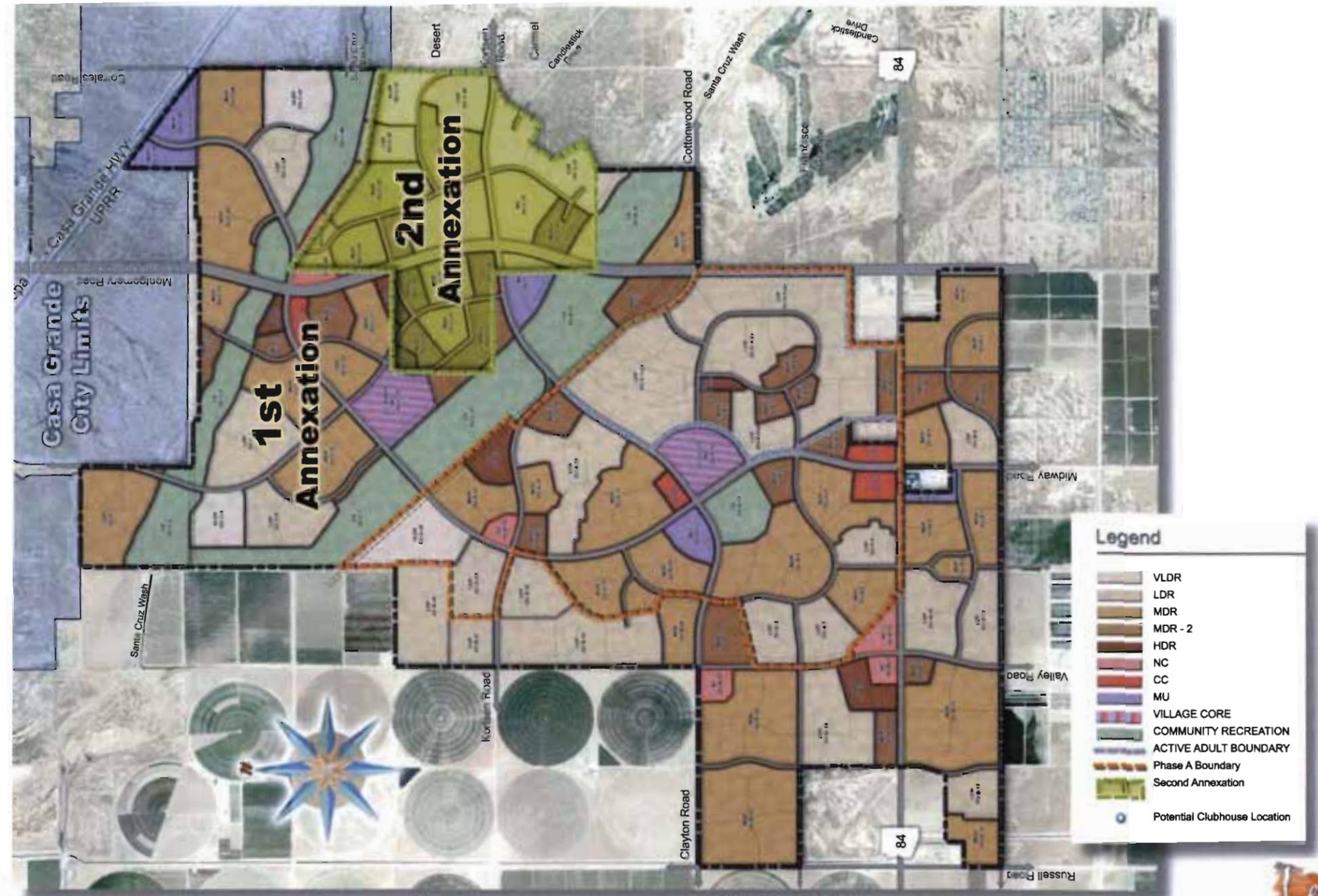


FIGURE 6: CONCEPTUAL DEVELOPMENT UNIT PLAN



TABLE 2: LAND USE PROGRAM: PLANNED AREA DEVELOPMENT (PAD) PROJECT ACREAGE - 1ST ANNEXATION

Phase A-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	147.8	20.2%
MDR	4-8 du/ac	329.8	45.0%
MDR-2	8-12 du/ac	49.6	6.8%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	101.2	13.8%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	44.6	6.1%
CR (Community Recreation)	-	59.7	8.1%
Total	-	732.8	100.0%
Approximate Number of Residential Units = 2,500			

Phase A-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	83.3	12.9%
LDR	1-4 du/ac	170.6	26.3%
MDR	4-8 du/ac	280.1	43.2%
MDR-2	8-12 du/ac	48.4	7.5%
HDR	12+ du/ac	35.2	5.4%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	15.0	2.3%
CC (Community Commercial)	-	15.0	2.3%
CR (Community Recreation)	-	0.0	0.0%
Total	-	647.8	100.0%
Approximate Number of Residential Units = 2,605			

Phase A-Subphase 3 (Active Adult)			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	569.7	83.9%
MDR	4-8 du/ac	0.0	0.0%
MDR-2	8-12 du/ac	98.9	14.6%
HDR	12+ du/ac	10.5	1.6%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	679.2	100.0%
Approximate Number of Residential Units = 2,300			

Phase B-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	227.3	21.7%
MDR	4-8 du/ac	511.0	48.7%
MDR-2	8-12 du/ac	81.4	7.8%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	12.4 **	1.2%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	217.4	20.7%
Total	-	1049.6	100.0%
Approximate Number of Residential Units = 3,325			

Phase B-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	427.2	45.1%
MDR	4-8 du/ac	348.1	36.8%
MDR-2	8-12 du/ac	71.9	7.6%
HDR	12+ du/ac	35.2	3.7%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	64.0	6.8%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	946.6	100.0%
Approximate Number of Residential Units = 3,510			

** Mixed Use on the west (250') and south (200') of pipe plant at the southwest corner of Midway Road and Highway 84 has been added per Ordinance No. 1178-287 with restrictions - no residential, hospital, hotel/motel for this parcel only.

Phase C-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	46.3	3.5%
LDR	1-4 du/ac	171.2	12.9%
MDR	4-8 du/ac	404.6	30.5%
MDR-2	8-12 du/ac	93.8	7.1%
HDR	12+ du/ac	25.7	1.9%
MU (Mixed Use)	8+ du/ac	104.7	7.9%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	24.4	1.8%
CR (Community Recreation)	-	455.6	34.3%
Total	-	1326.36	100.0%
Approximate Number of Residential Units = 3,545			

Phase C-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	68.9	10.2%
LDR	1-4 du/ac	77.1	11.4%
MDR	4-8 du/ac	268.9	39.7%
MDR-2	8-12 du/ac	51.0	7.5%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	55.1	8.1%
NC (Neighborhood Commercial)	-	17.4	2.6%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	138.3	20.4%
Total	-	676.7	100.0%
Approximate Number of Residential Units = 1,900			

Total PAD Project Acreage =	6059.0
Total Approximate Number of Residential Units =	19,685

* Please see Figure 23 for location of subphasing.

COMMUNITY DEVELOPMENT

TABLE 2: LAND USE PROGRAM: PROJECT ACREAGE AT BUILDOUT (1ST AND 2ND ANNEXATION)

Phase A-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	147.8	20.2%
MDR	4-8 du/ac	329.8	45.0%
MDR-2	8-12 du/ac	49.6	6.8%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	101.2	13.8%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	44.6	6.1%
CR (Community Recreation)	-	59.7	8.1%
Total	-	732.8	100.0%
Approximate Number of Residential Units =		2,500	
Phase A-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	83.3	12.9%
LDR	1-4 du/ac	170.6	26.3%
MDR	4-8 du/ac	280.1	43.2%
MDR-2	8-12 du/ac	48.4	7.5%
HDR	12+ du/ac	35.2	5.4%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	15.0	2.3%
CC (Community Commercial)	-	15.0	2.3%
CR (Community Recreation)	-	0.0	0.0%
Total	-	647.8	100.0%
Approximate Number of Residential Units =		2,605	
Phase A-Subphase 3 (Active Adult)			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	569.7	83.9%
MDR	4-8 du/ac	0.0	0.0%
MDR-2	8-12 du/ac	98.9	14.6%
HDR	12+ du/ac	10.5	1.6%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	679.2	100.0%
Approximate Number of Residential Units =		2,300	

Phase B-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	227.3	21.3%
MDR	4-8 du/ac	511.0	47.8%
MDR-2	8-12 du/ac	81.4	7.6%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	12.4 **	1.2%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	237.4	22.2%
Total	-	1069.6	100.0%
Approximate Number of Residential Units =		3,325	
Phase B-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	0.0	0.0%
LDR	1-4 du/ac	427.1	45.1%
MDR	4-8 du/ac	348.1	36.8%
MDR-2	8-12 du/ac	71.9	7.6%
HDR	12+ du/ac	35.2	3.7%
MU (Mixed Use)	8+ du/ac	0.0	0.0%
NC (Neighborhood Commercial)	-	64.0	6.8%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	0.0	0.0%
Total	-	946.5	100.0%
Approximate Number of Residential Units =		3,510	

** Mixed Use on the west (250') and south (200') of pipe plant at the southwest corner of Midway Road and Highway 84 has been added per Ordinance No. 1178-287 with restrictions - no residential, hospital, hotel/motel for this parcel only.

Phase C-Subphase 1			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	46.3	3.0%
LDR	1-4 du/ac	171.2	11.1%
MDR	4-8 du/ac	475.2	30.9%
MDR-2	8-12 du/ac	172.6	11.2%
HDR	12+ du/ac	42.5	2.8%
MU (Mixed Use)	8+ du/ac	125.6	8.2%
NC (Neighborhood Commercial)	-	0.0	0.0%
CC (Community Commercial)	-	46.1	3.0%
CR (Community Recreation)	-	456.4	29.7%
Total	-	1536.2	100.0%
Approximate Number of Residential Units =		5,410	
Phase C-Subphase 2			
Land Use	Density	Gross Acres	% of Gross
VLDR	1-2 du/ac	109.9	8.6%
LDR	1-4 du/ac	250.7	19.5%
MDR	4-8 du/ac	440.5	34.3%
MDR-2	8-12 du/ac	104.3	8.1%
HDR	12+ du/ac	0.0	0.0%
MU (Mixed Use)	8+ du/ac	201.0	15.7%
NC (Neighborhood Commercial)	-	40.8	3.2%
CC (Community Commercial)	-	0.0	0.0%
CR (Community Recreation)	-	136.4	10.6%
Total	-	1283.8	100.0%
Approximate Number of Residential Units =		3,400	
Total Project Acreage at Buildout =		6896.0	
Total Approximate Number of Residential Units =		23,050	

* Please see Figure 23 for location of subphasing.



FIGURE 7: CONCEPTUAL SINGLE FAMILY DETACHED



FIGURE 8: CONCEPTUAL AUTO COURT CLUSTER (MDR / MDR - 2)



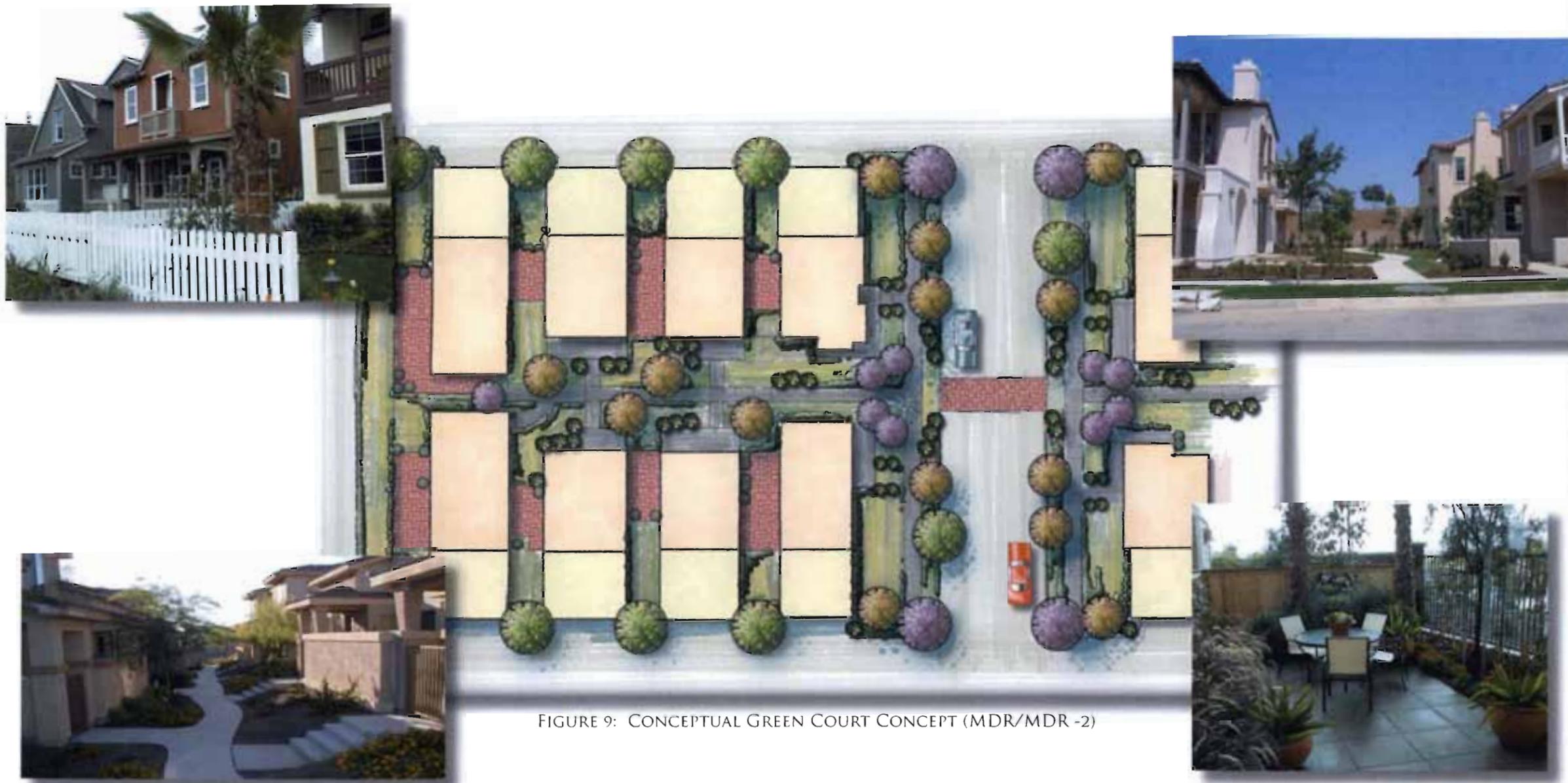


FIGURE 9: CONCEPTUAL GREEN COURT CONCEPT (MDR/MDR -2)



FIGURE 10: CONCEPTUAL TOWNHOME (MDR/MDR - 2)



COMMUNITY DEVELOPMENT

2. COMMERCIAL

With the high growth and future influx of residents to the area, the demand for commercial and retail facilities will increase. To meet the growing demand, the land plan for Legends includes approximately 654 acres (440 acres included as part of this PAD) for mixed commercial use. The designed commercial land use will serve not only the local and community market area (one to three mile radius), but will also respond to the regional retail capture potential affiliated with a larger market area, which extends over ten miles from the community focal area at Montgomery and Kortsen Roads. As a planned limited access parkway, Montgomery Road has the potential to provide a high level of transportation service, which in turn could support regional retail, service, employment and/or institutional land uses. Commercial land use within the Legends Planned Community is designed to respond to the potential purchasing power characteristic of the future planned population as well as responding to the potential demand within the region. Based on retail demand ratios defined by retail inventory studies and retail demand models employed by the Arizona real estate industry, the defined commercial uses within the Conceptual Development Unit Plan (Figure 6) represent the proper balance of uses in recognition of local, community and regional markets. To that end, the Legends project team has projected the following local and community demand for commercial services:

Projected Number of Dwelling Units: 23,050
 Projected Community Population: 64,400 people
 Projected Retail Demand (Square Feet) (1): 1,932,000
 Projected Retail Demand (Acres) (2): 177 acres

- (1) Based on Kamrath & Associates Retail Space Inventory within Metropolitan Phoenix (ratio of space per capita).
- (2) Conversion of retail space to land area based on a 0.25 floor area ratio.

As shown on the Conceptual Land Use Plan (Figure 12), commercial areas have been thoughtfully placed along major transportation corridors; Kortsen and Montgomery Roads, Midway and Clayton Roads, and Highway 84 at Indian Valley and Midway Roads. While located adjacent to major transportation corridors within the project site, the commercial areas are not isolated from the residential areas. Rather, the commercial areas are planned and designed to provide connectivity to the proposed integrated open space, pedestrian and trails system throughout the community. Thematic elements established within the residential areas will be "carried-over" to the commercial component ensuring the community character threads throughout all areas of the community.

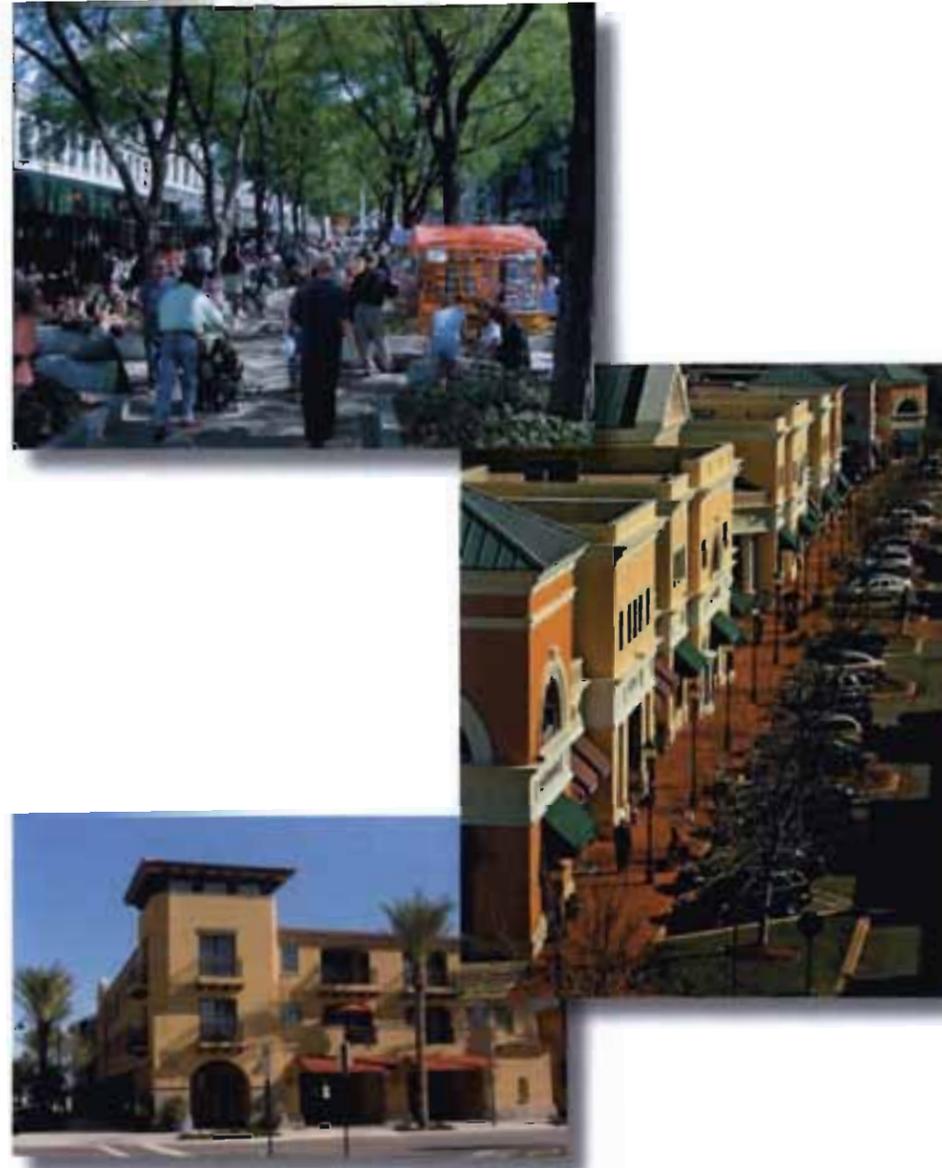


FIGURE 11: CONCEPTUAL MIXED USE, COMMERCIAL & EMPLOYMENT LAND USES



COMMERCIAL AND MIXED-USE DISTRICTS

The commercial districts listed below are designed to respond to opportunities and constraints of the site, as well as respond to demographic projections for the planned community at build-out. There are two commercial/retail districts and one mixed-use district provided for the Legends Planned Community District. The districts are described as follows:

L-CR: LEGENDS COMMUNITY RECREATION DISTRICT

This district is intended to provide a land use district for the programmed recreational spaces within the Legends Community including, but not limited to, the Community Park and the Santa Cruz Wash Regional Recreation Corridor. This district is intended to permit recreational uses and some commercial uses.

L-NC: LEGENDS NEIGHBORHOOD COMMERCIAL DISTRICT

This district is intended to provide neighborhood-level goods and services within a Neighborhood Unit. This is typically intended to serve a local market area within a one-mile radius.

L-CC: LEGENDS COMMUNITY COMMERCIAL DISTRICT

The Community Commercial District is intended to provide community level goods and services as necessary to serve the Legends Planned Community as a whole. This is typically intended to serve an intermediate market within a three-mile radius.

L-MU: LEGENDS MIXED-USE DISTRICT

The Mixed-Use District is intended to allow for office, retail, industrial, educational and higher density residential uses to be constructed on a single parcel of land. The purpose of the district is to promote vertical and horizontal integration of a variety of uses. Therefore, amended development standards will be provided for setbacks, heights, orientation of buildings, parking and landscape requirements to create economic and social vitality and encouraging pedestrian activity. This district is typically intended to serve a regional market area within a 10-mile radius.

L-VC: LEGENDS VILLAGE CENTER DISTRICT

The Village Center District is intended to provide community level goods and services as necessary to serve the Legends Planned Community as a whole (typically intended to serve the entire Planned Community) as well as being the social center of the community by providing civic spaces to community gathering while expressing "community points of pride".

Project approved intensity (non-residential square footage) may be transferred between the L-NC, L-CC, L-VC and L-MU districts throughout the project as necessary to meet the employment, entertainment and retail demands of the project population. The commercial development standards and a complete list of permitted uses are found in Section 6: Regulatory Development Standards.

3. EMPLOYMENT

Creating a well-balanced community includes providing for employment opportunities for professional and semi-professional business as well as medical use facilities. The land plan for Legends has incorporated approximately 428 acres (260 acres included as part of this PAD) designated as Mixed-Use located in key areas; at Montgomery and Kortsen Roads and at Midway and Clayton Roads near the Village Center areas. The many business opportunities within Legends provide residents with the "Live, Work, Play" option central to the Community theme.



COMMUNITY DEVELOPMENT

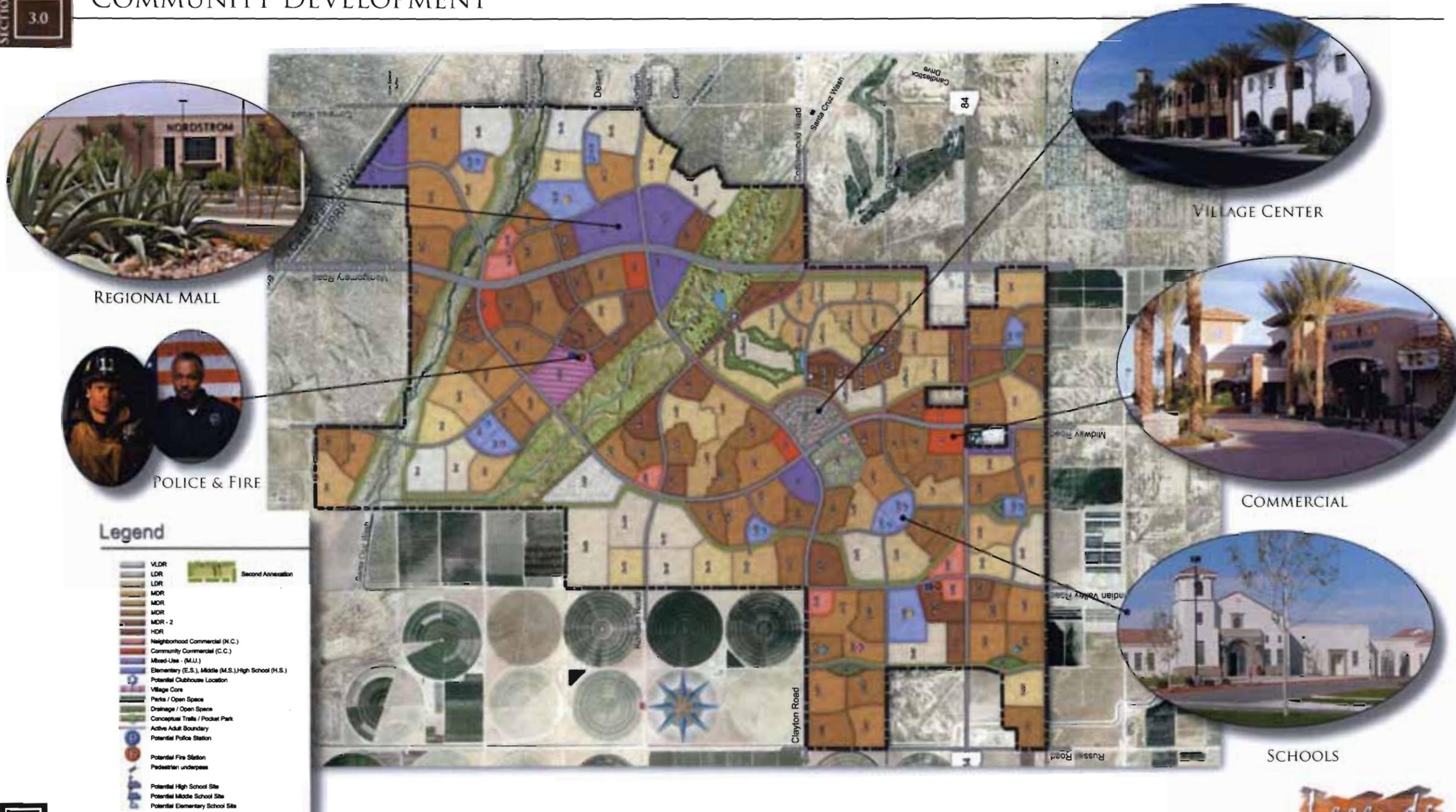


FIGURE 12: CONCEPTUAL LAND USE PLAN



4. PUBLIC USES

The Conceptual Land Use Plan for Legends has set aside eleven possible (seven to nine elementary schools, two to three middle schools and two high schools) school sites located throughout the Community, totaling approximately 236 acres (approximately 171 acres included as part of this PAD). These areas may increase or decrease depending on the needs of the school districts at each phase of development (see Figure 12 for site locations). As the need arises during the development of Legends, appropriate sites may be set aside to meet the needs for additional public facilities such as fire and police protection and will be allowed within any land use designation. It is the intent to continue working with the school district throughout the development of the Legends Community.

5. GOLF COURSE

Incorporated within the Legends land plan is an 18-hole public golf course located within the Santa Cruz Wash, with four holes weaving through the active adult community. The golf course may be developed during the second phase of development. The design of the golf course will allow for storm water runoff from smaller storms to flow through the non-play areas of golf course without impacts to golf course operations. Runoff from large storm events will flow over the golf play areas of the course. Permanent structures will be located outside or above the flooding limits. With the increased width of the overall wash, the velocities of stormwater flows will be reduced to minimize potential damage to the golf course.



LARGE EXPANSES OF OPEN SPACE



GOLF COURSE DESIGN WORKS WITH EXISTING TOPOGRAPHY



CLUB HOUSE

FIGURE 13: CONCEPTUAL GOLF COURSE ROUTING

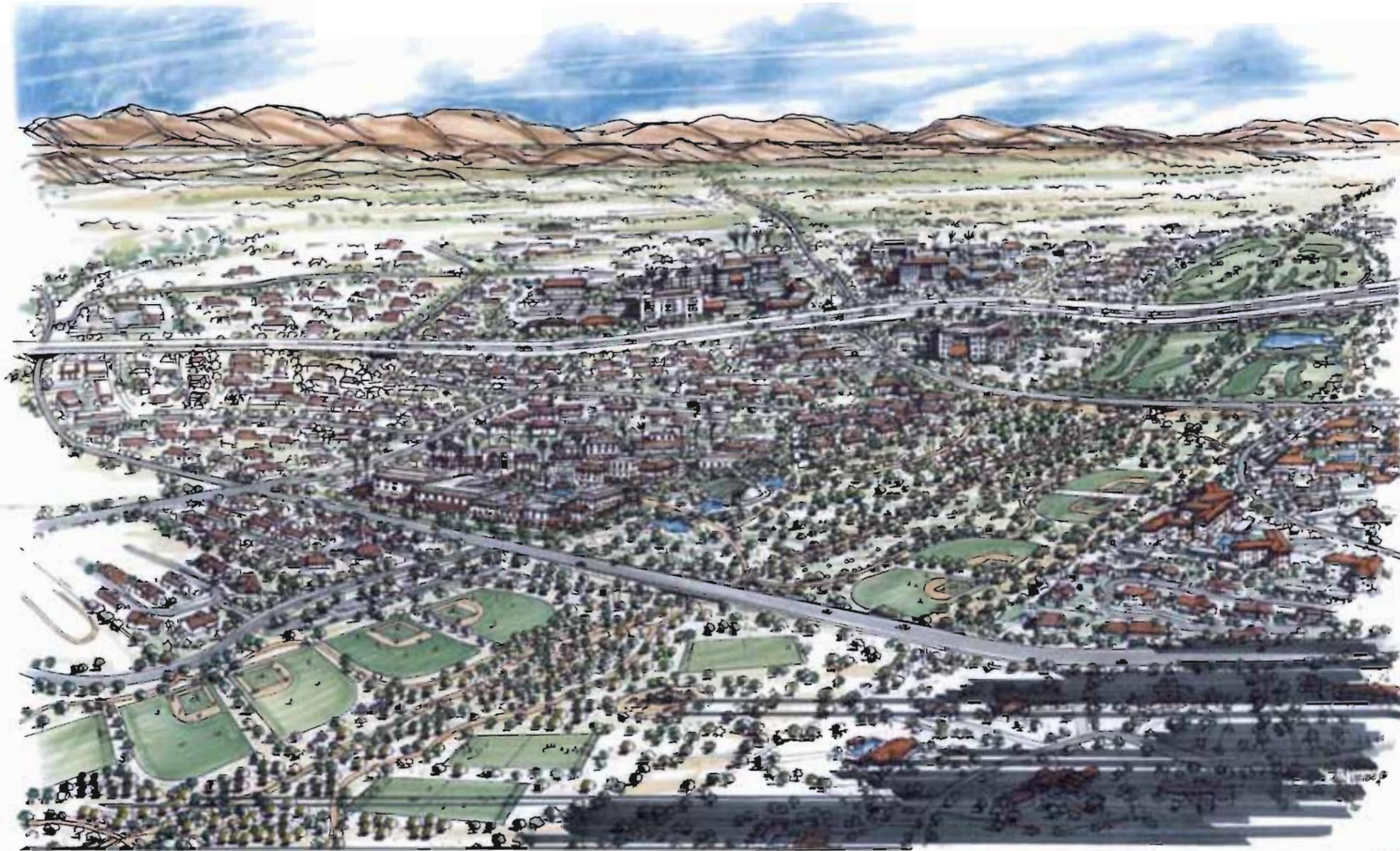


FIGURE 14: CONCEPTUAL COMMUNITY OPEN SPACE PERSPECTIVE

6. RECREATION AND OPEN SPACE

The Legends open space and recreation areas are an integral part of the land planning for the Community, providing 20% open space for the overall project at build-out. The Conceptual Master Open Space Plan for Legends includes approximately 445 acres of improved parks (60-acre regional park, baseball fields and golf course in the Santa Cruz Wash), approximately 257 acres of local open space (including smaller parks and tot lots) and approximately 761 acres of natural or improved open space (including portions of the South Branch of the Santa Cruz Wash and the North Branch of the Santa Cruz Wash) (See Figure 1). This plan is conceptual in nature and will be amended throughout the development process. Standards for the development of the open space within the community can be found in Section 6. The land plan includes a large, centrally located regional park, approximately 60 acres, across from the Southern Village Center area along Midway Road, various parks located adjacent to an elementary school site for utilization by both the schools and the community, as well as a community park within the Traditions™ Community. Amenities within the regional park may include athletic fields, such as baseball and soccer; tennis and basketball courts; a railroad park; a water park; sand volleyball; a dog park and an amphitheater. Entrance into the park will be from both Clayton and Midway Roads with parking facilities located throughout the park. Ramadas and picnic areas will be scattered throughout the park creating areas where residents and guests can gather. Neighborhood pocket parks will be incorporated into the land plan for each of the neighborhoods within The Community. If amenities, such as tot lots and ramada/picnic areas, are located within a retention basin, the amenities may be designed above the 10-year storm. All recreational and open space areas will incorporate and maintain the overall thematic elements for Legends.



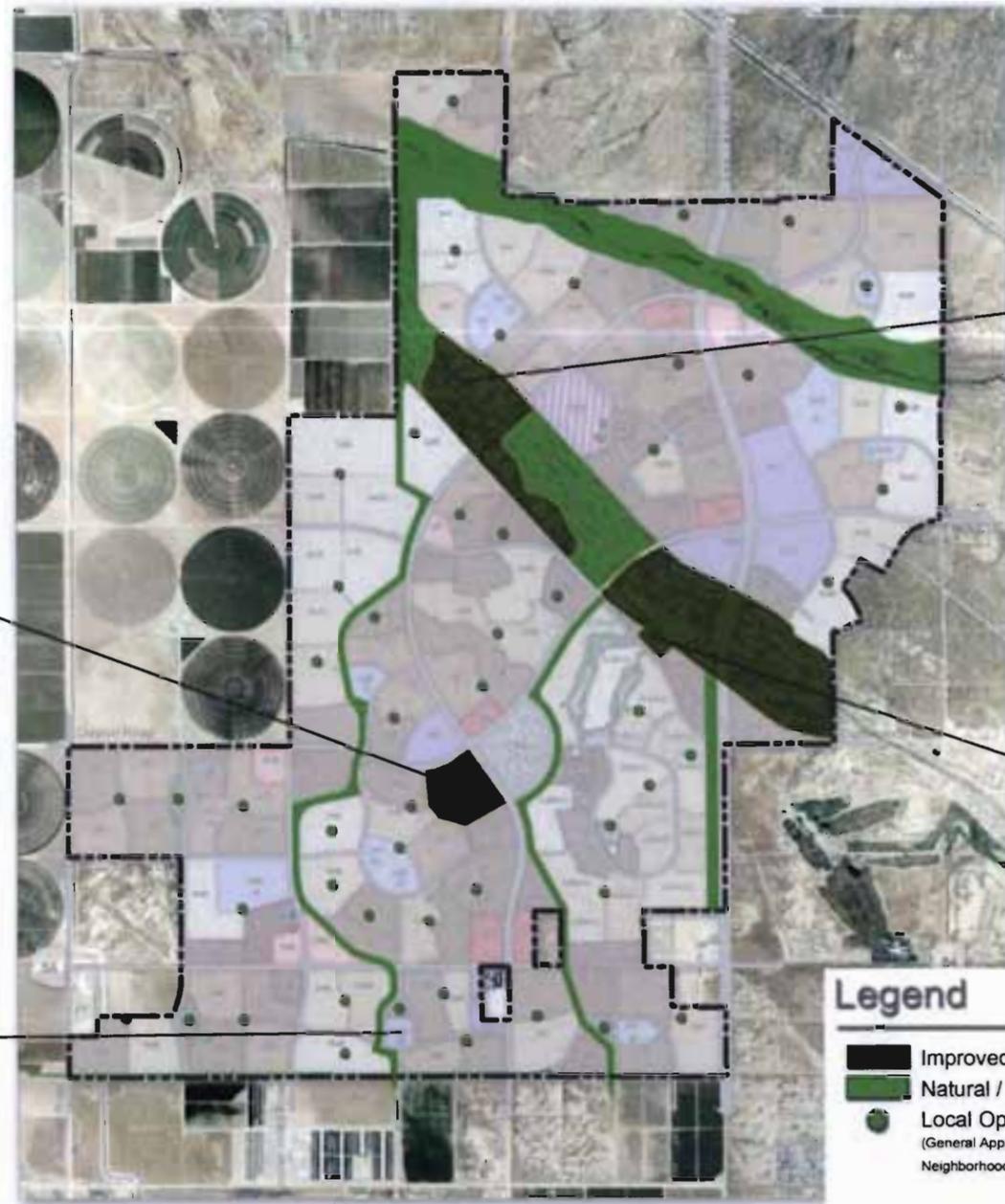
FIGURE 15: COMMUNITY AMENITY EXAMPLES

One of the most remarkable features of Legends is the Santa Cruz Wash and the north branch of the Santa Cruz Wash traversing the northern portion of the community. Historically, this wash creates flooding for the area during heavy storms; however, by widening the channel in the south branch from approximately 300' to approximately 1,500' to 1,800' and incorporating a low flow channel through the center, storm water can be effectively conveyed along its natural course without affecting the surrounding community, thus mitigating the flood hazards within the area. The southern section of the Santa Cruz Wash will be fully developed and landscaped for recreational uses, including the development of a golf course, making optimal use of the wash corridor. The significant size of the south wash provides a tremendous opportunity to create a comprehensive community recreation area serving both the communities of Legends and the City of Casa Grande, similar in character. The southern Santa Cruz Wash will incorporate recreational amenities such as an extensive trail system and bike paths, numerous ball fields, multiuse, turf areas, and a public golf course, making these usable active spaces and an aesthetically pleasing wash versus a channelized basin.



FIGURE 17: CONCEPTUAL REGIONAL & NEIGHBORHOOD PARKS EXAMPLES





Legend

- Improved Parks
- Natural / Improved Open Space
- Local Open Space
(General Approximate Locations of Neighborhood Open Space)

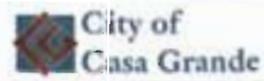


FIGURE 16: CONCEPTUAL MASTER OPEN SPACE PLAN



The north branch of the Santa Cruz Wash is relatively flat with no improvements. Existing conditions show native vegetation along the entire stretch of the wash. Maintaining the natural vegetation, along with natural desert vistas, is an important part of the development plan. Legends will incorporate recreational uses with the development of multiuse trails for pedestrian and bike uses and equestrian trails while maintaining as much of the natural beauty as possible. At bridge crossings across the Santa Cruz Wash pedestrian access will be provided per the associated street cross section.

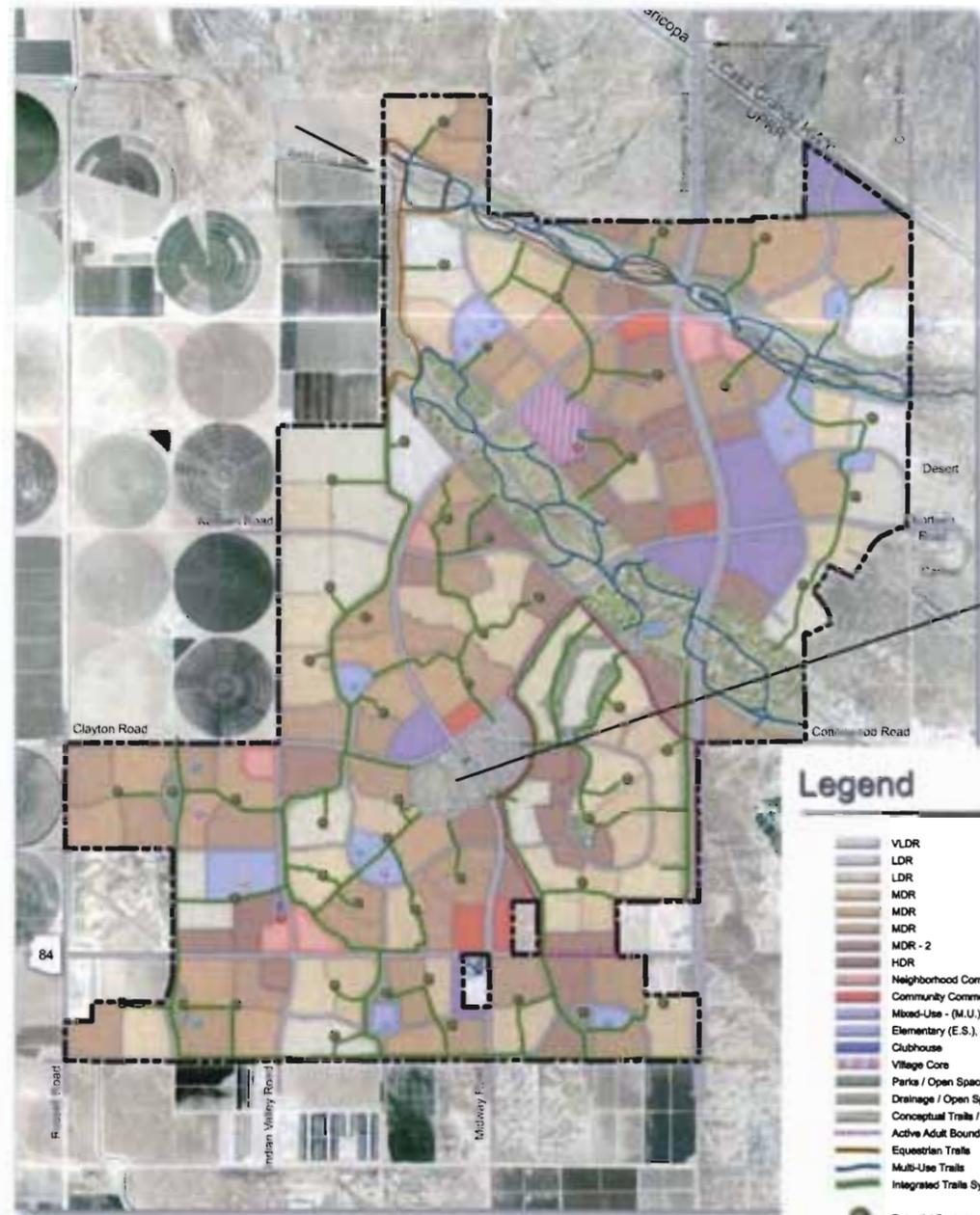
The comprehensive open space plan includes an extensive integrated trail system of varying widths creating a pedestrian friendly community providing continuous connectivity between the residential and non-residential areas throughout the master plan. Rest nodes will be located along the trails to provide shade and seating areas. This integrated trail system connects neighborhood and regional parks, Village Center areas, commercial centers, schools and the active adult community. Whenever appropriate, open spaces will be visible from local and collector roadways by utilizing view fencing to create view corridors into community open spaces. In addition to the pedestrian trails, Legends will provide equestrian trails and multiuse trails through the north branch of the Santa Cruz Wash. A comparable amenity plan, detailing activities at each node, will be developed to ensure equal distribution of amenities throughout the Legends open space network.



± 2000 ft. Aproximate

FIGURE 18: CONCEPTUAL WASH TREATMENTS/GOLF COURSE CROSS SECTION - CHANNEL DESIGN & CONCEPTUAL BALL FIELDS
GOLF COURSES SUCH AS STONE CREEK IN PHOENIX DEPICT SUCCESSFUL WASH TREATMENTS.





- Legend**
- VLDR
 - LDR
 - MDR
 - MDR - 2
 - HDR
 - Neighborhood Commercial (N.C.)
 - Community Commercial (C.C.)
 - Mixed-Use - (M.U.)
 - Elementary (E.S.), Middle (M.S.), High School (H.S.)
 - Clubhouse
 - Village Core
 - Parks / Open Space
 - Drainage / Open Space
 - Conceptual Trails / Pocket Park
 - Active Adult Boundary
 - Equestrian Trails
 - Multi-Use Trails
 - Integrated Trails System
 - Potential Pocket park
 - Pedestrian underpass



FIGURE 19: CONCEPTUAL MASTER TRAIL PLAN & CONCEPTUAL REGIONAL PARK

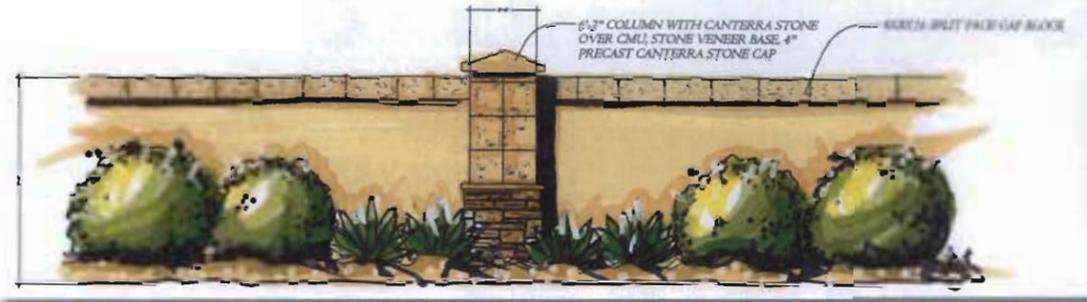


FIGURE 20: CONCEPTUAL ENTRY FEATURE AT HIGHWAY 84 AND MIDWAY ROAD

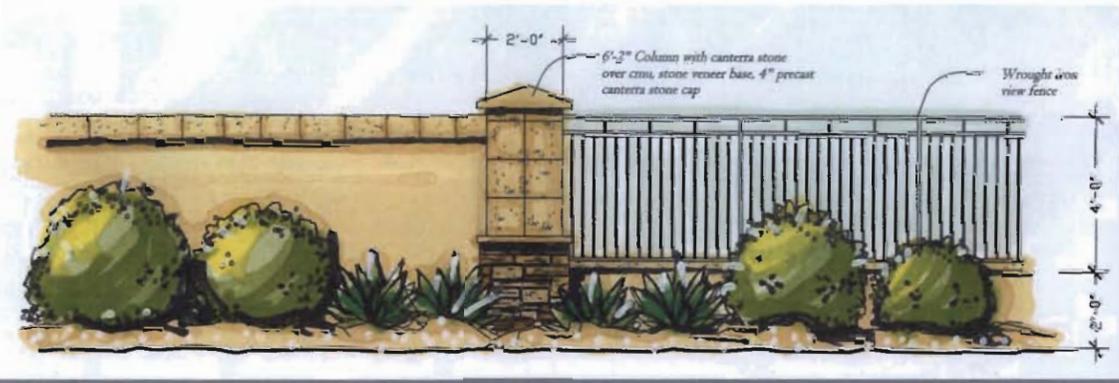
7. ENTRY MONUMENTATION/THEME WALLS

Open Space corridors act as windows into a community. The entry ways represent the doorways first welcoming residents and their guests. Because entry ways establish the initial impression of the Community, emphasis is placed on the primary gateway into Legends. The primary entryway for the first and second phase of development will be from Highway 84 and Midway Road. Included in the planning of Legends is a spectacular gateway into Legends, not only welcoming residents and guests, but inviting them into the Community (See Figure 20). Enhanced landscaping, colorful plants, tall date palms, entry water features and monumentation provide the visual impact similar to many upscale resorts. A landscaped, tree-lined boulevard, separated by a median, will direct residents and visitors to the large regional park and Village Center at the heart of this Community.

Conceptual Theme Walls are depicted in Figure 21. Due to the immense size of the Community it is anticipated that multiple wall themes and designs will be utilized to prevent monotony. The purpose of the Theme Wall illustrations is to set a level of quality for walls throughout the Community. Similar materials, concepts and scale must be utilized in alternative designs to maintain the level of quality. Alternative designs will be submitted as part of each individual development unit application.



THEME WALL CONFIGURATION A



THEME WALL CONFIGURATION B



THEME WALL CONFIGURATION C

FIGURE 21: CONCEPTUAL WALL & VIEW FENCE EXHIBITS



FIGURE 22: MINOR GENERAL PLAN AMENDMENT - MPC DESIGNATION

C. CONFORMANCE TO ADOPTED LAND USE PLAN

Legends lies within the existing Casa Grande General Plan area for low-density residential (1.0 – 4.0 dwelling units per acre) uses. The Developer is seeking the MPC designation for Legends and is submitting a Minor General Plan Amendment to the City of Casa Grande in conjunction with this PAD and a pre-annexation/development agreement. With the MPC designation, locations of the different type of land uses within the Master Planned Community are flexible. This allows for good planning principles and current market trends to guide the development as this project progresses. Upon approval by the City Council, Legends will be developed in conformance with the standards as outlined in this PAD, applicable City Codes and standards and the Legends Development Agreement.

D. DEVELOPMENT PHASING

The development of Legends will move forward upon review and approval of the project construction plans and plats. It is anticipated Legends will be developed in three major phases (see Figure 23). The first phase of development will be the southeast corner of the project near Montgomery Road/ SR 84 and will include a portion of the single-family residential parcels, the Traditions gated Active Adult Community, the Village Center and the major infrastructure improvements for this area. While the Community will be developed in phases, as shown on the phasing Master Plan, there is nothing in the plan to preclude a different order of development or a different combination of sub-phases, as long as the associated infrastructure is in place. Specific sub-phases will be determined at the time of platting.

This PAD allows for flexibility in project phasing because the actual sequence of development may be affected by several factors, including a changing economic market, which may be difficult to predict at this early stage. It is estimated final build-out of the project would continue over the next 10 to 15 years.

E. AMENDMENTS

The following provisions are intended to provide criteria for the determination of Major and Minor Amendments to the Legends Planned Area Development. In addition, this section is intended to define the amendment procedures applicable to Major and Minor Amendments.



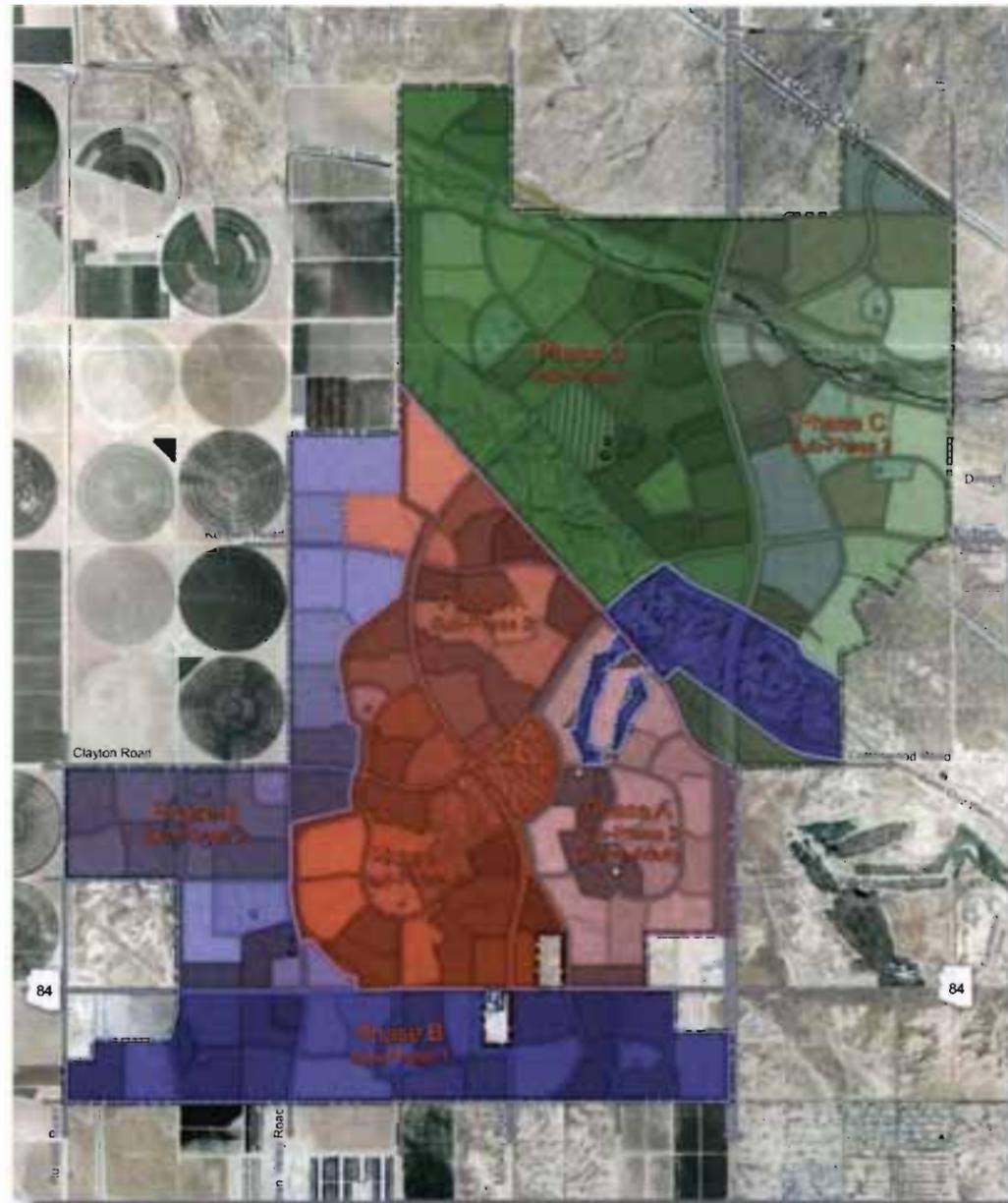


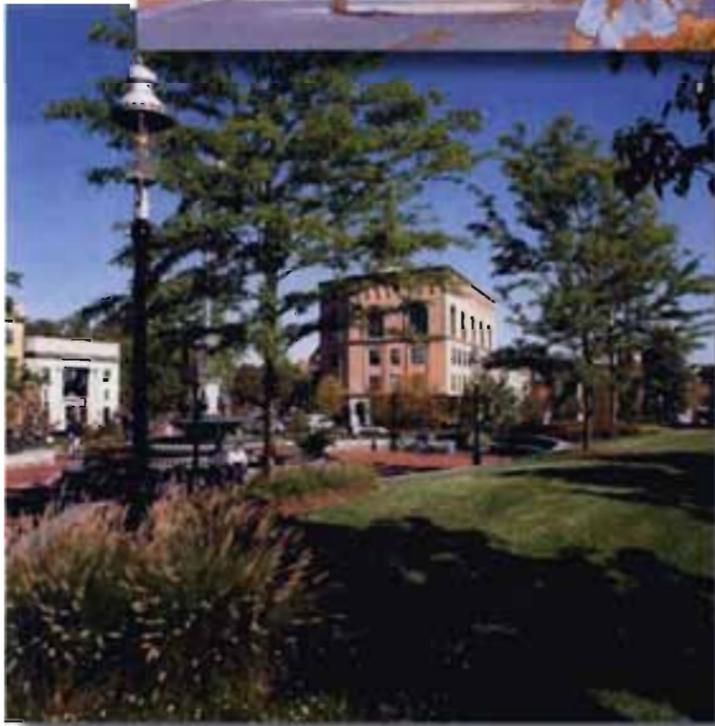
FIGURE 23: CONCEPTUAL PHASING PLAN

FORMAL AMENDMENTS (PLANNED AREA DEVELOPMENT)

Formal amendments to the Planned Area Development, as represented by Figure 6, Conceptual Development Unit Plan; Table 2, Land Use Program; or the supportive narrative and graphics contained within the Planned Area Development for Legends, may become necessary from time to time. Amendments may be necessary for various reasons; a response to changing market or financing conditions, an update to the PAD to reflect new development conditions and/or responding to the requirements of potential users or builders on the property. Amendments to the approved PAD may be requested by the applicant or its successors, may be limited to one or more Development Units or Development Parcels and may be submitted by sub-phase per the Land Use Program, Table 2. Unless otherwise requested in the application, any proposed change will not affect development units or development parcels not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Planning Director, the Planning and Zoning Commission and City Council.

When changes or modifications to the PAD are necessary or appropriate, proposed amendments or modifications shall conform to the following procedures:

1. The applicant(s) shall submit an amendment application to the City of Casa Grande Planning Director outlining the proposed changes.
2. Upon receipt of the proposed amendment application, the Planning Director shall determine if the proposed amendment constitutes a major or minor amendment.
3. Major Amendments. If the Planning Director determines the proposed amendment to be a major amendment, as described below, the amendment request shall be processed in the manner set forth by the City of Casa Grande Zoning Ordinance.
4. Minor Amendments. If the proposed amendment does not meet the requirements outlined below for a major amendment, then it shall be considered a minor amendment and shall be acted upon administratively by the Planning Director. Unless otherwise required by law, those changes determined to be minor amendments shall not require public notice or public hearings.



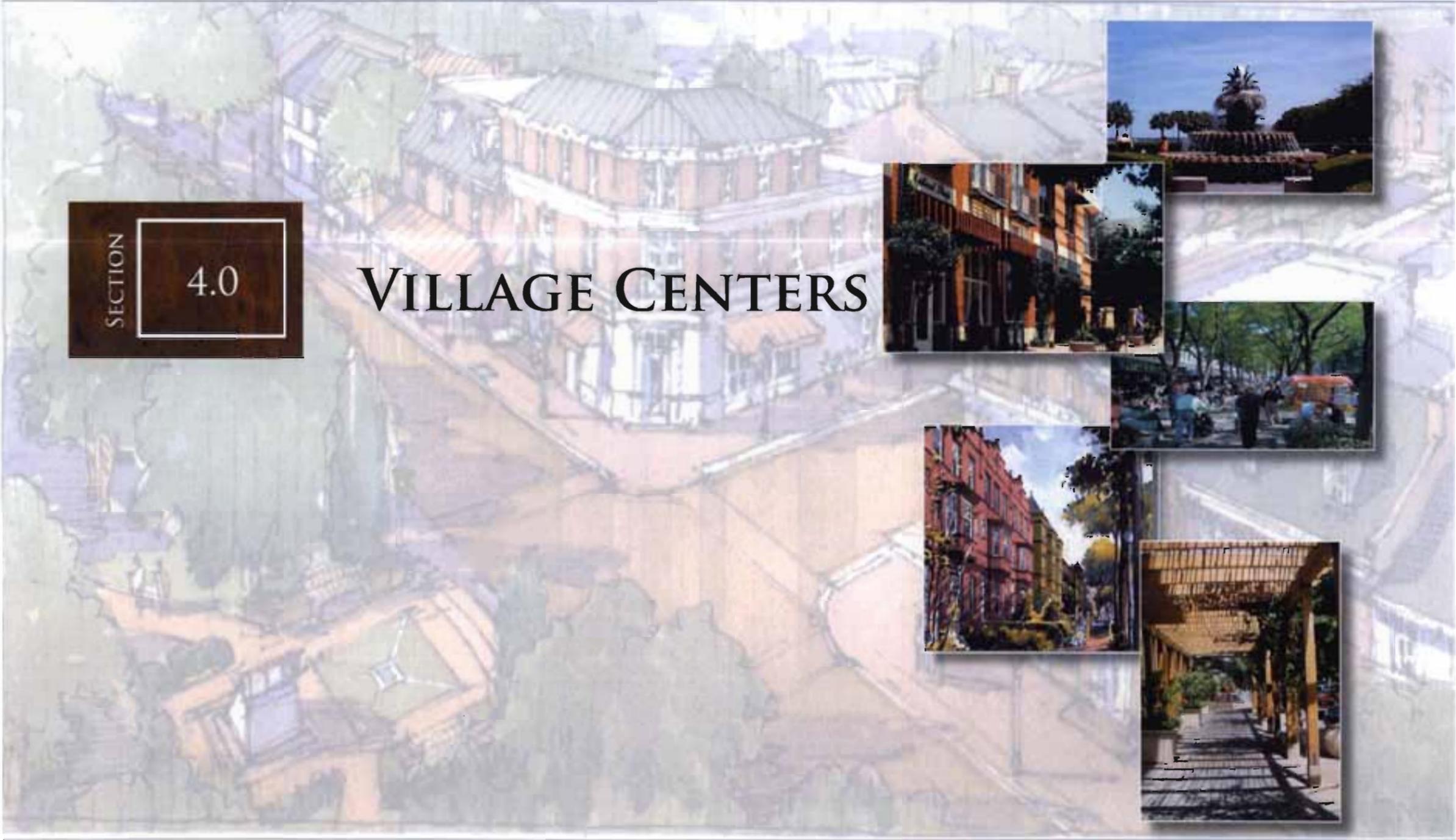
5. An amendment will be deemed as Major if it involves any of the following:
 - Any substantial alteration to the list of permitted uses of the Property set forth in the PAD, as deemed to be substantial by the Planning Director.
 - An overall increase in either residential units or commercial/mixed-use square footage for the Property, except as otherwise allowed in the PAD.
 - The reallocation of residential dwelling units within Development Phases and from one Development Phase to another in a manner resulting in any of the following, as measured against the original Land Use Program set forth in the PAD: an increase in the number of residential dwelling units for any one particular Development Phase of greater than 20% of the total number allocated to such Development Phase Unit in the PAD as defined by the Land Use Program.
 - Any reallocation of commercial/mixed-use square footage (excluding resort and related uses) greater than 20% for commercial or mixed-use designated Development Parcels defined for each Development Phase within the Land Use Program.
6. An amendment will be deemed as Minor if it involves any of the following:
 - Any reallocation of residential dwelling units not meeting the parameters set forth in Section 5 above.
 - Any reallocation of commercial/mixed-use square footage (excluding resort and related uses) less than or equal to 20% for commercial or mixed-use designated parcels.
 - Any minor alteration to the list of permitted uses of the Property set forth in the PAD, as deemed to be minor by the Planning Director.
 - The introduction of neighborhood commercial use within any Development Unit in accordance with provisions defined by Section 6.C.2 of this Planned Area Development.
 - An adjustment to the alignment of any defined arterial or collector roadway as defined by the Conceptual Development Unit Plan.
7. Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

ADMINISTRATIVE AMENDMENTS AND INTERPRETATIONS

On occasion, it may be necessary to request formal or informal interpretation from the City of Casa Grande Planning Director related to the implementation and/or interpretation of the Planned Area Development related to the Legends PAD. These circumstances may relate to interpretation of project intent, use, development standards related to provisions of the City of Casa Grande Zoning Ordinance and/or to interpretation of intent of narrative contained in this PAD Guide. It is anticipated interpretation to these provisions will be made in written form upon the request of the property owner.

SECTION
4.0

VILLAGE CENTERS



A. CONCEPT

At the heart of Legends are the two Village Center areas; walkable town centers with outdoor gathering spaces, distinctive parks, a main street with a central plaza and mixed-use commercial, business, and housing opportunities. The Village Center areas will be a major focal points within this community, providing a sense of place for residents. This is a place for friends and family to gather for both passive and active recreation, shopping, and dining. The Village Center will serve as a community-gathering place encouraging shoppers to stop and linger while enjoying a cup of coffee, reading the newspaper, enjoying a seasonal event or interacting with their neighbors in a pleasant environment. Living areas in close proximity to retail will also address commuting pressures and the growing demand for communities facilitating living, working and playing in a neighborhood environment. The Village Center is envisioned with a village-like atmosphere, incorporating unique architecture and textures, such as paving, lighting fixtures, kiosks, courtyards, fountains, shaded plazas, tree-lined streets and beautiful boulevards. The Village Center may also incorporate a charming central plaza or public square promoting a meaningful social lifestyle within a harmonious village atmosphere where people can live, work, play, shop, socialize and provide a strong connectivity to the community.



'SMALL-TOWN' FEELING

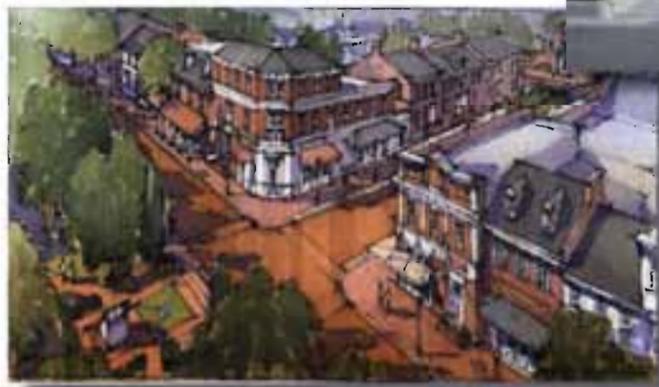


FIGURE 24: CONCEPTUAL VILLAGE CENTER

KEY ELEMENTS:

LIVE OVER WORK OPTIONS

- PROFESSIONAL OFFICES
 - LAWYERS
- SPECIALTY RETAIL
 - BOUTIQUES
 - ART GALLERY
 - BOOK STORE
 - COFFEE SHOP
- 2ND & 3RD FLOOR RESIDENTIAL

FIGURE 28: CONCEPTUAL VILLAGE CENTER





AN ARRAY OF RESIDENTIAL OPPORTUNITIES



GATHERING SPACES



TREE LINED BOULEVARDS



VARIED ARCHITECTURAL ELEMENTS

NOTE: A GRADE SEPARATED PEDESTRIAN CROSSING WILL BE PROVIDED BETWEEN THE VILLAGE CENTER AND REGIONAL PARK

UNIQUE SENSE OF PLACE



DISTINCTIVE LIGHTING



PARK BENCHES & SHADE TREES





ARCADES AND SHADED PEDESTRIAN WALKWAYS



The Village Centers promotes a 'small-town' feeling luring residents in from surrounding neighborhoods and providing live-work options for the Community. The Village Center South is envisioned to include some mixed-use housing with retail or business on the ground floor and possibly lofts or apartments above, a mix of commercial and business opportunities for balanced growth, a park or central plaza to provide outdoor gathering spaces and pedestrian friendly streets contributing to the Community's unique sense of place. In addition to the live-over-work option within the central core, it is anticipated higher density housing will be provided around the periphery providing a buffer between the core and the traditional single-family neighborhoods. This housing will differ from the apartment or loft options in the Village Center and will include, but will not be limited to, townhomes, courtyard homes or detached condominiums. Residents will be in close proximity to the Village Center without being located within the central core.

Legends has included two of these Village Center areas within the land plan. There is one located at Midway and Clayton Roads in the first phase of development and one located in the third phase north of the main branch of the Santa Cruz Wash. The locations have been selected for their points of high accessibility and compatibility with the surrounding land uses and along major traffic corridors. While the concept of the Village Center is relatively new to Arizona, it has been widely used throughout the country with great success. The inclusion of the Village Center within Legends promotes even greater diversity for the master plan and a truly unique sense of place for the Community.



INFORMATION KIOSKS



CENTRAL PLAZA WITH WATER FEATURES



FIGURE 25: VILLAGE CENTER CONCEPTS





- VILLAGE CENTER OPPORTUNITIES
- PUBLIC ART
 - SCULPTURAL OR DECORATIVE ELEMENTS
 - PEDESTRIAN SCALE EMPHASIZED
 - ABUNDANT PUBLIC PLAZA(S) / OPEN LAWN AREAS
 - STREET / SHADE TREES
 - MEDIAN PLANTERS, TRAFFIC CALMING DEVICES

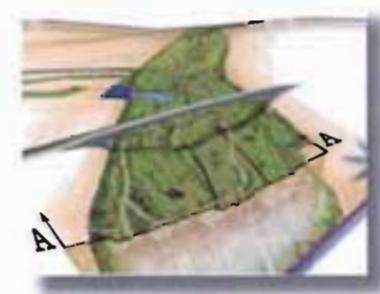
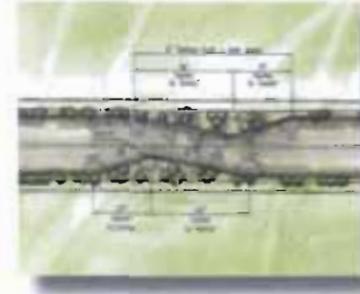


- POTENTIAL USES
- ART GALLERIES
 - BAKERY
 - BOOK STORE
 - PROFESSIONAL OFFICES
 - MUNICIPAL/GOVERNMENT
 - OFFICE SPACE
 - CHURCHES
 - EVENT CENTER
 - CLOTHING STORES
 - COFFEE SHOP
 - BANKS
 - RESTAURANTS
 - LIBRARY
 - POST OFFICES
 - DAYCARE FACILITIES
 - RESIDENTIAL



SECTION
5.0

INFRASTRUCTURE



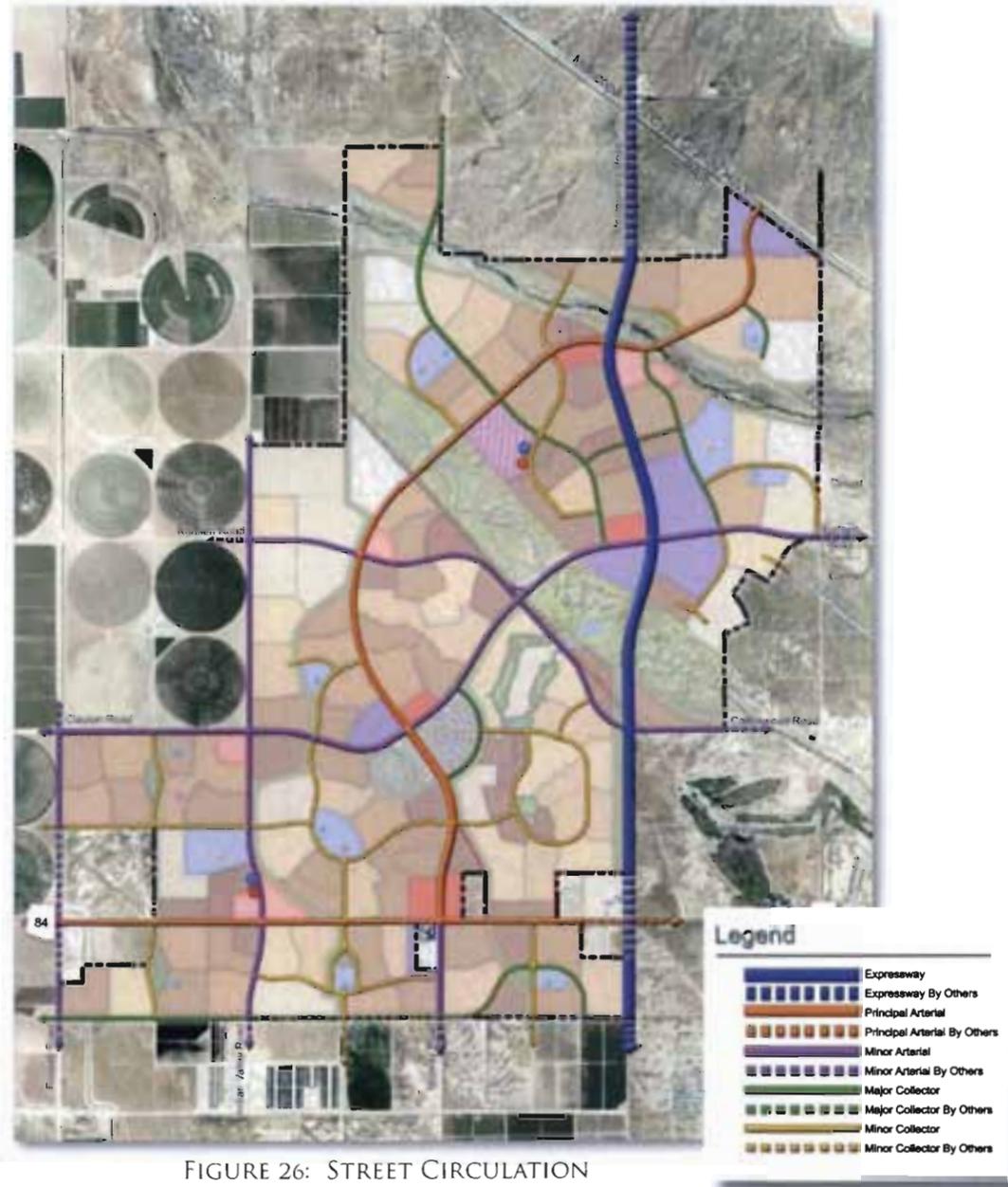


FIGURE 26: STREET CIRCULATION

A. CIRCULATION

Circulation within Legends has been a key component to the development of the land plan, providing both safe and aesthetically pleasing traffic corridors through the Community while addressing the unique challenges presented by the Santa Cruz Wash and Union Pacific Railroad.

Three major crossings are planned across the south Santa Cruz Wash; at Montgomery, Kortsen and Midway Roads. With the south branch of the Santa Cruz Wash in the path of Kortsen Road, careful consideration has been given to the most effective and aesthetically pleasing design of this roadway. In an effort to minimize the distance for these crossings and the extensive bridge work with possible long term and future maintenance challenges resulting, these major corridors have been redesigned to cross at an angle perpendicular to the wash. As shown on the Circulation Plan, the design provides a safe and effective means of routing traffic through Legends while minimizing crossings and maximizing view corridors along the Wash.

Montgomery Road has recently been identified as a possible future expressway corridor linking I-10 to the north with I-8 to the south. In anticipation of this, the master plan will include a reserved 300' wide right-of-way designated for this future expressway. The land plan also reflects the large commercial/retail, business and civic areas planned along this major corridor.

Kortsen Road has been identified as a principal arterial with a future 140' right-of-way. Several major and minor commercial sites have been consciously located at the key intersections, as Kortsen will become a major east-west link between Casa Grande and the City of Maricopa.

Highway 84 (Florence Boulevard) has been identified as a principal arterial with a 140' right-of-way and six to seven lanes with opposing travel directions separated by either a raised median or two-way left-turn lane. Additional right-of-way may be required for Highway 84 per the Legends traffic impact analysis. Therefore, right-of-way and roadway classifications will ultimately be determined by the Legends Traffic Impact Analysis. During the first phases of development, Highway 84 and Midway Road will be the primary entrance to the Community.

The Legends PAD has provided several options for local, collector and arterial roadways, as shown on the following pages. In addition to the expressway and principal arterial streets mentioned above, Legends has provided street cross-sections for a minor arterial with a 110' right-of-way, three options for the internal collector roads with either a 60' or 80' right-of-way, and three options for the internal local roads with a 44' right-of-way or greater.

Internal local roads and collector streets will be designed to effectively convey traffic to the adjacent arterial streets. Improvements will include cul-de-sacs adjacent to open space corridors and a curvilinear street system to break up the monotony of a conventional grid street system. Commercial traffic will access the commercial sites along Montgomery Road, Midway Road and SR 84. The two Village Centers have been located at primary intersections at Midway and Kortsen Road, and Midway Road and the Santa Cruz Wash.

The Union Pacific Railroad (UPRR) is adjacent to the Property at the northeast corner, providing another design challenge for street crossings. It has been clearly stated in discussions with UPRR that no additional at-grade crossings will be considered; only grade-separated crossings will be allowed. Currently no final decision has been made on the treatment of the railroad crossing; however, DR Horton is exploring the feasibility of a grade-separated crossing approximately one mile east of the current Montgomery Road location.

A complete traffic impact analysis will discuss in detail the transportation needs for the Legends Community. Unless modified by a traffic impact analysis or master street plan, as approved by City of Casa Grande Staff, Figure 26 represents the street classifications for the Legends Master Planned Community,

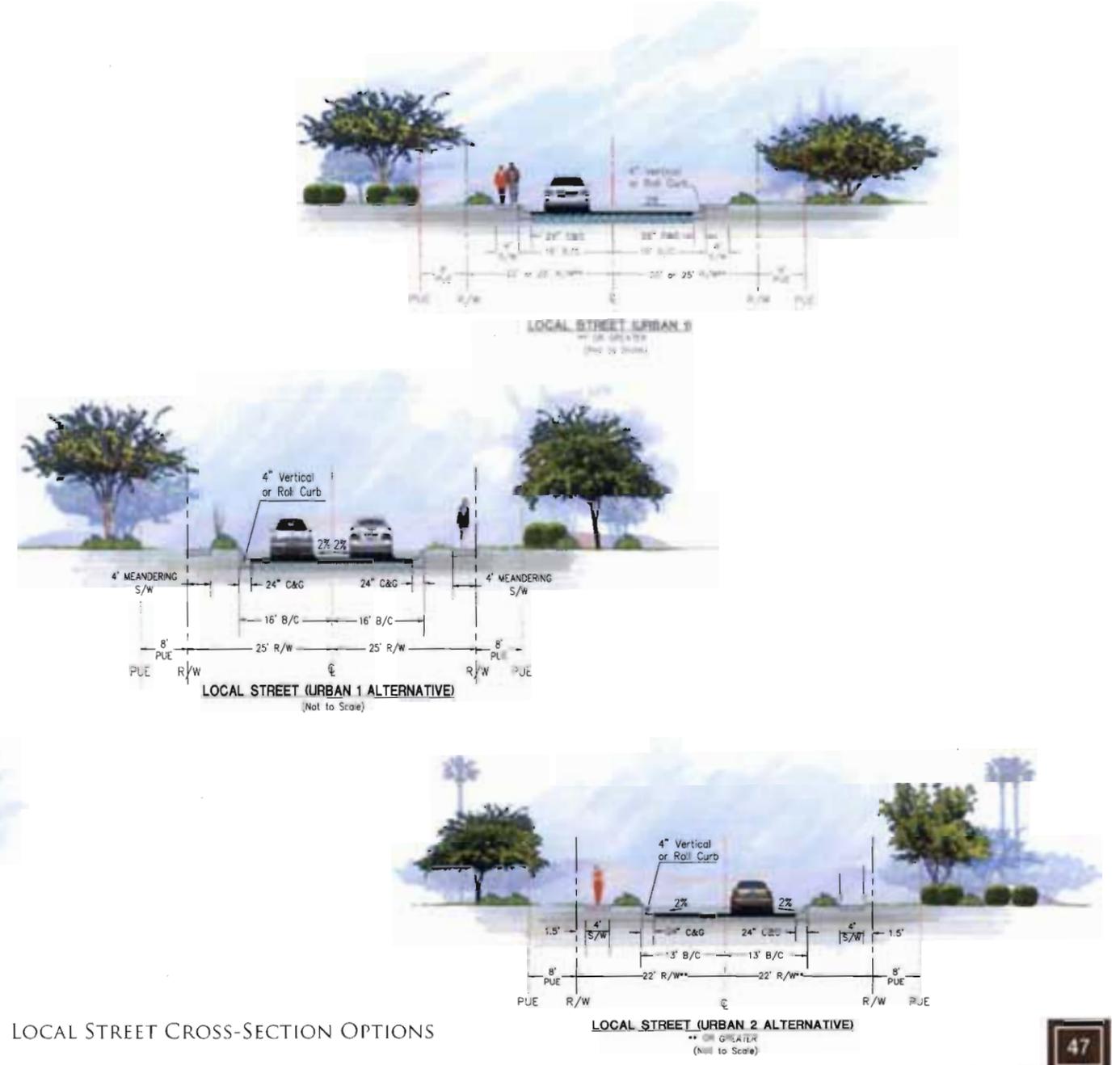


FIGURE 27: LOCAL STREET CROSS-SECTION OPTIONS

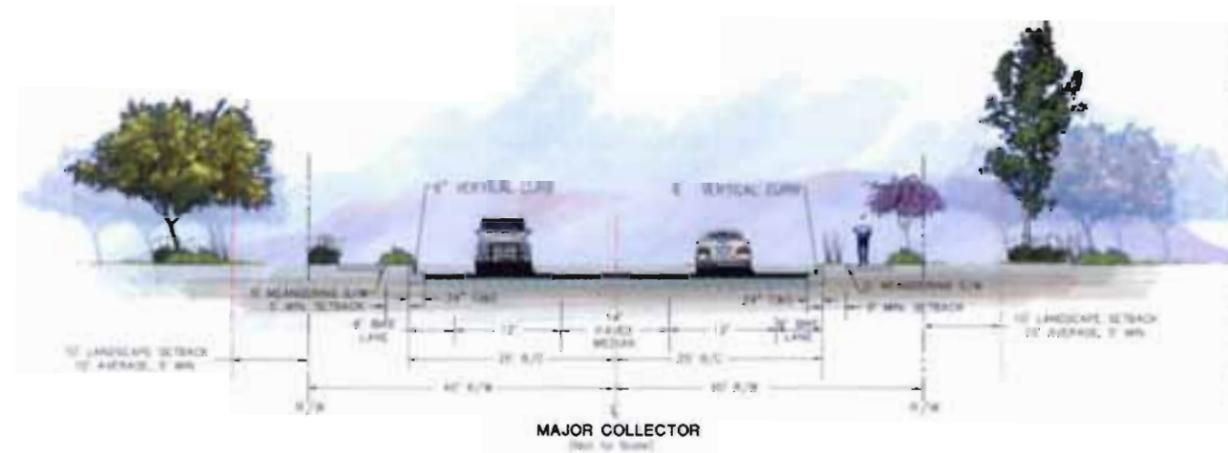


FIGURE 28: COLLECTOR STREET CROSS-SECTION OPTIONS





FIGURE 29: ARTERIAL & EXPRESSWAY CROSS-SECTIONS

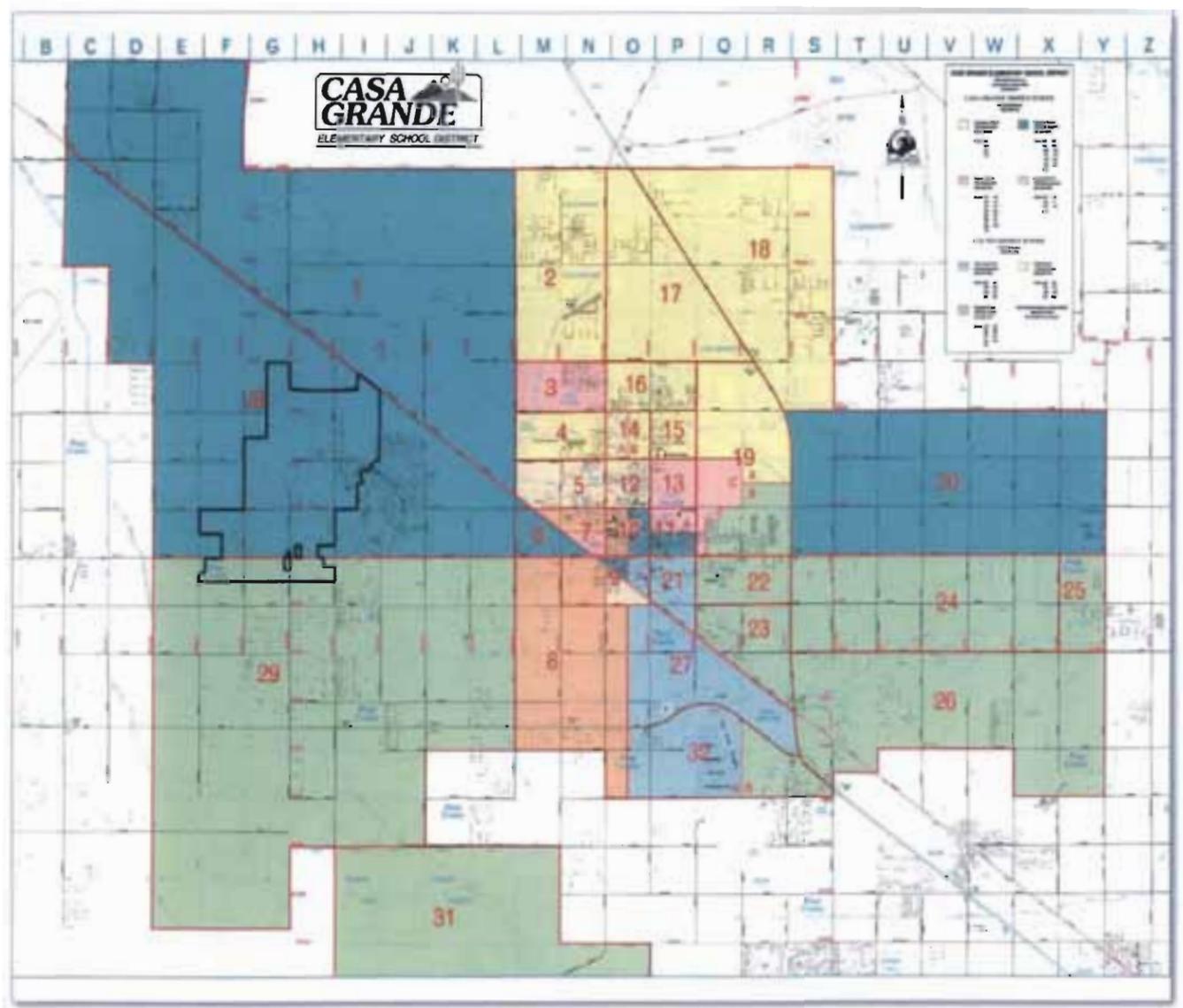


FIGURE 30: CASA GRANDE ELEMENTARY SCHOOL DISTRICT BOUNDARY

B. PUBLIC UTILITIES AND SERVICES

Utilities and services will provided for Legends as shown below:

WATER, SEWER AND RECLAIMED WATER

Currently, negotiations are underway with Global Water to expand their Certificate of Convenience and Necessity (CC&N) area to include all of Legends and provide water and sewer services for this project. In addition, it is anticipated Global Water will also be providing reclaimed water for the landscape irrigation in several open space areas and the golf course.

TELEPHONE AND CABLE

Legends is located within both the Qwest Communications and Cox Communications service area for telephone and cable. DR Horton is currently negotiating with both companies.

ELECTRICAL SERVICE

Currently, Legends lies within both Arizona Public Service (APS) and Electrical District 3 (ED3) service areas. APS services the area north of the Santa Cruz Wash and ED3 services the area south of the Santa Cruz Wash.

SCHOOLS

Legends is entirely within the Casa Grande Elementary and High School District boundaries. Discussion with both school districts has been initiated by DR Horton to ensure the additional demands on school enrollment will be worked out to the school districts' satisfaction. Based on the information received from both the Elementary and High School Districts, the land plan for Legends includes seven to nine elementary school sites, two to three middle school sites and two high school sites. Final school site numbers and locations will be determined as each phase develops.





FIGURE 31: CONCEPTUAL VILLAGE CENTER PARK

C. MAINTENANCE OF STREETS AND COMMON AREAS

Any improvements required to SR84 or the Maricopa-Casa Grande Highway will be coordinated and built in accordance with City and ADOT standards, respectively. SR84 will be maintained by ADOT upon completion and the Maricopa-Casa Grande Highway would be maintained by the City upon completion. Arterial, collector and all local roads, with the exception of the roads within the Traditions™ gated adult community or any other gated community, will be public roadways. All public roadways will be built in accordance with City standards and maintained by the City upon approval and acceptance by the City of Casa Grande. Traditions™ may be a private gated community with private local roads. All roads within Traditions™ will be maintained by the Homeowners Association if it is a gated community with private streets. Private local streets will be constructed to the same standard as public local streets.

The maintenance of the Santa Cruz Wash and the North Branch of the Santa Cruz Wash will be coordinated between Pinal County, the City of Casa Grande, Midway Flood Control District and DR Horton. The ongoing maintenance of flood control provisions and the proposed community amenities are currently being worked out between the previously mentioned parties. Covenants, Conditions and Restrictions (CC&Rs) will provide for the formation of a Homeowners Association for Legends. Private open space common areas within Legends will be maintained by the Homeowners Association.

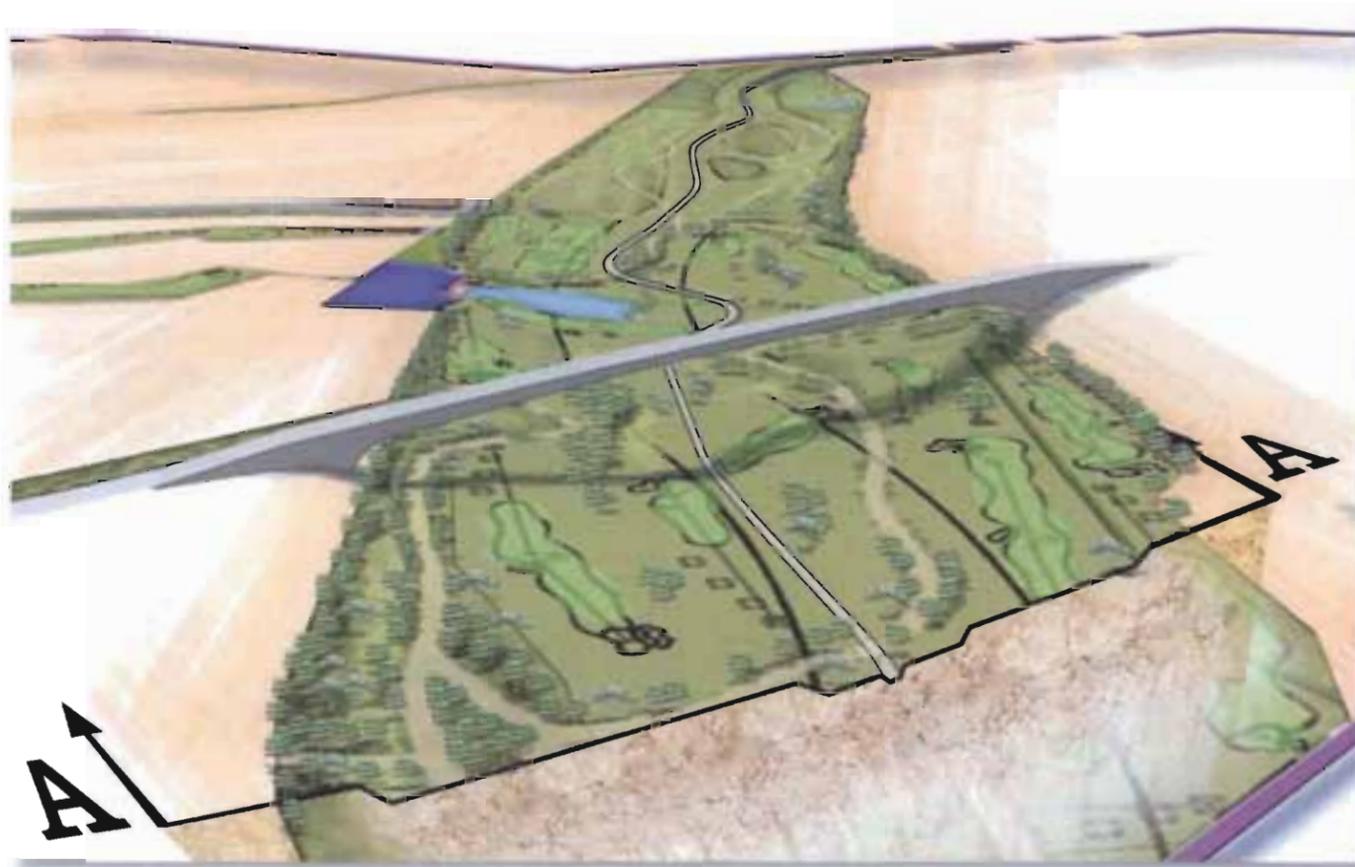


FIGURE 32: CONCEPTUAL WASH PERSPECTIVE & CROSS-SECTION

D. TOPOGRAPHY AND DRAINAGE

The existing topography of Legends is undeveloped land comprised of desert trees, shrubs and cactus, and generally slopes to the northwest at an average grade of approximately two-tenths of one percent. Both the Santa Cruz Wash and the North Branch of the Santa Cruz Wash traverse the site, flowing northwesterly and converge at the northwest corner of the site. The main wash within the Property, the Santa Cruz Wash, was channelized with an earthen lining while the North Branch of the Santa Cruz Wash is still preserved as a natural wash with a significant amount of native vegetation. Under existing conditions, stormwater is conveyed through these two major washes but sheet flow also occurs within the Property and the upstream adjacent land on the south side of Highway 84.

Preliminary design for mitigating the potential flood hazards currently existing for Legends is currently underway. It will be necessary to coordinate with the Army Corps of Engineers to obtain the necessary permits before any improvements can be made to mitigate the flood hazards and improve the wash. A CLOMR/LOMR (Conditional/Letter of Map Revision) will also be necessary to remove portions of this site from the flood plain. Discussions are currently ongoing with the Pinal County Floodplain Administrator, who has reviewed the draft plans showing a widening of the existing channel from approximately 300' to approximately 1500' to 1800' with a smaller flow channel in the center. With these process controls in place, the Pinal County Flood Control District has acknowledged such drainage planning should be successful in controlling and improving the existing flooding conditions.



Legends lies within multiple zones as shown on the Flood Insurance Rate Maps 040077 0925D, 040077 0900D and 040077 0700D, dated March 5, 1990. This site falls within FEMA Zones A, AH, AO, B and C. FEMA Zone A corresponds to the 100-year floodplains determined by approximate methods with no base flood elevations. FEMA Zones B & C are classified as areas outside the 100-year floodplains. A portion of the project site lies within Zone AO which is defined by FEMA to have flood depths of one to three feet (usually sheet flow on sloping terrain). FEMA Zone AH corresponds to areas of 100-year shallow flooding with a constant water surface elevation, usually areas of ponding, where average depths are between one and three feet.

STORM WATER RETENTION

DR Horton is taking a regional approach to the treatment of offsite stormwater flows. The widening of the Santa Cruz Wash Corridor, along with the installation of additional culverts under Highway 84, will serve to effectively convey storm water through the Legends development without negatively impacting adjacent property owners.

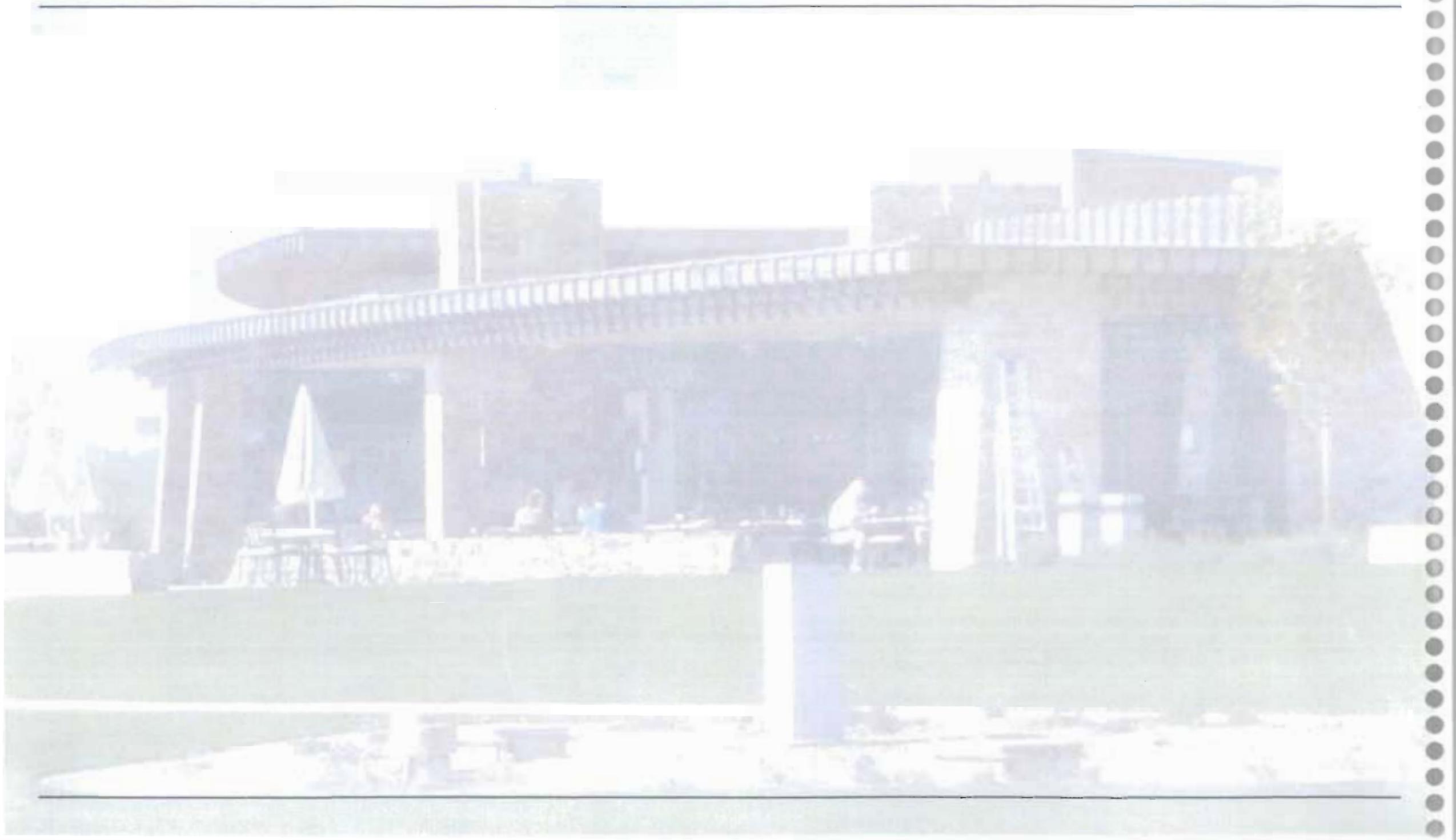
Land development reduces the permeability of the soils, which increases storm runoff. Increased runoff increases flood potential, so regulatory agencies require that developers manage stormwater such that post-development peak flows from a project do not exceed pre-development peak flows. This is usually accomplished by detaining a portion of the on-site runoff, which attenuates peak flows. Retention basins, runoff routing, and grading can be used to detain runoff.

In some cases, development does not cause an increase in peak flow in the receiving waterway because the peak flow from the development enters the receiving waterway before the peak flow from the tributary watershed reaches the development. In such cases, the receiving waterway typically serves a relatively large tributary area, and the development lies adjacent to the waterway near the lower end of the drainage basin. Legends is such a development. Peak flows from the Legends development are discharged into the North Branch of the Santa Cruz Wash before the peak flows from the tributary watershed arrive. Hence, peak flows in the North Branch Santa Cruz Wash are not increased.

Legends reserves the right to utilize drainage mechanisms such as, but not limited to, first flush basins, runoff routing, or retention basins, to ensure that storm runoff from the Legends development does not increase peak flows in the receiving waterways.



FIGURE 33: FEMA FIRM MAP



SECTION 6.0

REGULATORY DEVELOPMENT STANDARDS



A. PURPOSE AND INTENT

This section is intended to provide the regulatory zoning provisions designated to guide the implementation of the community design intent through the plan review and development permit process in accordance with provisions of the Planned Area Development Zone, Chapter 17.40 and 17.68, Article 5 (Procedure for PAD Approval) of the City of Casa Grande Zoning Ordinance and other applicable city codes, ordinances, and requirements. To that end, these provisions constitute the primary tools for use by the City of Casa Grande, the Master Developer and subordinate developers in ensuring that the Legends Planned Community develops in conformance with the design intent presented by this document as adopted by the Casa Grande City Council. The provisions below are intended to apply to all property within the Legends PAD as defined within the development boundary.

The development regulations will govern the land use densities, intensities, and location criteria within the Legends PAD. Furthermore, this section includes development standards and design guidelines related to residential and commercial development and will apply to the various land use categories. The intent of these standards is to ensure a high quality built environment while providing flexibility over time without compromising mutually-agreed upon goals and overall design intent for the Legends PAD.

B. DEFINITIONS

Rules of Construction

For the purposes of carrying out the Master Plan and development intent of the Legends Planned Area Development, certain terms or words used herein shall be interpreted and defined as follows:

- A. Words used in the present tense include future, words used in the singular include plural and words used in the plural include the singular.
- B. The word "shall" is mandatory.
- C. The word "dwelling" includes the word residence; the word lot includes the words plot or parcel.
- D. The word "person" includes an individual firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, or any other group or combination acting as a singular entity, including the federal and state government, another City, county, or school district, except as exempted by law.

- E. The term "City" shall mean the collective Departments mandated to act in favor of protecting the public health, safety and welfare of residents within the City of Casa Grande; the term "Council" shall mean the City Council of the City of Casa Grande; the term "Commission" shall mean the Planning and Zoning Commission acting on legislative matters on behalf of the City of Casa Grande; and the term "Board" shall mean the Legends Development Review Board acting on administrative matters on behalf of the Master Developer and the Legends Community population.
- F. Terms not herein defined shall be defined by the City of Casa Grande Zoning Ordinance (Chapter 17.12) or shall have the meanings customarily assigned thereto.

Defined Terms:

Abutting means the condition of two adjoining properties having a common property line or boundary, including cases where two or more lots adjoin only a corner or corners, but not including cases where adjoining lots are separated by a street or alley.

Access or Access way means the place, means or way by which pedestrians and vehicles shall have adequate and usable ingress and egress to a property or use as required by this Planned Area Development.

Accessory Building means a detached building whose use is customarily incidental to that of a principal use of the main building or premises.

Accessory Use means a subordinate use of a building or land customarily incidental to and conducted on the same lot with the principal use which does not alter the character of the principal use or adversely affects other properties within the district.

Acreage, Gross means the acreage within the perimeter of a development tract, plus one-half (1/2) the right-of-way of all adjoining streets and alleys.

Adjoining, Adjacent means the condition of being near, or close to but not necessarily having a common dividing line, i.e., two properties, which are separated only by a street or alley shall be considered as adjoining one another.

Alley means a private tract or dedicated public way affording a secondary means of vehicular access to abutting property and not intended for general traffic circulation.

Alteration means any architectural, mechanical, or structural change to a building, which requires a permit under the Building Code of the City of Casa Grande.

Ambulance Service Facility #7.c.9 means a facility designed to provide medical assistance to the public through the use of ambulance service.

Animal Shelter means a facility designed for the temporary housing of domestic animals.

Antiques, Crafts, and Collectibles Sales means a retail establishment designed for the sale of antiques, crafts and related items.

Appliance, Furniture, & Household Equipment Sales and Rentals means an establishment which allows the storage, sale and rental of appliances of furniture and other household goods.

Appliance Repair means a service specializing in the maintenance and repair of various appliances.

Applicant means a development entity seeking the approval of zoning, site plans, subdivision plats, zoning adjustment or construction documents as necessary to authorize the development of the Legends Planned Area Development.

Application means the submittal of conceptual development plans or construction documents as necessary to obtain the approval of zoning, site plans, subdivision plats, zoning adjustment or construction documents in accordance with the provisions of the Legends Planned Area Development.

Art Gallery means a space designed for the exhibition of art, usually visual art, including painting, illustrations and sculpture. Also can be used as a location for the sale of art.

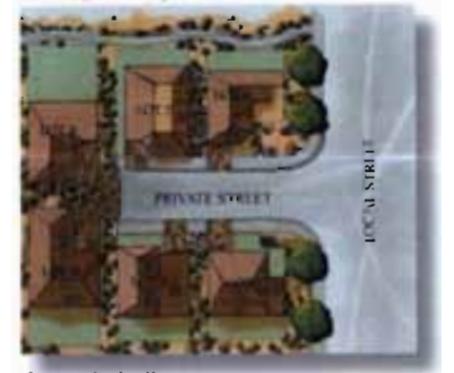
Attached Building means a building which has any part of its exterior or bearing wall in common with another building or which is structurally integrated with the main building and is responsive to fire code provisions.

Auction Houses and Estate Sales means a use allowing the sale or auction of the majority of the materials owned by another person, or in the case of an estate sale, a deceased person.

Auto Auction means an indoor or outdoor facility where the auctioning of automobiles takes place.

Auto Parts and Accessory Store means a retail facility specializing in the sale of automobile parts and related accessories.

Autocourt Cluster Housing means a single-family detached development pattern, which focuses lots around a shared access drive between single-family detached lots. The lotting configuration for this development pattern shall generally not exceed eight lots with only one point of access unless approved by the Planning Director under the intent to protect the public health, safety and welfare.



Automatic Teller Machine (ATM) means an electronic telecommunications device that allows a bank's customers to access their bank accounts or make cash withdrawals.

Auto Sound System Installation, Auto Glass Tinting & Repair, and similar uses means An indoor/outdoor facility designed for the purpose of the installation of automobile equipment, including tinting and audio equipment.

Auto Body Repair and Painting Facilities #7.c.14 means An establishment designed for the purpose of automobile repair and painting.

Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental means a use designed to allow the rental of vehicles, including maritime vehicles, to the general public.

Automobile Diagnostic and/or Service Establishment means a place of business containing pumps and/or storage tanks from which liquids are dispensed into the motor vehicle. Includes the sales and installation of automobile accessories.

Auto Parking Lot or Parking Structure as Principal Use means a space or structure designed for the temporary parking and storage of vehicles.

Automobile Rental Facility means an establishment which offers the temporary rental of automobiles to individuals.

Automobile, RV & Boat Storage Facility means an establishment or place of business which is maintained, used, or operated for storing automobiles, recreational vehicles and boats. May include repair facilities and ancillary uses.

Automobile Towing & Impound Facilities means a facility used for temporary storage of automobiles which have been towed or impounded.

Automobile Repair Facilities means a facility used for the repair and temporary storage of automobiles.

Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services means Facilities offering aircraft repair, storage and sales. Includes the facilitation of charter services.

Bait and Tackle Shops means a building designed for the retail sale of fishing bait and related products.

Bakers and Baked Goods, Retail Sales means a use designed for the preparation, distribution and sale of baked goods.

Banks and Financial Institutions with drive-thru facilities means a facility which offers drive-thru services to allow a bank's customers to make transactions.

Barber, Beauty Shop means a building designed to allow customers to purchase haircuts, manicures, pedicures, and ancillary services.

Book, Stationery & Greeting Card Store means a building designed for the retail sale of books, magazines, stationary, cards, small gifts and related products.

Block means a piece or parcel of land or group of lots entirely surrounded by public streets, streams, railroads, or parks, or combination thereof.

Board means the Legends Development Review Board acting on behalf of the Master Developer and/or Community resident and business Community.

Boarding Kennels means a facility designed for the temporary boarding of domestic animals.

Boat & RV Repair means a facility used for the repair and temporary storage of maritime vehicles and recreational vehicles.

Blueprint Shop means a building which contains equipment utilized for creating and reproducing blueprints.

Bonding Companies & Non-chartered Financial means an establishment designed to allow professionals to conduct financial-related business.

Building refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.170.

Building, Principal refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.250.

Building Accessory means a subordinate building on the same lot with a principal building or use, the use of which is customarily accessory and incidental to the main use of the principal building or use. When attached to the principal building, such accessory building shall be considered as part of the principal building for purposes of setback and yard regulations.

Building Codes means the various codes of the City of Casa Grande which regulate construction and require building permits, electrical permits, mechanical permits, plumbing permits, and other permits to do work and pertaining to National building regulations.

Building Coverage means that portion of a lot or building site, which is occupied by any building or structure, regardless of whether such building or structure is intended for human occupancy.

Building Height means the vertical distance measured from the higher of natural grade level or finished grade level as established by the City Engineer, to the highest point of the roof deck for flat roofs, to the deck line of a mansard roof or to the average elevation between eaves and ridges for gable, hip or gambrel roof.



Building Permit means an authorization to construct a structure as issued by City of Casa Grande and as authorized by the Planning and Zoning Commission and/or City Council. The Legends Development Review Board shall render an approval of each proposed development (plat or site plan) prior to an action by the City of Casa Grande.

Bulk Fuel Sales and Storage means a facility designed for the storage and retail distribution of fuel.

Bus Terminals means a building designed for the arrival and departure of buses.

Cabinet and Carpentry Shop means an establishment specializing in the production and distribution building materials. Also can be used to manufacture cabinets or related building components.

Candy and Ice Cream Store means a retail establishment designed for the sale of candy, ice cream and related products to consumers.

Care Facility or Community Residential Facility #7.c.2 means a facility designed for the short-term or long-term care of individuals.

Carpet and Floor Covering Store means a retail establishment designed for the storage, distribution and sale of floor coverings, including carpet, wood, tile and similar materials.

Caterers means A service which prepares and delivers food and beverages to customers.

Call Center means a facility designed for professionals to perform business operations through the use of telecommunications.

Cement & Asphalt Concrete Batch Plants means a facility designed to excavate, manufacture and distribute rock, concrete and related minerals.

Certificate of Correction or Change means the procedure for amending recorded plats that are administrative and do not change any real property description.

College or University means an institution which provides educational services to the public at the university level.

Copy Center means an establishment which copies, binds, reproduces, typesets and

designs business papers and other printed matters.

Church, Synagogue or Temple refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.320.

Coffee Shop #7.c.13 means a retail establishment designed for the sale of coffee and other beverages. May include drive-thru facilities.

Commercial Laundry & Dying Plant means a retail establishment utilized for the cleaning of laundry and related household goods.

Commercial Livestock Feeding, Hog Ranches, Poultry Hatcheries, Dairy Farms, Cattle Sales & Livestock Auctions means a use which allows the housing and farming and distribution of commercial livestock.

Commercial Slaughtering, Lard & Tallow Rendering, Meat Packing, Poultry & Game Dressing & Packing means a facility utilized for the slaughtering and distribution of meats.

Contractors Storage Yard, including outdoor storage of construction equipment & materials means a property utilized for the storage and future use of construction-related equipment.

Cotton Ginning & Baling, Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming means a use designed for the ginning, baling and reclaiming of cotton and similar materials.

Commission means the City of Casa Grande Planning and Zoning Commission acting on behalf of legislative matters for the Town.

Conditional Approval means an affirmative action by the Casa Grande indicating that approval will be forthcoming upon satisfaction of certain specified stipulations.

Conditional Use means a use permitted in development district regulations, subject to a finding that all criteria imposed pursuant to this Planned Area Development will be met and that the public health, safety and welfare will be maintained.

Condominium means a building or group of buildings in which the air space of units are owned individually as defined by a horizontal regime, and the structure, common

REGULATORY DEVELOPMENT STANDARDS

areas and facilities are proportionally owned by all the owners on an undivided basis. Condominiums may be residential, commercial or industrial in nature.

Construction Yard means an area on or immediately adjacent to a major construction site used as a temporary basis for parking and storage of equipment used in the project, and the storage and preparation of materials and other items used in the project, including construction offices and shops.

Convention Centers and Exhibition Halls means a facility designed to host large groups for meetings, conventions and similar occasions.

Council refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.390.

Cultural Institutions means Establishments that are perceived to be important to a specific culture. May include museums.

Custom Dressmaking, Furrier, Millinery or Tailor Shop means an establishment providing tailoring needs and similar services.

Cut means the land surface that is shaped through the removal of soil, rock or other materials.

Dancing, Theatrical or Music Studio means a building designed for productions and performances of the fine arts.

Day Labor Hiring Centers means an establishment specializing in providing labor to individuals.

Data Center means a facility designed for the purpose of storing, maintaining or retrieving data.

Delicatessen and Catering Establishment means a facility specializing in the retail distribution of foods, including imported or unusual foods and ingredients.

Density, Gross refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.420.

Density, Net refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.430.

Department Store means an establishment specializing in the sale of general retail goods to consumers.

Development District means a one of many sets of residential, commercial, recreational and mixed-use development standards defined to implement the Legends Planned Area Development. These defined districts provide community development predictability by providing standards for detached housing, attached housing and support land uses with defined standards inclusive of land use, lot area, minimum width, density, building height, setbacks, distance between buildings and landscape standards.



DEVELOPMENT PARCELS WITHIN THE DEVELOPMENT UNIT

Development Parcel means a subset of a development unit which constitutes an individual site plan or an individual subdivision plat. A development parcel can be divided by physical natural and manmade barriers such as but not limited to, dedicated roadways, natural drainages, open space corridors, and retention areas.

Development Review Board means a development advisory and code enforcement



established and empowered by the Legends Covenants, Conditions and Restrictions, and articles of incorporation, to oversee the incremental development of the Legends Planned Community through the review of development site plans, subdivision plats and constructions documents as necessary to implement the "board mission". The Master Developer may act on behalf of the obligations of the Development Review Board prior to the establishment of the Board.

Development Unit means a defined geographic area within the Legends PAD which has been defined on Figure 6, the Conceptual Development Unit Plan, as a planning unit within a single Land Use Plan category. Development Units are intended to be master planned as a collective whole with proposed residential subdivision concepts, active, passive and transitional open space elements, transportation elements and public facilities. This master planned will commence prior to requests for Preliminary or Final Plat approval.

Disturbed Area means that area of natural ground that has been or is proposed to be altered through grading, cut and fill, removal of natural vegetation, placement of material, trenching, or by any means that causes a change in the undisturbed natural surface of the land or natural vegetation.

Disturbed Area, Reclaimed means disturbed areas may be reclaimed if they are restored to their natural contours, vegetation and colors to the satisfaction of the City of Casa Grande.

Drilling, Production, Refining of Petroleum, Gas or Hydrocarbons means a use allowing the production, storage, processing and delivery of gas, oil, petroleum, hydrocarbons or related minerals.

Drive Access means that area between the curb of a street, or edge of the traveled portion of a street when no curb exists, and the right-of-way/property line over, which the City of Casa Grande will permit vehicular travel from the traveled portion of a street to an individual property, or off-street parking space(s). A physical break or cut of a curb (curb cut) may be necessary to create a Drive Access.

Dry Cleaning and Laundry Establishment means a building which provides laundry services to individuals.

Dwelling Unit (DU) refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.550

Dwelling, single-family, attached means a building containing dwelling units attached by common walls and contained on individual platted lots or as divided by horizontal regime. The term attached single-family dwelling is intended primarily to apply to such dwelling types as townhouses or condominium developments with non-vertically stacked units, and other buildings which contain dwelling units with primary ground floor access.

Dwelling, single-family, detached means a building containing not more than one dwelling unit entirely surrounded by open space on one lot.

Dwelling, multifamily means a building or buildings attached to each other and containing three or more dwelling units on one lot or a condominium development with vertically stacked units. The term multifamily dwelling is intended primarily to apply to such dwelling types as triplexes, four-plexes, condominiums, apartments, and buildings where any dwellings have their primary access to a common internal hallway or external corridor and/or common stair.



Easement means a grant of rights by the owner of property to the public, a corporation, an association or persons for a specified use or uses as so designated for a defined area.

Effective Date means the date upon which this Planned Area Development or any amendment hereto becomes effective.

Emergency Medical Care Facility #7.c.8 means a facility designed to provide emergency medical assistance to the public.

Emissions Testing Facility means a facility used for the testing and evaluation of vehicular emissions.

REGULATORY DEVELOPMENT STANDARDS

Environmental Remediation Facility means a facility designed for the remediation or potential threats to the environment, including treatment of water and other natural resources.

Equipment Sales, Rental and Storage Yard means a facility utilized for the storing, selling or renting of light or heavy equipment.

Erected means built, constructed, altered, reconstructed, moved upon; any physical operations on a premises which are required construction, excavation, fill, drainage and the like, shall be considered part of an erection.

Essential Public Service or Utility Installation means a use designed for the distribution, repair or installation of public utilities.

Essential Service means the erection, construction, alteration or maintenance of basic public safety services including water, wastewater, fire and police services under the jurisdiction of a political subdivision of this State (the City of Casa Grande) organized as a special taxing district.

Excavation means any breaking of ground, except agricultural soil tilling and grounds care.

Farmers Markets means an indoor/outdoor facility offering the sale of produce and food.

Fill means the deposit of soil, rock or other materials placed by humankind.

Finished Grade means the final grade or elevation of the ground surface after grading is complete.

Flood Plain means the 100-year flood plain established by the Federal Emergency Management Agency (FEMA) or other town floodplain management approved area adjoining a channel or a water course, or areas where drainage is, or may be, restricted by natural or human made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

Floor Area, Gross means the total of all floors of a building measured from the centerline of all exterior walls, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six (6) feet.

Floor Area, Net means the total of all floors of a building, excluding stairwells and elevator

shafts, equipment rooms, interior vehicular parking or loading; and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public.

Floor Area Ratio means the ratio of gross floor area to the total gross area of the parcel expressed as a percent or decimal. Any area included within a basement where the floor level is at least five (5) feet below the adjoining finished grade shall be subtracted prior to calculation of the floor area ratio. Where rounding of numbers is necessary to determine floor area ratio, the nearest one hundredth (.00) shall be used.

Food & Beverage Vendor Cart #7.c.13 means a temporary, maneuverable structure designed for the preparation and sale of foods and beverages.

Florist means a retail use which allows the sale of floral arrangements and similar items.

Gift, Novelty and Souvenir Shop means a retail building designed for the sale of unique goods.

Golf Courses, incl. Golf Clubs and Maintenance Facilities #7.c.10 means facilities designed to allow the game of golf to be played. Includes structures and retail establishments on golf courses.

Grade means the average level of the finished ground surfaces surrounding a building or structure, within a distance of twenty (20) feet.

Grading means any excavating, or filling or combination thereof, including the conditions resulting from any excavation or fill.

Grocery Store, Retail Sales means a retail establishment designed for the storage and sale of general consumer goods, including food, beverages and household products.

Gross Area means the area of a lot or parcel including all dedicated streets, alleys, private access ways, roadway and or alley easements, and canal rights-of-way. Gross areas shall extend to the center of the existing abutting street or alley right-of-way or shall include one half of the half of a defined freeway corridor.

Guest House means an attached or detached accessory building used to house guests of the occupants of the principal building, and which is never rented or offered for rent. A guest house within the LD-40, LD-35, LD-30, and DRD-24 Districts may provide cooking facilities.

Hardware Store with outdoor storage means a retail establishment designed for the storage and sale of household hardware components and services.

Health and Exercise Center means an indoor facility consisting of uses such as game courts, exercise equipment, locker rooms, jacuzzi, and/or sauna and pro shop.

Heliport means any helistop, which also includes all necessary passenger and cargo facilities; helicopter maintenance and overhaul, fueling service, storage, tie-down areas, hangars, and other necessary buildings and open spaces. Heliports include any of the uses of helistops.

Hobby, Stamp and Coin Shop means a retail building designed for the sale of collectibles, including stamps, coins, cards and similar items.

Home Improvement Store means a retail establishment designed for the storage and sale of hardware and home improvement products and services.

Horse Stables and Horse Privileges means a use which allows equestrian storage and boarding. Includes recreational uses.

Hospital refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.730.

Hospital, Heliport means an area on top of or adjacent to a hospital or medical facility utilized for the takeoff and landing of helicopters in emergency situations.

Hotel/Motel means a building, which provides six (6) or more guest rooms for the lodging of travelers and other temporary residents, and may include customarily incidental uses such as meeting rooms, restaurants, and cocktail lounges.



Indoor Recreation/Entertainment including Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls, & similar uses, excluding Adult Uses & Taverns, Bars & Lounges

means recreational facilities which allow the sale of spirituous beverages.

Land Split (Lot Split) means the division of improved or unimproved land whose area is two and one half (2-1/2) acres or less into two (2) or three (3) tracts or parcels of land for the purpose of sale or lease.

Laundromat, self-service means a building in which washing machines and/or dryers are provided on a rental basis for use by individuals doing their own laundry.

Libraries and Museums means public institutions designed to provide reading materials for individuals. May include buildings and galleries to display art or other artifacts.

Living Area means the occupied portion of a residence, including interior areas, exterior porches and partially enclosed areas, not including garage space.

Living Quarter for night guards means a facility designed for the housing of residential or commercial security personnel.

Locksmith means a service designated for the maintenance and manufacturing and fitting of keys and locks.

Lot means a lot or parcel of land separated from every other piece or parcel by description, in a subdivision or on a recorded survey map, or by metes and bounds, for purpose of sale or separate use.

Lot, Corner means a lot abutting on two or more intersecting streets having an interior angle of intersection not exceeding one hundred thirty-five degrees.

Lot, Double Frontage means a lot abutting on two or more parallel streets.

Lot, Interior means a lot having only one side abutting on a street.

Lot, Key means an interior lot, one side of which abuts the rear lot line of a corner lot, or is separated by an alley.

Lot Area, Gross means the total area of a lot within the lot lines as measured on a horizontal plane to all lot corners and half the adjacent right-of-way.

Lot Area, Net means the total area of a lot within the lot lines as measured on a horizontal plane to all lot corners and exclusive of any adjacent rights-of-way.

REGULATORY DEVELOPMENT STANDARDS

Lot Coverage means the part or percentage of a lot occupied by a principal and any accessory buildings determined by dividing the total gross floor area by the net lot area.

Lot Depth refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.860.

Lot Line means a line bounding a lot; synonymous with street right-of-way line when a lot line coincides with a right-of-way line of an abutting street.

Lot Line, Front means for interior lots, the lot line abutting on a street; for corner lots, the shorter lot line abutting on a street. When a corner lot has nearly equal frontage on two streets, designation of the front line shall be at the discretion of the property owner.

Lot Line, Rear means the lot line opposite and farthest from the front lot line. For an irregular lot other than rectangular, the rear lot line shall be determined by extending a line perpendicular to the mid-point of the front property line thereby extending to define the rear property line. Where such rear property line is not otherwise obvious, the rear lot line will be determined by the Planning Director.

Lot Line, Side means any lot line other than a front or rear lot line; in the case of a corner lot, the lot line abutting the side street is termed an exterior side lot line; all other side lot lines are termed interior side lot lines.

Lot Width means in the case of a rectangular lot or a lot abutting on the outside of a street curve, the distance between side lot lines measured at the minimum front setback line on a line parallel to the street or street chord; in the case of a lot abutting on the



inside of a street curve, the distance between side lot lines measured at the rear line of the dwelling, or where there is no dwelling, thirty (30) feet behind the minimum front setback line, parallel to the street or street chord.

Machine Shops means a building designed for the storage of hobby materials.

Map of Dedication means a form of subdivision plat that dedicates rights-of-way, and/or easements.

Marine Fuel Facility means a use permitting the storage and sale of fuel to be used for maritime vehicles.

Medical, Dental or Health Offices means buildings occupied by professionals specializing in the health and/or medical industry and providing service to medical patients.

Medical, Dental, Optician or Health, Clinics and Laboratories means any use which allows a range of medical-related services, including dental care, optical care and medicinal.

Messenger Delivery Service means an establishment or service specializing in the delivery of goods or mail from one point to another by means of transport.

Mini-storage Warehouses, excluding RV, Boat and Trailer Storage means a facility allowing the temporary storage of goods.

Mini-storage Warehouses, RV, Boat & Trailer Storage means a facility allowing the temporary storage of goods and vehicles.

Mixed-Use means a land use category within the Legends Planned Community which is intended to accommodate the most intense and dense land uses, the greatest mix of uses including retail, employment, institutional, entertainment, residential and civic uses while serving a regional market area generally within a twenty (20) mile radius of the planned uses. While higher residential density is contemplated within the mixed-use areas, the Mixed-Use Zoning District also is intended to permit up to thirty (30) percent of the total land area as single family residential use.

Monument Sales and Engraving Shop means an establishment involved in the sale and engraving of trophies, plaques and related products.

Moving Company Storage & Transfer Facility means a facility designed to temporarily store goods in the process of being transported.

Multi-family Residential means a use which allows the design and development of attached dwelling units. May include apartments, condominium or townhome units.

Natural Grade means the grade and elevation of the ground surface in its natural undisturbed state.

Neighborhood Association means an incorporated or unincorporated group of individuals comprising a homeowner's association, merchant's association, community association or other group of individuals with similar interests due to their residence in a defined area and typically charged with the responsibility for common area maintenance and the enforcement of Covenants, Conditions and Restrictions.

Neighborhood Planning Unit means a parcel or parcel(s) of land, which may contain a mixture of land uses and land use densities, and which serves as a localized neighborhood within the broader Legends Planned Area Development boundaries. Neighborhood Planning Units may vary in size and composition and may be developed in phases as the project progresses but generally are planned around the nucleus of a planned elementary school and park.

Net Area means the area of a lot or parcel excluding all dedicated streets or alleys and roadway or alley easements.

Newsstand means an indoor or outdoor structure designed for the sale of newspapers, magazines and similar items.

Non-profit Social Services means public services organized to assist individuals, typically provided by volunteers.

Off-street means land, which is not within any dedicated rights-of-way.

Open Space means an area that is intended to provide light and air and is designed for either environmental, scenic, stormwater management and/or recreational purposes. Open space may include, but is not limited to turf areas, desert planting areas, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, riparian/wooded areas, and/or golf courses.

Open Space, Improved means an area that is intended to provide opportunities for active and semi-active community recreational purposes. Improved parks and improved open spaces which may include but is not limited to:

- turf areas;
- concrete walkways and corridors;
- natural or decomposed granite surface trail corridors;
- playgrounds and tot-lot areas;
- active nodes within neighborhoods improved with sport courts or open turf intended for multi-purpose recreation;
- fountain areas;
- swimming pools areas;
- lake areas;
- community recreation center areas inclusive of building area; and
- golf courses.

Office Supply & Machine Sales & Service means a building which provides the sale and service of office supplies, including copy, facsimile and related machines.

Outdoor Lighting (height greater than 35') means light poles or structures designed to illuminate encompassing areas.

Outdoor Storage means a property put aside for the storage and future use of miscellaneous items.

Palm Readers, Phrenologists, Fortune Tellers and Astrologers means an establishment which offers palm-reading, fortune-telling and related services to customers.

Parcel Delivery Service means a use designed for the storage, transport and distribution of goods meant to be delivered to a specific destination.

Parks, Improved means real property which is improved with recreational facilities consistent in accordance with policies expressed by the Open Space and Recreation Element of the City of Casa Grande General Plan and City level of services standards. These improved parks are to be improved by the Legends Master Developer and are intended to be dedicated to the City of Casa Grande in accordance with an approved development agreement for operations and maintenance in perpetuity.

Parking Lot means an area other than for single-family dwellings used for the off-street parking of more than two motor vehicles, including parking spaces, as well as access

and maneuvering aisles.

Parking Space, Off-street Refer to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1120.

Paved Parking Space or Surface refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1140.

Pawn Shop means a building designed for the buying and resale of goods.

Pest Control Service means a service which specializes in the removal and extermination of household pests.

Pet Grooming Shop means an establishment offering grooming services to domestic animals.

Pet Shop means a facility designed for the temporary indoor housing and non-veterinary care of domestic pets including dogs, cats and other animals of a similar size and nature. Also includes the sale of domestic pets.

Photographic Developing and Printing means an establishment specializing in photograph developing and printing.

Photographic Studio means a building utilized for photography services.

Planning Director means the person designated by the City Manager as having the primary responsibility for administering and enforcing the requirements and conditions of the PAD with respects to the public health, safety and welfare.

Plasma Center, Massage Establishment, Tattoo & Body Piercing Studio means an establishment specializing in plasma removal or similar services, including providing massages, tattoos and body piercing.

Plat means a map for the subdivision of land.

Plat, Final means a map of all or part of a subdivision providing substantial conformance to an approved preliminary plat, prepared by a registered Arizona land surveyor or civil engineer in accordance with the provisions of the Legends PAD.

Plat, Preliminary means a preliminary map, including supporting data, indicating a proposed

subdivision development, prepared in accordance with the provisions of the Legends PAD.

Plat, Recorded means a final plat bearing all of the certificates of approval as required by the Legends PAD and common law and duly recorded in the Pinal County Recorder's office.

Plumbing, Heating & Air-conditioning Sales and Service means a use intended for the repair and retail of plumbing, mechanical, heating and air-conditioning units and parts.

Principal Use means the main or primary use on any lot or parcel which establishes the basic land use characteristics of the property, as opposed to an accessory use. In some instances, a property may have more than one (1) principal use.

Printing and Publishing Facilities means a use designed for the production and printing of books, magazines, newspapers, manuscripts and related items.

Processing & Compounding to reform recyclable materials into a useable state means a facility which specializes in the recycling of materials.

Private Access Way means any private street or private way of access to one or more lots, which is owned and maintained by an individual or group of individuals and has been improved in accordance with approved standards for private access ways and plans approved by the City of Casa Grande. A private access way is intended to apply where its use is logically consistent with a desire for neighborhood identification and control of access, and where special design concepts may be involved.

Professional, Administrative or Business Offices means buildings occupied by professional employers and employees, typically utilized for conducting business-related activities.

Project means one (1) or more uses, buildings, or tenant spaces designed to function as an integral unit through shared parking and driveways, even though there may be separate ownership's and parcels.

Public Buildings means a building designed for civic use. May include municipal, regional, state or federal government uses.

Public Utility means any person, firm, corporation, city or special taxing district authorized

under State Statute or city charter or code to provide to the public electricity, natural gas, steam, water, drainage, flood control, irrigation, or wastewater collection and treatment. The provision of telecommunications services by any provider of a public utility or by any person, firm, corporation or special taxing district is not a "Public Utility."

Public Utility Buildings, Structures, Uses, Facilities and Equipment means facilities designed to store, manage or maintain public utilities.

Radio and Television Sales and Service means a retail establishment specializing in the sale and maintenance of radios, televisions and similar components.

Rail and Motor Freight Terminals & Facilities means a facility where a rail or freight line terminates, allowing the arrival and departure of rail or motor vehicles.

Railroad Shops & similar heavy service facilities means a facility designed for the storage of rail vehicles and ancillary uses.

Recording Studio means a building designed to allow the recording of music.

Recreation and Social Clubs means a facility designed to allow public groups and gatherings to congregate.

Remote Mail Service means a use allowing the sending and receiving of mail from a specific location.

Residential Accessory Structure means an attached or detached accessory building used to house guests of the occupants of the principal building, and which is never offered for rent. A residential accessory structure may not provide cooking facilities.

Residential Facility, Adult Care means a housing facility for no more than ten (10) residents which is operated under license with the State of Arizona and provides living care.

Resorts means a building or group of buildings containing guest rooms, typically providing spa facilities and outdoor recreation activities.

Resort Hotel means a building or group of buildings containing guest rooms providing a variety of outdoor recreation activities such as golf, tennis, horseback riding, or swimming for guests. A resort may provide services customarily furnished by a hotel including restaurant, gift shop, bar, and convention facilities. A resort may contain dwelling units in conjunction with guests' rooms. Dwelling unit density is not regulated

within a resort use.

Restaurant refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1240.

Retail Decorative Rock Sales means a use designated for the storage, distribution and sale of decorative rock products.

Retail Liquor Store means a retail establishment designed for the sale of spirituous liquors.

Retail Sales (General) and Direct Sales of Merchandise, Indoor with drive-thru #7.c.6 means a use designed for the general retail and sale of goods, consisting of drive-thru facilities.

Retail Sales of Lumber & Building Materials means a retail establishment specializing in the sale of building materials.

Rights-of-Way means a public way established or dedicated exclusively for public purposes by a duly recorded plat, deed, grant, governmental authority or by operation of the law.

Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies means an establishment designed for the storage and retail distribution of farm and garden seeds, fertilizers, minerals and supplies.

School means a public place of general instruction including public, private and charter facilities, including buildings, athletic fields, and all accessory or accompanying structures and areas used for educational purposes, providing primary or secondary instruction, certified by and meeting all of the compulsory education laws of the State of Arizona and the State Board for Charter Schools where applicable. Such facilities may include lodging and services for students or faculty but shall not include day care centers, business, trade or vocational schools or instructional schools as defined herein.

School Bus Parking and Maintenance means a facility designed for the maintenance and storage of school bus vehicles.

Setback means the required distance between the property line and the closest point of any building or structure.

REGULATORY DEVELOPMENT STANDARDS

Shoe Sales and Service, Clothing Alteration means an establishment offering the sale and repair of shoes and clothing.

Sightseeing Tour Companies means an establishment specializing in offering tours to customers, usually by some mode of transportation.

Single-Family Residential means a use which allows the design and development of detached dwelling units.

Site Plan means a development plan depicting the plan view of the intended development for a defined development site and providing the necessary information as defined by the Legends PAD to determine development compliance with the development standards provided by the PAD.

Slope means the vertical rise in feet measured over a horizontal distance of one hundred (100) feet, expressed as a percentage, measured generally at right angles to contour lines but which shall not extend across significant changes in grade. A portion of the one hundred (100) foot line shall extend across property lines if necessary to obtain the one hundred (100) foot measurement at a property line so long as not more than fifty (50) feet shall so extend.

Sports Stadium, Sports Complex with retail vending, food service and alcohol sales means a place designed primarily for the playing of sports such as baseball, football and soccer which includes food and beverage service, including the sale of spirituous liquors.

Storage, Outdoor means any personal property put aside on a lot and not contained within a building, for future use, salvage, repair, disposal, or dismantling.

Storage Shed means a one story, detached accessory building used for tools and storage, playhouse, or similar use with a projected roof area of less than one hundred twenty (120) square feet. Additional building area may be granted subject to obtaining a use permit.

Stables, common area means a boarding facility for three or more horses which are served with facilities such as corrals, canopies, equestrian riding ring(s) or obstacle course(s).

Storage, Processing & Sale of Scrap Metal & Junk means a property utilized for the future use, salvage, repair, disposal, or dismantling of scrap metal and similar materials.

Story means a space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above; then the space between such floor and the ceiling or roof above; provided, however, that where the floor level of the first story is at least five (5) feet below the adjoining finished grade, the space shall be considered a basement and not counted as a story.

Street refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1400

Street, Arterial means a street with access control typically with four (minor arterial) to six (major arterial) lanes devoted to traffic circulation, street center turning lanes or facilities, signals at warranted intersections, stop signs on the side streets and restricted parking designed primarily to collect and distribute traffic to and from collector streets.

Street, Collector refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1420.

Street, Local refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1430.

Street, Private means a means of legal access to one or more subdivided lots, which is owned and maintained by an individual, or group of individuals and has been improved in accordance with City standards for sub-base and pavement thickness but does not necessarily comply with right-of-way width standards provided for public streets. A private street is intended to apply where its use is consistent with a desire for neighborhood identity and controlled access, and where special design concepts may be involved as approved through the Preliminary Plat Process.

Street, Public refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1450.

Street Line means a right-of-way line of a street, which abuts a lot line.

Structure refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1460.

Subdivision means improved or unimproved land or lands divided for the purpose of sale or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or if a new street is involved, any such property which is divided into two or more lots, tracts

or parcels of land, or, any such property, the boundaries of which have been fixed by a recorded plat, which is divided into more than two parts.

Substance Abuse Detoxification & Treatment Centers means a facility which provides short-term or long-term care and treatment for abusers of alcohol, drugs and similar substances.

Surplus Store means a building designed for the sale of items that are used, or purchased but never used but no longer needed.

Swap Meet, Indoor means an indoor facility where vendors come to sell or trade their goods

Swap Meet, Outdoor & similar outdoor sales means an outdoor facility where vendors come to sell or trade their goods.

Tanning Salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses means buildings offering beauty-related services.

Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants means an establishment which serves spirituous liquors to be consumed on the premises.

Temporary Sales Office or Construction Trailer means a temporary portable unit for office use, which is designed to be transported, after fabrication, on its own wheels, or on a flatbed, other trailer, or have detachable wheels.

Tennis, Racquet Clubs, Miniature Golf & similar uses means a place designed for the playing of tennis, racquetball, miniature golf and ancillary uses.

Theater, Indoor means a building designed to allow cinema-related activities, made accessible for the general public.

Thrift Store means a retail establishment operated for the purpose of fundraising, typically selling second-hand goods donated by members of the public.

Ticket and Travel Agency means an establishment which offers travel services.

Tire Sales, Repair and Mounting #7.c.14 means a retail establishment designed for the

distribution and installation of automobile tires.

Townhouse means a single dwelling unit attached side by side with other such units in a manner to provide primarily ground floor access with ownership independent from all other such units by means of a recorded plat thereby defining property ownership. An Association shall be charged with the ownership and management of all common tracts within a townhouse project.

Transformer Stations & Sub-stations #7.c.7 means facilities designed for the generation and distribution of electric power.

Upholstery Shop means a retail building which sells and repairs upholstery.

Usable Floor Area means the aggregate area of a building measured to the centerline of exterior walls on the first story, and including the floor area, similarly measured, of each additional story which is connected to the floor area or all accessory buildings, measured similarly, but excluding that part of any floor area which is occupied by heating, ventilating or other permanently installed equipment required for the operation of the building and by unenclosed porches, light shafts, public corridors and public restrooms.

Use means the purpose for which a building is arranged, designed or intended, or for which land or a building is or may be occupied.

Use, Principal refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1590.

Use, Accessory means a subordinate use to the principal use on a lot and used for purposes clearly incidental to those of the principal use.

Utilities means the installation of facilities, underground or overhead, furnishing for the use of the public electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, owned and operated by any person, firm, corporation, municipal department, or board, duly authorized by state or municipal regulations. Utility or utilities as used herein; may also refer to such persons, firms, corporations, departments, or boards, as applicable herein.

Variance means a modification of the literal provisions of the development regulations contained within the Legends PAD as granted by the City of Casa Grande Board of Adjustment upon a finding that strict enforcement of the regulation would cause undue

hardship owing to circumstances unique to the individual property for which the variance is granted.

Veterinary Offices and Clinics, excluding animal boarding means an office maintained by a licensed doctor of veterinary medicine for the treatment and care of small animals.

Video Rental Store means an establishment designed for the sale and rental of movies, including videos and other recorded media.

Village Center means a development district which is intended to allow office, retail, education, entertainment and high density residential uses which may be constructed on a single parcel of land. The purpose of the district is to promote vertical and horizontal integration of a variety of uses. Therefore, amended development standards are provided for setbacks, height, intensity, density, and roadway construction standards as necessary to promote and encourage compact development which prioritizes pedestrian circulation movements over vehicular movements. This district is intended to serve a regional market area.

Wall, retaining means a wall which supports or retains earth (soil) higher on one side than the other side. For the purposes of this Planned Area Development, the height of a retaining wall is the maximum vertical dimension of the wall measured from a point (6) six inches above the footing and the finished grade on the uphill side of the retaining wall.

Wall, Screen means a masonry wall so constructed as to completely block at least eighty-five percent (85%) of the view of enclosed activities or uses from adjacent real property

that is approximately the same elevation as the activity or use.

Wall, Theme means a decorative solid masonry/view wall typically constructed at the perimeter of residential subdivisions and in locations which are typically located adjacent to common landscape tracts or public rights-of-way and are prominently visible from public streets. The form, material and color elements of the Theme Wall is defined by the Legends Design and Development Standards.

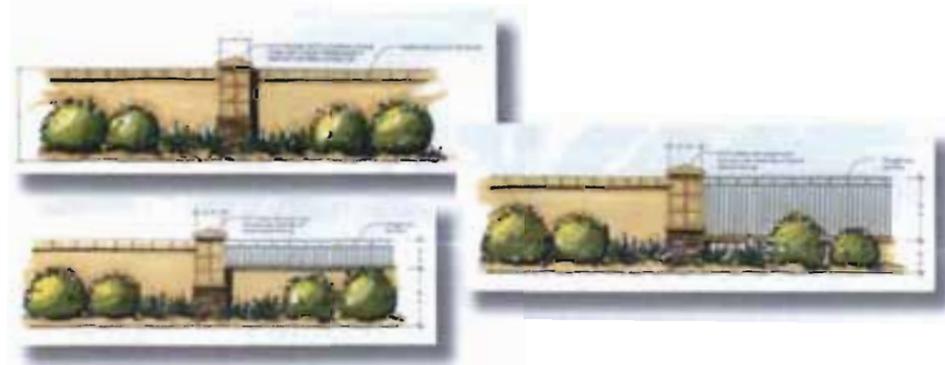
Wall, View means a combination wall which is typically located on a property line and includes masonry as well as tubular steel components as necessary to maintain straight lines to maintain natural surveillance to common open spaces.

Wash, primary means a wide, sandy bottom wash that carries drainage (a 100-year frequency storm) in excess of 500 cubic feet per second from a relatively broad watershed and are fed by a number of smaller tributary washes. These washes generally have dense thickets of vegetation along their edges and are easily identified from aerial photographs.

Watch and Clock Repair Shop means a retail establishment which specializes in the repair of clocks, watches and other time-keeping devices.

Water and Ice Store means a retail establishment designed for the sale of beverages, specifically water and ice.

Water Production and Storage means a use allowing the production and storage of water and minerals.



Water Reclamation Facility means a facility designed for the storage, treatment and distribution of reclaimed water.

Wedding and Reception Center means an indoor or outdoor facility designed for the purpose of hosting weddings, receptions and related activities.

Wholesale Produce Storage or Market means an establishment specializing in the storage and distribution of wholesale-priced food.

Wholesale Sales of Finished Goods means a retail use allowing the wholesale distribution of goods and services.

Yard refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1660.

Yard, Front refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1680.

Yard, Rear refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1690.

Yard, Required means a yard having the minimum dimensions required herein.

Yard, Side refers to City of Casa Grande Title 17 Zoning Ordinance (Revised April 2002) Section 17.12.1700

Zoning Inspector means the municipal official appointed by the City Manager and assigned the duties and responsibilities of the Office of Zoning Inspector as hereinafter provided.

C. DEVELOPMENT BASE DISTRICTS

The entire Legends PAD falls under the "Planned Area Development" (PAD) Zoning District in accordance with Chapter 17.40 and 17.68, Article 5 of the Casa Grande Zoning Ordinance. Within this section of the PAD document, development standards and land use regulations will be defined based on the development district categories as identified on the Legends Land Use Plan, Land Use Program and the development standards defined by this Planned Area Development.

The development regulations that will guide the development of the Legends PAD are applicable and affiliated with several general land use categories such as residential, commercial, and mixed-use. Each of these land use categories will establish a unique set of development standards and/or design guidelines that will govern the regulatory development process during the multi-year implementation of the PAD. The sub-sections that follow will define the regulatory standards for each of the land use categories and sub-categories identified above.

This section introduces the base development district districts specifically designed to implement the Legends Planned Area Development, which, under the PAD Zoning District (Chapter 17.40 of the Casa Grande City Code), supplements and supersedes the zoning standards defined within the City of Casa Grande Zoning Ordinance (Title 17). The Legends Zoning Districts are defined as follows:

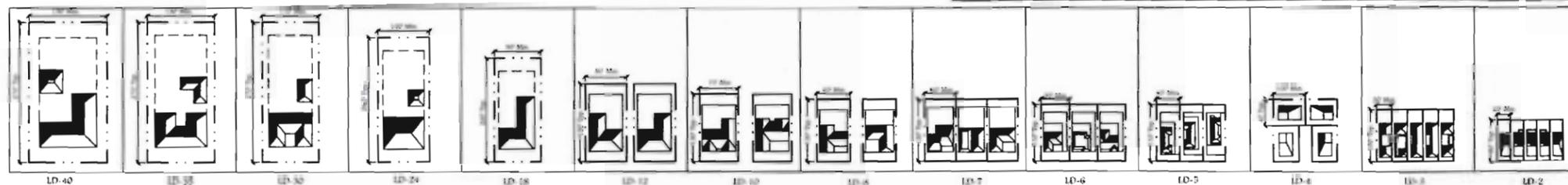
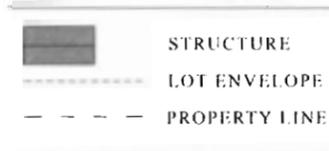


TABLE 3: BASE DEVELOPMENT DISTRICTS

District	District Description	Lot Area (sq. ft.)	Height (ft.)
LD-40	Legends Residential Detached Housing	40,000	2/30'
LD-35	Legends Residential Detached Housing	35,000	2/30'
LD-30	Legends Residential Detached Housing	30,000	2/30'
LD-24	Legends Residential Detached Housing	24,000	2/30'
LD-18	Legends Residential Detached Housing	18,000	2/30'
LD-12	Legends Residential Detached Housing	12,000	2/30'
LD-10	Legends Residential Detached Housing	10,000	2/30'
LD-8	Legends Residential Detached Housing	8,000	2/30'
LD-7	Legends Residential Detached Housing	7,000	2/30'
LD-6	Legends Residential Detached Housing	6,000	2/30'
LD-5	Legends Residential Detached Housing	5,000	2/30'
LD-4	Legends Residential Detached Housing	4,000	2/30'
LD-3	Legends Residential Detached Housing	3,000	3/40'
LD-2	Legends Residential Detached Housing	2,000	3/40'
LA-4	Legends Residential Attached Housing	4,000	3/40*
LA-3	Legends Residential Attached Housing	3,000	3/40*
LA-2	Legends Residential Attached Housing	2,000	4/48*
LA-1	Legends Residential Attached Housing	1,000	5/60*
L-NC	Legends Neighborhood Commercial	NA	2/36'
L-CC	Legends Community Commercial	NA	2/36'
L-MU	Legends Mixed Use	NA	10/124'
L-CR	Legends Community Recreation	NA	2/30'

* Indicates intended average gross land area per dwelling unit under both subdivided and un-subdivided development plans.



1. RESIDENTIAL DISTRICT STANDARDS

INTENT

The residential districts listed above are designed to respond to opportunities and constraints related to the Legends Planned Community property. The wide range of single family residential districts, ranging from 40,000 square foot lots to multifamily residential housing, is intended to support a range of resident life styles and maximize housing choices. District standards are intended to promote stable, functional and diverse neighborhoods that meet the housing needs of each resident and the desired life styles of all age groups.

Residential density will be guided and controlled by the Legends PAD Land Use Program. The Land Use Program (Table 2) provides the intended land uses and target densities for each of the land use classifications as well as each Development Phase. To promote development predictability for adjacent community residential neighborhoods and business property owners, the target dwelling units identified for each of the Development Phases represent the target potential units within that Development Phase. However, residential units may be transferred from development phase to development phase, up to and including 20% of the lending phase defined residential unit count, as the development plan is implemented. Therefore, in accordance with these provisions, a development phase that lends density to another development phase will experience a proportional decrease in density, therefore characteristically increasing the size of lots for the lending development unit.

DEVELOPMENT UNIT DENSITY FLEXIBILITY AND PREDICTABILITY

Specifically, it is the intent of this PAD to allow for the potential unit growth of the defined target units for each of the development phases by up to 20%. However, the total proposed units for the Legends Planned Area Development as defined by the Land Use Program (23,050 residential units), represents a maximum cap for the Planned Community. In this way, units may be moved from development phase to development unit but the overall infrastructure demand (the roadway, water, sewer, drainage, electrical, communications facilities) remains constant and predictable.

NEIGHBORHOOD PLANNING UNIT PLANS

Prior to the preparation and submittal of residential subdivision plats or multifamily site plans, the Master Developer will prepare Neighborhood Planning Unit Plans for each

Development Unit to define the intended lot size mixture and open space elements for the Development Unit. The Neighborhood Planning Unit Plans will define the intended subdivision configurations, roadway network, open space areas, trails and connectivity elements, amenities, storm water management concepts, water service concepts, sewer service concepts and the provision of other public facilities. The Neighborhood Planning Unit Plans will be reviewed by Staff administratively with consideration for approval by Staff upon demonstrating conformance with the PAD Planning Concepts and Development Regulations. The Neighborhood Planning Unit Plans will guide the preparation and City review of the subdivision plats and site plans.

SUBDIVISION PLATS AND DEVELOPMENT SITE PLANS

Proposed subdivision plats must demonstrate conformity with the selected flexible development district standards (see description of flexible development districts below) from development phase to development phase when dwelling unit transfers are proposed for a receiving development phase. In all cases, proposed residential subdivision plats may reflect a total dwelling unit count defined below the indicated target units provided within the Land Use Program. Residential dwelling units and non-residential building square footage will be tracked and reported on a development unit by development unit basis and provided to the City of Casa Grande as a demonstration of compliance with the Planned Area Development standards and maintained as a matter of the public record.

Table 5, Residential District Standards, provides proposed development standards for the residential development districts under the Planned Area Development District. These standards are intended to introduce an element of design flexibility to address the potential transition of density from community open space areas, such as natural drainage ways and other open space areas while promoting a very diverse choice of housing within the Legends Planned Community. This Planned Community is designed to accommodate and promote housing for all age groups and life styles affiliated with the various stages of life. To that end, the residential development standards are intended to guide the design and development of both detached and attached housing. Within our fast paced society, it is recognized that prospective residents of the Legends Planned Community will respond to varying degrees of home and yard maintenance. Therefore, the residential development standards provide for residential development that ranges in lot size from nearly one acre (40,000 square foot lots) to attached condominium and apartment living with a full range of choices between these extremes.

REGULATORY DEVELOPMENT STANDARDS

Within the single family residential development districts, the residential standards will serve to permit design flexibility for lot sizes, while maintaining minimum lot sizes within each development unit, therefore allowing some density transfer between development units. As indicated in the Land Use Program, the total number of residential units within each of the Development Phase will have a defined limitation.

In each of the residential land use categories, VLDR, LDR, MDR, MDR2 and HDR, any of the flexible development districts as listed on Table 4, may be utilized during the preliminary or final plat process as necessary to implement the Legend Planned Area Development. The flexible development districts are intended to provide and promote the use of lot sizes, as necessary and appropriate, to transfer residential density from development unit to development unit during the implementation of the Master Planned Community while maintaining development predictability for the City of Casa Grande and the Legends Community residents. To that end, the following land use and zoning relationships are established:

RESIDENTIAL LAND USE CLASSIFICATIONS	FLEXIBLE DEVELOPMENT DISTRICTS*
VLDR	LD-40, LD-35, LD-30, LD-24, LD-18
LDR	VLDR plus LD-12, LD-10, LD-8, LD-7, LD-6
MDR	VLDR, LDR plus LD-5, LD-4, LD-3
MDR-2	VLDR, LDR, MDR, LD-2, LA-4, LA-3
HDR	VLDR, LDR, MDR, MDR-2 plus LA-2, LA-1

Note: * Residential Districts are cumulative. For example, development within the HDR Land Use may occur under the development standards affiliated with all the residential districts. Development within MDR-2 Land Use may occur under MDR, LDR and VLDR. Development within the MDR Land Use may occur under LDR and VLDR. Development within LDR Land Use may occur under the VLDR.

** The above table represents the underlying land use designations for the Legends MPC.

The actual development district will be determined with development approval of each proposed subdivision plats or proposed site plans (in the case of unsubdivided development plans) as proposed by the home builder, recommended by Staff, and approved under the development review procedures of the City of Casa Grande.

PRINCIPALLY PERMITTED USES

The following principally permitted uses are permitted within all residential districts (except as specifically noted):

- Single Family Detached Housing;
- Single Family Attached Housing in MDR1, MDR-2 and HDR Land Use Classifications* (see Residential District Table);
- Multifamily Attached Housing (see Residential District Table);
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities;
- Cemetary - minimum area of five (5) gross acres;
- Commercial Billboard
- Educational institutions (schools), if access is provided directly to an arterial or collector street for public institutions, and directly to an arterial for parochial institutions;
- Golf courses and maintenance facilities, including golf clubs;
- Homeowners Association meeting facilities;
- Horse Privileges within the VLDR Land Use and LD-40, LD-35 and LD-30 Zoning Districts; maximum two (2) horses without requesting approval of use permit;
- Common area stables within the VLDR Land Use and LD-40, LD-35 and LD-30 Zoning Districts;
- Public utility and municipal facility buildings and related facilities, provided the facilities are adequately screened from public view as determined by the Legends Development Review Board and the City of Casa Grande Director of Planning;
- Seasonal rental or time-share units in the HDR and MU Land Use categories;
- Public and private recreation centers including accessory uses such as but not limited to woodworking facilities, craft making facilities, automotive repair education, auditorium(s), sport courts, outdoor performance amphitheatres, and other analogous uses as determined by interpretive procedures;
- Parks, public and private;
- Public/Quasi Public Buildings;
- Sewer lift station in any land use category;
- Water production and storage facilities in any land use category;
- Wastewater Reclamation facilities in any land use category with the location determined with phase one development ,and;
- Water pump station in any land use category.

Note: * Single Family Attached housing is not permitted in Land Use Classifications VLDR and LDR.



CONDITIONALLY PERMITTED USES

The following conditionally permitted uses are permitted subject to the Conditional Use Permit Procedures defined by Article II (Procedures for Conditional Use Permit):

- Bed & Breakfast Establishments;
- Day Care Centers; five (5) or less unrelated children per residence;
- Electrical Substations;
- Gas Regulating Stations;
- Horse Stables in the VLDR Land Use District and LD-40, LD-35 and LD-30 Development Districts;
- Wireless communication facilities (over 28 feet);
- Hand radio communication facilities (over 12 feet);
- Public/Quasi public buildings;
- Tool sheds, for storage of domestic supplies for structures over 120 square feet in building area

PERMITTED ACCESSORY USES

The following accessory uses are permitted in all residential districts:

- Childcare, in accordance with the standards provided within Section 6.D.7.c.5 of this Planned Area Development;
- Cottage or Casita accessory units if:
 1. the units do not exceed 20% of the area of the primary structure;
 2. the units limit cooking and bath facility area to 30% of the total area;
 3. units may be attached or detached;
 4. electrical service provided to the unit shall be limited to 110 volt service;
 5. units may not be rented or leased separately from the principal structure.
 6. The enforcement of condition number 5 above, will be the responsibility of the Legends Homeowners Association Board of Directors through legal means permitted by Arizona Law.
- Home Occupations, according to the standards provided within Section 6.D.7.c.14 of this Planned Area Development;
- Fences;
- Greenhouses (not to exceed 5% of total lot area);

- Guesthouses within the LD-40, LD-35, LD-30, and LD-24 Development Districts if:
 1. the units do not exceed 20% of the area of the primary structure;
 2. the units limit cooking and bath facility area to 30% of the total area;
 3. units may be attached or detached;
 4. electrical service provided to the unit shall be limited to 110 volt service;
 5. units may not be rented or leased separately from the principal structure.
 6. The enforcement of condition number 5 above, will be the responsibility of the Legends Homeowners Association Board of Directors through legal means permitted by Arizona Law.
- Mortuary as accessory use to cemetery;
- Private, or jointly owned community center, recreational facilities, pools, tennis courts, spas;
- Residential Facility Adult Care, in accordance with the standards provided within Section 6.D.7.c.2 of this Planned Area Development;
- Tool Sheds, for the storage of domestic supplies up to 120 square feet in building area.

DEVELOPMENT STANDARDS

The Legends Master Planned Community will recognize the development standards provided within Table 5, Residential District Standards. These standards are intended to supercede the standards provided by Section 17.20 of the Casa Grande Zoning Ordinance, as authorized by 17.40 of the City of Casa Grande Zoning Ordinance. The residential district standards are intended to provide minimum development criteria related to minimum lot area, minimum lot width, building height, minimum yard setbacks, and distance between structures for each residential lot.

REGULATORY DEVELOPMENT STANDARDS

TABLE 5: RESIDENTIAL DISTRICT STANDARDS

DISTRICT (1)	LOT AREA STANDARDS			MAXIMUM DENSITY DWELLING UNITS PER GROSS ACRE (5)	BUILDING HEIGHT STORIES/ FEET (6)	MINIMUM YARD SEETBACKS					DISTANCE BETWEEN BLDGS. (11)
	MINIMUM AREA (2)	MINIMUM WIDTH (3)	TYPICAL DEPTH (4)			FRONT (7)	SIDE (8)		STREET SIDE (9)	REAR (10)	
							MIN.	TOTAL			
LD-40	40,000	150	270	0.8	2 / 30	30	20	40	15	30	15
LD-35	35,000	130	270	0.9	2 / 30	30	15	30	15	25	15
LD-30	30,000	110	270	1.1	2 / 30	30	10	25	15	25	15
LD-24	24,000	100	240	1.4	2 / 30	25	10	20	15	25	12
LD-18	18,000	90	200	1.8	2 / 30	25	8	20	10	25	10
LD-12	12,000	80	150	2.7	2 / 30	20	7	15	10	20	8
LD-10	10,000	75	130	3.3	2 / 30	20	5	13	10	20	8
LD-8	8,000	65	120	4.1	2 / 30	18	5	13	10	15	6
LD-7	7,000	60	120	4.7	2 / 30	18	5	10	10	15	6
LD-6	6,000	55	110	5.4	2 / 30	18	5	10	10	15	6
LD-5	5,000	45	110	6.5	2 / 30	15	0	8	10	15	6
LD-4	4,000	40	100	8.2	2 / 30	5	3	6	10	10	6
LD-3	3,000	30	100	10.9	3 / 40	3	0	6	10	0	6
LD-2	2,000	25	80	16.3	3 / 40	0	0	6	10	0	6
LA-4	3,000	NA	NA	14.5	3 / 40	0	0	0	10	0	10
LA-3	3,000	NA	NA	14.5	3 / 40	0	0	0	FN (12)	FN (12)	10
LA-2	2,000	NA	NA	21.8	4 / 48	NA	NA	NA	FN (12)	FN (12)	10
LA-1	1,000	NA	NA	43.6	5 / 60	NA	NA	NA	FN (12)	FN (12)	10

- (1) Legends detached and attached Residential Zoning Districts.
- (2) Minimum lot area permitted within subdivision plat.
- (3) Minimum lot width permitted within district.
- (4) Typical lot depth for district. However, depth is not intended to be regulated.
- (5) Maximum density permitted per gross acreage of a development unit.
- (6) Maximum height of any residential structure as measured from finished floor elevation to the mid-point of a slope roof or finished roof deck of a flat roof.
- (7) To allow for a diverse streetscape, the front yard setback for the living component of the home and/or for turn-in garage component may be set at 10 feet.
- (8) Minimum distance permitted between the exterior finished wall of any primary or accessory building on a lot and a side property line. Roof overhang (eaves), bay windows or fireplaces may extend up to 2' into any required side yard.
- (9) A common landscape tract may contribute to the total required dimension of a required street side standard.
- (10) Minimum rear yard setback for primary structure. Attached shade structures may encroach 10 feet into required rear yard.
- (11) Minimum distance permitted between buildings on the same lot.
- (12) Within multi-family attached districts (LA-3 & LA-4) a minimum 15' wide perimeter landscape setback and a minimum 20' street landscape setback shall be provided.



2. COMMERCIAL AND MIXED USE DISTRICT STANDARDS

INTENT

The commercial districts listed in the Development Base District paragraph of Section C above, are designed to respond to opportunities and constraints of the site, as well as respond to demographic projections for the planned community at build-out. There are two commercial/retail districts and one mixed-use district provided for Legends Planned Community District. The districts are described as follows:

- **L-CR** – Legend Community Recreation District – intended to provide a development district for the programmed recreational spaces within the Legends Community including but not limited to the Community Park and the Santa Cruz Wash Regional Recreation Corridor. This District is intended to permit recreational uses and some commercial uses.
- **L-NC** – Legends Neighborhood Commercial District - intended to provide neighborhood-level goods and services within a Neighborhood Unit (typically intended to serve a local market area within a one-mile radius). Neighborhood commercial areas are not necessary identified on the Conceptual Land Use Plan. Neighborhood commercial uses may be introduced at any major / major street intersection or and major collector street intersection during the Development Unit Planning process if the proposed commercial area is less than or equal to six (6) acres.
- **L-CC** – Legends Community Commercial District – intended to provide community level goods and services as necessary to serve the Legends Planned Community as a whole (typically intended to serve an intermediate market within a three-mile radius).

- **L-VC** – Legends Village Center District – intended to provide community level goods and services as necessary to serve the Legends Planned Community as a whole (typically intended to serve the entire Planned Community) as well as being the social center of the community by providing civic spaces to community gathering while expressing “community points of pride”.
- **L-MU** – Legends Mixed-use District – intended to accommodate higher intensity commercial, employment, industrial, as well as residential uses (typically intended to serve a regional market area within a 10 mile radius).

Project approved intensity (non-residential square footage) may be transferred between the L-NC, L-CC, L-VC and L-MU districts throughout the project as necessary to meet the employment, entertainment and retail demands of the project population.

PERMITTED PRINCIPAL, CONDITIONAL AND ACCESSORY USES FOR L-CR, L-NC, L-CC, L-VC AND L-MU

Table 6, Commercial and Mixed-use Districts Permitted Uses, provides a list of the permitted uses for the Legends Planned Community. This table provides regulatory provisions affiliated with permitted Principal uses (P), permitted Conditional uses (C), permitted Accessory uses (A) or uses not permitted (-) for each of the non-residential Development Districts. Uses not specifically identified in the Table, which are determined by the Director of Planning for the City of Casa Grande, to be equal or less intense than other analogous uses within the same Development District may be permitted by administrative interpretation as per Legends Planned Area Development Section 3.E. (Amendments).

COMMERCIAL AND MIXED USE DEVELOPMENT STANDARDS

The following standards shall apply to the L-CR, L-NC, L-CC, L-VC and L-MU districts.

REGULATORY DEVELOPMENT STANDARDS

Table 6: Commercial & Mixed Use Districts Development Standards

<u>Development Standard</u>	<u>L-CR Community Recreation</u>	<u>L-NC Neighborhood Commercial</u>	<u>L-CC Community Commercial</u>	<u>L-VC Village Center</u>	<u>L-MU⁽¹⁾ Mixed Use</u>
Maximum Lot Coverage	10%	None	None	None	None
Minimum building setback from any street when adjacent to - Arterial: Collector: Local:	40 feet 30 feet 20 feet	20 feet 15 feet 10 feet	20 feet 15 feet 10 feet	10 feet 10 feet 0 feet	25 feet 20 feet 10 feet
Minimum side yard (perimeter of district only – not individual parcels or buildings)	25 feet adjacent to non-residential use and multifamily attached housing; 50 feet adjacent to single family residential use	15 feet adjacent to non-residential use and multifamily attached housing; 30 feet adjacent to single family residential use	15 feet adjacent to non-residential use and multifamily attached housing or; 30 feet adjacent to single family residential use	0 feet (4)	20 feet adjacent to non-residential use or multifamily attached housing or; 50 feet adjacent to single family residential use up to a maximum building height of 60 feet - additional 3-foot setback for each additional foot of height up to 124 feet
Minimum rear yard (perimeter of district only – not individual parcels or buildings)	25 feet adjacent to non-residential use and multifamily attached housing; 50 feet adjacent to single family residential use	15 feet adjacent to non-residential use and multifamily attached housing; 30 feet adjacent to single family residential use	15 feet adjacent to non-residential use and multifamily attached housing; 30 feet adjacent to single family residential use	0 feet (4)	25 feet adjacent to non-residential use and multifamily attached housing; 50 feet adjacent to single family residential use up to a maximum building height of 60 feet - additional 3-foot setback for each additional foot of height up to 124 feet
Maximum building height ⁽²⁾	2 stories or 36 feet	2 stories or 36 feet	3 stories or 42 feet	4 stories or 56 feet	2 stories or 36 feet within 50 feet of a perimeter property line ⁽³⁾ ; a 1 foot increase for each 1 feet of setback from perimeter property line; maximum of 10 stories or 124 feet
Minimum street landscape area	30 foot Average	15 foot Average	15 foot Average	0 feet (4)	20' Average
Minimum perimeter landscape area	30 foot Average	10 foot Average	10 foot Average	0 feet (4)	10' Average

- (1) Residential use within the Mixed Use Zoning District shall conform to the LA-2 District Standards for multifamily use and any of the single family districts for proposed single family residential uses.
- (2) Building height – The vertical distance measured from the finished grade level and the highest level of the roof surface for flat roofs; or to the mean level between eaves and the ridge of a gable, gambrel or hip roof.
- (3) This standard does not apply to property lines adjacent to a freeway or limited access parkway.
- (4) See privately administered Town Center Design Guidelines for landscape standards and other form based development standards (Appendix A).



TABLE 7: COMMERCIAL AND MIXED USE DISTRICTS PERMITTED USES

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Administrative & Financial					
Automatic Teller Machine (ATM)	A	P	P	P	P
Banks and Financial Institutions with drive-thru facilities	-	P	P	P	P
Bonding Companies & Non-chartered Financial	-	-	-	-	C
Medical, Dental or Health Offices	-	P	P	P	P
Professional, Administrative or Business Offices	P	P	P	P!	P
Signs, Attached and Detached	A	A	A	P	A
Automobile Related					
Auto Auction	C	-	-	-	C
Auto dismantling, Scrap Dealers, Recycling Centers	-	-	-	-	-
Auto Parts and Accessory Store	-	P	P	-	P
Auto Sound System Installation, Auto Glass Tinting & Repair & similar uses	-	-	C	-	P
Autobody Repair and Painting Facilities #7.c.14	-	-	-	-	P
Automobile, Boat, RV, or Motorcycle, Outdoor Sales and Rental	-	-	-	-	P
Automobile Diagnostic and/or Service Establishment	-	-	C	-	P
Auto Parking Lot or Parking Structure as Principal Use	P	-	C	-	P
Automobile Rental Facility	-	-	C	-	P
Automobile, RV, & Boat Storage Facility	-	-	-	-	P
Automobile Towing & Impound Facilities	-	-	-	-	P
Automobile Repair Facilities	-	C	P	-	P
Boat & RV Repair	-	-	-	-	C
Car Wash, Automated or Self-Service	-	C	P	-	P
Emissions Testing Facility	-	-	-	-	-
Gas Service Station	-	P	P	-	P
Tire Sales, Repair and Mounting #7.c.14	-	P	P	-	P

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Signs, Attached and Detached	A	A	A	-	A
Eating & Drinking Establishments					
Coffee Shop #7.c.6	P	P	P	P!	P
Delicatessen and Catering Establishment	P	P	P	P!	P
Food & Beverage Vendor Cart #7.c.13	P	A	A	P!	A
Restaurant, fast-food (drive-thru) #7.c.6	P	P	P	-	P
Restaurant, fast-food (w/o drive-thru)	P	P	P	P!	P
Tavern, Bar, Lounge or Establishment that sells alcoholic beverages for consumption on premise, excluding restaurants	P	C	P	P!	P
Entertainment and Recreation					
Adult Uses	-	-	-	-	-
Convention Centers and Exhibition Halls	P	-	-	P	P
Dancing, Theatrical or Music Studio	-	-	P	-	P
Golf Courses, incl. golf clubs and maintenance facilities#7.c.10	P	P	P	-	P
Health and Exercise Center	P	P	P	P	P
Indoor Recreation/Entertainment including Bowling Alleys, Game Rooms, Video Arcades, Ice & Roller Skating Rinks, Shooting Ranges, Pool & Dance Halls, Bingo Halls & similar uses, excluding Adult Uses & Taverns, Bars & Lounges	P	-	P	P!	P
Recreation and Social Clubs including accessory uses such as but not limited to woodworking facilities, craft making facilities, automotive repair education, auditorium(s), sport courts, outdoor performance amphitheatres, and other analogous uses as determined by interpretative procedures.	P	P	P	P!	P
Tennis, Racquet Clubs, Miniature Golf & similar uses	P	-	C	-	P
Theater, indoor	-	-	P	P!	P
Wedding and Reception Center (Ord. 02-21)	P	C	C	P	P
Outdoor Lighting (height greater than 35')	C	-	-	-	C
Signs, Attached and Detached	A	A	A	P	A

REGULATORY DEVELOPMENT STANDARDS

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
General Industrial & Manufacturing*					
Bulk Fuel Sales and Storage	-	-	-	-	-
Call Center	-	-	-	-	P
Cement & Asphaltic Concrete Batch Plants	-	-	-	-	-
Commercial Laundry & Dying Plant	-	-	-	-	-
Commercial Livestock Feeding, Hog Ranches, Poultry Hatcheries, Dairy Farms, Cattle Sales & Livestock Auctions	-	-	-	-	-
Commercial Slaughtering, Lard & Tallow Rendering, Meat Packing, Poultry & Game Dressing & Packing	-	-	-	-	-
Contractors Storage Yard, including outdoor storage of construction equipment and materials	-	-	-	-	-
Cotton Ginning & Baling, Wood Preserving by pressure impregnation, Rubber or Oil Reclaiming	-	-	-	-	-
Day Labor Hiring Centers	-	-	-	-	-
Data Center	-	-	-	-	P
Drilling Production, Refining of Petroleum, Gas or Hydrocarbons	-	-	-	-	-
Transformer Stations & Sub-stations, Gas Pumping Plants	-	C	C	-	C
Environmental Remediation Facility	-	-	-	-	-
Essential Public Service or Utility Installation	-	P	P	-	P
Machine Shops	-	-	-	-	P
Manufacturing, Fabrication & Processing of Goods	-	-	-	-	P
Manufacturing of lumber & wood products, primary metal industries, fabricating metal products, machinery, & transportation equipment excluding ore reduction & smelting, production or refining of petroleum, gas or hydrocarbons	-	-	-	-	-
Manufacturing of chemical & allied products, petroleum & coal products, leather & tanning, wood pulling/scouring, explosives, fertilizers detergents, soaps & animal fat by-products, sugar, starches, serums, toxins & viruses, oils & fats, animal & vegetable.	-	-	-	-	-
Mini-storage warehouses, excluding RV, Boat and Trailer Storage	P	P	C	-	P
Mini-storage warehouses, RV, Boat & trailer storage	-	-	C	-	P

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Moving company storage & transfer facility	-	-	-	-	P
Outdoor Storage	-	-	-	-	C
Parcel Delivery Service	-	-	-	-	P
Printing & Publishing Facilities	-	-	C	P	P
Processing & compounding to reform recyclable materials into a useable state	-	-	-	-	-
Railroad shops & similar heavy service facilities	-	-	-	-	-
Recycling collection facility	-	-	-	-	-
Recycling Collection Point	-	A	A	-	A
Remote Mail Service	-	P	P	-	P
Research laboratories	-	-	-	-	P
Signs, Attached and Detached	A	A	A	P	A
Storage, processing & sale of scrap metal & junk	-	-	-	-	-
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases #7.C.16	-	-	-	-	P
General Retail					
Antiques, Crafts, and Collectibles Sales	-	P	P	P	P
Bait and Tackle Shop	-	P	P	-	P
Bakers and Baked Good, Retail Sales	P	P	P	P!	P
Barber, Beauty Shop	-	P	P	P	P
Book, Stationery & Greeting Card Store	P	P	P	P!	P
Candy and Ice Cream Store	P	P	P	P!	P
Carpet and Floor Covering Store	-	-	P	-	P
Caterers	-	P	P	-	P
Commercial Billboard #7.C.18	P	P	P	P	P
Copy Center	-	P	P	P	P
Florist	P	P	P	P!	P
Grocery Store, Retail Sales	-	P	P	P!	P
Gift, Novelty and Souvenir Shop	P	P	P	P!	P
Hobby, Stamp and Coin Shop	-	P	P	P	P
Newsstand	P	P	P	P!	P



LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Pawn Shop	-	-	-	-	-
Pet Shop	-	P	P	P	P
Plumbing, Heating & Air Conditioning Sales & Service	-	-	C	-	P
Retail Decorative Rock Sales	-	-	C	-	P
Retail Sales (General) & Direct Sales of Merchandise, Indoor with drive-thru #7.c.6	-	P	P	-	P
Retail Liquor Store	-	-	C	-	C
Signs, Attached and Detached	A	A	A	P	A
Surplus Store	-	-	-	-	P
Thrift Store	-	-	-	-	P
Video Rental Store	-	P	P	-	P
Water and Ice Store	-	P	P	-	P
Institutional					
Art Gallery	-	P	P	P!	P
College or University	-	-	-	-	P
Cultural Institutions	-	P	P	P	P
Day Care Centers or Pre-school Centers	P	P	P	-	P
Group Care Facility or Community Residential Facility #7.c.2	-	-	-	-	P
Homeless Shelter & similar uses	-	-	-	-	-
Libraries and Museums	P	P	P	P	P
Non-profit social services	-	P	P	P	P
Nursing or Convalescent Home, Long-term Care Facility 7.c.2	-	-	C	-	P
Public Buildings	P	P	P	P	P
Public Utility Buildings, Structures, Uses, Facilities and Equipment	P	P	P	-	P
Public/Private Schools, Educational Institutions, Business, Technical or Vocational excluding Colleges Universities	-	-	P	-	P
Religious Institutions & similar places	P	P	P	P	P
Substance Abuse Detoxification & Treatment Centers	-	-	-	-	C
Signs, Attached and Detached	A	A	A	P	A
Water Production and Storage	P	P	P	-	P

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Water Reclamation Facility	-	-	-	-	P
Wireless Communication Facilities #7.c.17	C	-	C	-	C
Appliance, Furniture, & Household Equipment Sales and Rentals	-	P	P	-	P
Office Supply & Machine Sales & Service	-	P	P	-	P
Department Store	-	C	P	-	P
Equipment Sales, Rental and Storage Yard	-	-	-	-	P
Farmers Markets	P	-	C	P!	P
Hardware Store with outdoor storage	-	C	C	-	P
Home Improvement Store	-	-	P	-	P
Mobile Homes Sales	-	-	-	-	-
Monument Sales and Engraving Shop	-	-	P	-	P
Outdoor Sales and Display Area	-	-	-	-	P
Plant Nursery, Retail **	-	-	P	-	P
Plant Nursery, Wholesale	-	-	-	-	P
Retail Sales of Lumber & Building Materials	-	-	-	-	P
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies	-	-	-	-	-
Signs, Attached and Detached	A	A	A	P	A
Swap Meet, indoor	-	-	-	-	P
Swap Meet, Outdoor & similar sales	-	-	-	-	P
Upholstery Shop	-	-	P	-	P
Wholesale Produce Storage or Market	-	-	C	-	P
Wholesale sales of finished goods	-	-	-	-	P
Lodging					
Bed and Breakfast Inn #7.C.9	-	P	P	P!	P
Hotel or Motel	-	-	P	P	P
Living quarter for night guards	P	-	A	P	A
Resorts	-	-	P	-	P
Signs, Attached and Detached	A	A	A	P	A
Medical					
Ambulance Service Facility #7.C.9	-	-	C	-	P

REGULATORY DEVELOPMENT STANDARDS

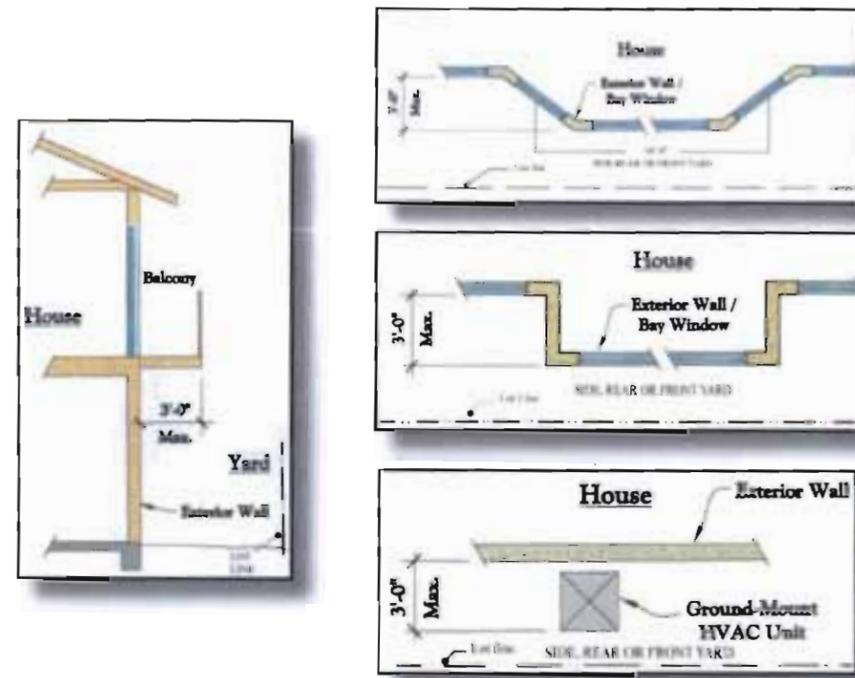
LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Animal Shelter	-	-	-	-	C
Emergency Medical Care Facility #7.c.8	-	-	C	-	P
Hospital - Heliport	-	-	-	-	C
Hospitals #7.c.8	-	-	-	-	P
Medical, Dental, Optician or Health, Clinics or Laboratories	-	P	P	P	P
Signs, Attached and Detached	A	A	A	P	A
Vetrinary Hospital	-	-	C	-	P
Veterinary Offices and Clinics, excluding animal boarding	-	P	P	-	P
Personal Services					
Appliance Repair	-	-	-	-	P
Auction Houses and Estate Sales	-	-	-	-	P
Boarding Kennels	-	-	-	-	C
Blueprint Shop	-	-	P	-	P
Cabinet and Carpentry Shop	-	-	P	-	P
Custom Dressmaking, Furrier, Millinery or Tailor shop	-	-	P	-	P
Dry Cleaning And Laundry Establishment	-	P	P	-	P
Employment Agencies, not including Day Labor Hiring Centers	-	-	P	-	P
Laundromat, self-service	-	P	P	-	P
Locksmith	-	P	P	-	P
Messenger Delivery Service	-	P	P	-	P
Plasma Center, Massage Establishment, Tattoo & Body Piercing Studio	-	-	-	-	-
Palm Readers, Phrenologists, Fortune Tellers and Astrologers	-	-	-	-	-
Tanning salon, Nail Salon, Barber Shop, Beauty Parlor & similar uses	-	P	P	P	P
Pest Control Service	-	-	-	-	P
Pet Grooming Shop	-	P	P	P	p
Photographic Developing and Printing	-	P	P	P	P
Photographic Studio	-	P	P	-	P
Radio and Television Sales and Service	-	P	P	-	P

LAND USE	L-CR	L-NC	L-CC	L-VC	L-MU
Recording Studio	-	-	P	P	P
Shoe Sales & Service, Clothing Alteration	-	P	P	P	P
Sightseeing Tour Companies	-	P	P	P	P
Ticket & Travel Agency	-	P	P	P	P
Watch & Clock Repair Shop	-	P	P	P	P
Signs, Attached and Detached	A	A	A	p	A
Residential					
Horse Stables and horse Privileges	C	-	-	-	-
Multi-family Residential	P****	-	-	P!	P***
Signs, Attached and Detached	P****	A	A	P	A
Single-Family Residential	P****	-	-	P	P****
TRANSPORTATION					
Aviation uses such as Aircraft Repair, Aircraft Sales & Air Charter Services	-	-	-	-	-
Bus Terminals	-	-	C	-	P
Marine Fuel Facility	-	-	-	-	-
Rail and Motor Freight Terminals & Facilities	-	-	-	-	-
School Bus Parking and Maintenance	-	-	-	-	C
Signs, Attached and Detached	A	A	A	-	A

Note: Uses not specifically listed above may be permitted uses within the defined Zoning Districts as interpreted by the City of Casa Grande Community Development Director as being analogous to the defined uses.

- P = Permitted Use
- C = Permitted Conditional Use. Conditional Use Permit REquired.
- A = Permitted Accessory Use
- = Use Not Permitted
- # = Subject to special limitations per Section 5.d.7 of this Planned Area Development
- * = No industrial or manufacturing uses will be allowed within Legends except as indicated in the above table.
- ** = Outdoor sales of nursery stock, lawn furniture and home garden supplies when developed in integral relation to the planned complex and screened from view from any street.
- *** = Residential use shall conform to the maximum density and development standards established for the LA-2 district. Single-family residential use shall be permitted only within Mixed Use development units but shall be limited to 30% of the development unit gross land area.
- **** = Residential use shall conform to the maximum density and development standards established for the LA-2 district (in the case of attached housing development) and LD-4 through LD-10 (in the case of single family detached housing development). Single-family residential use and multifamily residential uses shall be permitted only within Recreation development units but shall be limited to 10% of the development unit gross land area for any defined development parcel.
- ! - Encouraged uses within district





D. DEVELOPMENT STANDARDS

1. PURPOSE OF PROVISIONS

The purpose of the following standards is to provide standards applicable to all land use districts. The standards are designed to produce creative design and land use solutions that will promote enhanced aesthetic qualities, promote the preservation of property values, limit land use incompatibilities and promote the general public health, safety and general welfare.

The following supplementary provisions shall apply to all land use designations and districts within the Legends Planned Area Development.

2. GENERAL DEVELOPMENT STANDARDS

a. Setbacks and Projection Exceptions

In addition to Article IV, Setback and Height Encroachments, Limitations, and Exceptions of the Casa Grande Zoning Ordinance the following are permitted.

1. Projections into Required Yards

Projections into required yards for structural and ornamental elements such as, but not limited to, bay windows, balconies, cornices, eaves, fireplaces, chimneys, mechanical equipment, air conditioners and entertainment/seating niches may extend three (3) feet into any required yard within any district provided that a minimum three (3) foot setback is maintained between the projection and the property line and the projection does not exceed ten (10) feet in width. Open fire balconies, and fire escape stairs may project not more than five feet over any required yard provided they come no closer than two feet from a property line.

2. Open, unenclosed porches, with or without a roof, may project up to six (6) feet into any required front yard and twelve (12) feet into any required rear yard. Unenclosed porches located within the rear yard shall maintain a minimum ten (10) foot setback from the rear property line. In the LD-4, LD-3, LD-2, LA-4, and LA-3 Zoning Districts may encroach to within three (3) feet of any defined property line.

b. Height Exceptions

1. Height limitation shall not apply to church spires, belfries, cupolas, domes not for human occupancy, penthouses, equipment houses, chimneys, ventilation equipment, skylights, water tanks, communications towers, and similar features and necessary equipment appurtenances usually carried out above the roof line.

2. Height limitation shall not restrict the placement of parapet walls, cornices or decorative façade treatments above the building height limit. Such features may extend up to ten (10) feet above the building height limit.

REGULATORY DEVELOPMENT STANDARDS

c. Walls, Fences and Screening

The following wall and fence standards are intended to replace and supersede provisions provided by Section 17.52.160 of the City of Casa Grande Zoning Ordinance. The following wall and fence development standards are provided.

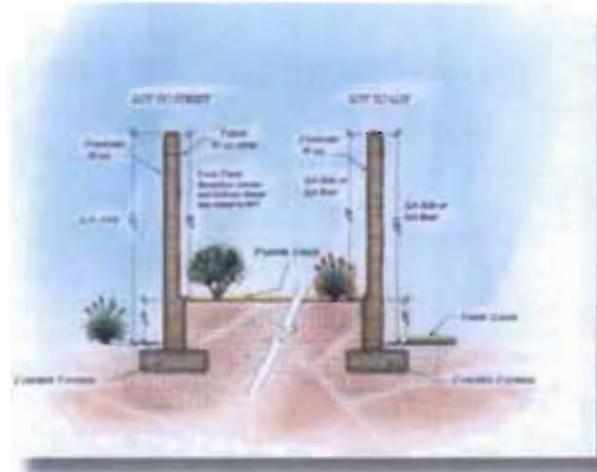
1. Walls and Fences

- a. In all residential districts, walls within the front yard shall not exceed a height of three (3) feet. No fence or wall within or bounding the side or rear yard shall exceed a height of six (6) feet eight (8) inches, unless abutting a collector or arterial street or parkway or commercial use, in which case the fence or wall may be constructed to a maximum height of eight (8) feet. Under conditions where retaining walls are necessary to adjust for discrepancies between finished grades on two adjacent subdivided lots, retaining walls may be constructed to a maximum height of three (3) foot four (4) inches and combined with fence heights defined by this section.
- b. Walls or fences within a residential, commercial or industrial district may exceed the maximum height established in Section 6.D.2.c.1.a above, upon a finding and approval by the City Engineer that noise mitigation is warranted. An applicant seeking such approval shall provide a report providing information showing that the proposed height of the wall or fence would result in the reduction of unwanted or unnecessary noise levels to a level below 65 LDN.
- c. The use of barbed or razor wire shall be prohibited in all districts.

2. Screening

- a. All roof mounted mechanical equipment shall be fully screened from view.
- b. All single family detached units shall have ground mounted air-conditioning units.
- c. The following uses and activities shall be screened as indicated:

ACCESSORY USE	MINIMUM HEIGHT OF SCREENING	METHOD OF SCREENING
Outdoor Storage of Materials & Equipment	6'	Masonry Wall or Wood Fence
Parking Areas	3'	Masonry Wall or landscaped berm
Trash Enclosures	5'	Masonry Wall
Loading and Delivery Bays	8'	Masonry Wall



d. Lighting

The following lighting standards are intended to replace and supersede all lighting provision defined within the City of Casa Grande Zoning Ordinance. The following lighting development standards are provided.

1. Site and Building Lighting

All lighting utilized for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and streets, shall be designed not to exceed one (1) candle foot at the property line, and shall be designed to minimize glare. A photometric plan may be required by the Planning Director to determine compliance with the noted standard.

Commercial lighting fixtures within 150 feet of a residential use shall maintain a maximum fixture height of fifteen (15) feet.

Commercial lighting fixtures within surface parking areas shall not exceed thirty (30) feet in height and parking area must maintain an average illumination level of .5 candle foot.

2. Open Space Lighting

Outdoor lighting fixtures, in any district, shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. In cases of interpretations of consistency with this provision, such lighting shall be located, shielded or adjusted in intensity to be in conformance with standards as adopted by City Council and on file with the Planning Department. All community public or semi-public walkways within common areas shall be lit by bollard lighting or other pedestrian level fixture as necessary to maintain an average lighting level of .25 foot- candles along walks or as modified by the Legends Development Review Board.

e. Swimming Pools

1. All outdoor swimming pools, whether public, private or commercial shall not be located within any required front yard and shall be located a minimum of three (3) feet from any property line.

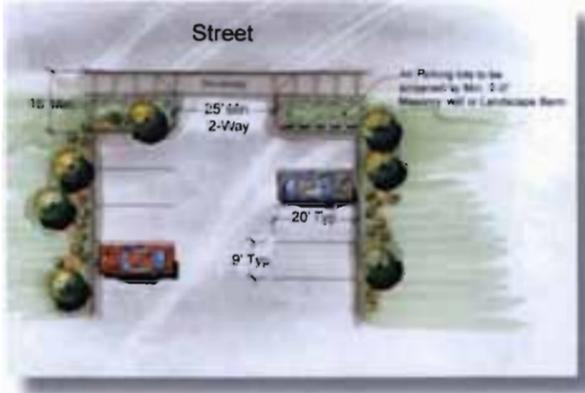


- f. Accessory Uses and Structures
 1. All accessory uses and structures shall meet the following requirements:
 - a. Accessory structures shall not exceed the height of the principle structure.
 - b. All accessory buildings or structures except storage sheds less than six (6) feet in height shall be setback from the property line a minimum of three (3) feet. Accessory buildings or structures exceeding six (6) feet in height shall be setback one (1) additional foot for each additional foot of height, shall meet minimum side yard setbacks for the District, and shall be a minimum of ten (10) feet from front or rear property line.
 - c. Storage sheds shall not exceed seven (7) feet six (6) inches in height and may not be visible from a public street. Storage sheds may not be located within a required front yard setback.

3. PARKING AND LOADING

The intent of these regulations is to assure the adequate provision of parking and loading facilities for each land use within the Legends Planned Area Development so as to minimize the potential for user conflict and hazardous pedestrian/vehicular interaction. These standards shall replace and supersede all provisions within the City of Casa Grande which define parking or maneuvering standards.

- a. General Parking and Access Regulations
 1. All parking spaces shall be located on the lot or a contiguous lot upon which the use is located.
 2. Where access to a parking lot or space for uses other than a single-family residential land use is provided by an alley, the alley shall be a minimum of twenty (20) feet wide and paved to the nearest intersecting street.
 3. Minimum driveway widths shall be twenty-five (25) feet for two-way drives and fourteen (14) feet for one-way drives.
- b. Improvements
 1. All parking areas and driveways shall have a surface of masonry, concrete, or asphalt except for temporary parking areas where a dust palliative treatment may be utilized subject to approval by the Legends Development Review Board and the City of Casa Grande.
 2. All off-street parking lots shall be screened from street view and landscaped in accordance with Table Six above, and the provisions of the Legends Planned Area Development as approved by the Legends Development Review Board.



- c. Required Parking and Loading
 1. The number of parking spaces required shall be as specified in the following table:

Legends PAD Land Uses: (*)	Required Parking
Single Family (**)	2.0 per unit / .5 per unit
Multi-Family (**)	1.5 per unit / .25 per unit
Commercial / Retail: less than 150,000 sq. ft	3.5 spaces per 1,000 sq. ft. of gross floor area
Commercial / Retail: more than 150,000 sq. ft.	4.0 spaces per 1,000 sq. ft. of gross floor area
Restaurants, Convenience Food	1.0 space per 75 sq. ft. of serving / seating area
General Office	3.0 spaces per 1,000 sq. ft. of gross floor area
Medical / Dental Office	4.0 spaces per 1,000 sq. ft. of gross floor area less kitchen, restroom or storage
Manufacturing / General Industrial	1.0 space per 1,000 sq. ft. of gross floor area less kitchen, restroom or storage
Warehousing / Mini-Warehousing	.5 spaces per 1,000 sq. ft. of gross floor area less kitchen, restroom or storage
Public Assembly	3.0 spaces per 1,000 sq. ft. of gross floor area less kitchen, restroom or storage

* Parking standards for uses that are not defined within Tables 9-11 shall conform with standards defined by the City of Casa Grande Zoning Ordinance.

** First standard provided defines the required exclusive parking requirement; the second standard provided represents the non-exclusive (guest) parking requirement. The single family residential exclusive parking requirement may be satisfied by providing spaces internal to a private garage.

(1) In the case of mixed uses, the total number of required parking spaces will be based upon the parking demand as determined by an analysis of each of the proposed uses in the center as determined by the Required Parking Table.

(2) All off-street parking areas for multiple-family, commercial and industrial uses shall provide for accessible parking facilities. Accessible parking shall comprise:

- Four (4) percent for lots between 1-100;
- Three (3) percent for lots between 101-200;
- Two and one half (2.5) percent for lots between 201-300;
- Two (2) percent for lots between 301-1000; and
- One (1) percent for each 100 spaces over 1000 of the total required parking spaces required and shall include a minimum of one (1) accessible parking space.

REGULATORY DEVELOPMENT STANDARDS

(3) In the case of mixed use or commercial retail centers exceeding 500,000 square feet, the total number of required parking spaces will be based upon the parking demand as determined by a analysis of each of the proposed uses in the center as determined by the Required Parking Table. The developer of the mixed use and/or commercial retail center may prepare a Parking Management Plan to determine the potential for shared parking with consideration of peak and off-peak uses. The Plan may propose an alternative parking ratio as necessary to support the shared parking analysis. The Legends Development Review Board shall have the responsibility of review and approval of Parking Management Plans following the review and approval by the City of Casa Grande.

2. All commercial and industrial land uses with over 10,000 gross square feet of floor area and which receive goods for sale or distribution shall provide off-street truck loading space(s) in accordance with Table 17.56.250 of the City of Casa Grande City Code (Zoning Ordinance) as amended.

3. Parking Area / Maneuvering Area Design

a. The following table provides the minimum parking stall dimensions:

STALL TYPE	WIDTH	DEPTH
Standard (30 Degree)	9	20
Standard (45 Degree)	9	21
Standard (60 Degree)	9	22
Standard (90 Degree)	9	18
Accessible - Single Space*	16	20
Accessible - Double Space*	27	20
Compact (90 Degree only)	8	16
Parallel	9	22

* Accessible spaces shall have a five (5) foot access aisle on the right of a single stall and between a double stall.

4. Bicycle Parking

a. Every principle and accessory use of land which is required to provide at least forty (40) parking spaces must provide bicycle parking spaces at a rate of one (1) bicycle parking space per every ten (10) required vehicular parking spaces. Those professional office, business, and retail uses that are required to provide less than forty (40) vehicular parking spaces, must provide a minimum of four (4) bicycle parking spaces.

b. The following table provides the minimum Parking Aisle dimensions:

PARKING ANGLE	ONE WAY AISLE	TWO WAY AISLE
90 Degree	20 feet	24 feet
60 degree	18 feet	22 feet
45 degree	15 feet	20 feet
30 degree	13 feet	20 feet

4. SIGNS

The Legends Planned Area Development intends to reserve Appendix B for the inclusion of a Special Sign District in accordance with provisions provided by Section VI of the City of Casa Grande Sign Code. It is the intent of this Section to explicitly permit the incorporation of the Special Sign District as an administrative amendment to this Planned Area Development upon the approval of the Special Sign Plan through a Comprehensive Sign Plan.

The following sign standards are intended to replace and supersede all sign provisions defined within the City of Casa Grande Zoning Ordinance.

General Provisions
Section 602

All references to City of Casa Grande Zoning Districts shall be replaced with references to the Legends Planned Area Development Zoning Districts as follows:

Legends Zoning District Reference
L-CR, L-NC, L-CC, L-MU



5. LANDSCAPE REQUIREMENTS

The following table provides required landscape quantity, plant material size and plant spacing standards for the Legends Planned Community:

TABLE 12: LANDSCAPE STANDARDS			
ON-SITE IMPROVEMENTS - GENERAL QUANTITY			
USE TYPE	DENSITY	UNITS GOVERNING DENSITY	ADDITIONAL REQUIREMENTS OR EXCEPTIONS
SINGLE-FAMILY -COMMON AREAS	1 Tree  5 Shrubs 	Per 1,000 square feet of common area or r/w landscape area Per 1,000 square feet of common area	Refer to plant material standards table below
MULTI-FAMILY	1 Tree  2 Shrubs 	Per dwelling unit Per dwelling unit	-If over 4-stories, 75% of trees to be 24-inch box or larger*
Commercial	1 Tree  2 Shrubs 	Per 10 parking stalls Per 10 parking stalls	-If over 3-stories, 50% of trees to be 24-inch box or larger*
Mixed Use & Employment	1 Tree  3 shrubs 	Per 7 parking stalls Per 7 parking stalls	If over 2-stories, 25% of trees to be 24-inch box or larger*

* Standards inclusive of all use types defined by table

LANDSCAPE BUFFER -ADDITIONAL QUANTITY (TO BE LOCATED AROUND PERIMETER OF PROPERTY)			
USE TYPE	DENSITY	UNITS GOVERNING DENSITY	ADDITIONAL REQUIREMENTS OR EXCEPTIONS
MULTI-FAMILY	1 Tree  4 Shrubs 	Each 25 linear feet Each 25 linear feet	-If over 4-stories, 75% of trees to be 24-inch box or larger*
COMMERCIAL & EMPLOYMENT	1 Tree  3 Shrubs 	Each 20 linear feet Each 20 linear feet	-If over 3-stories, 50% of trees to be 24-inch box or larger*
MIXED USE	1 Tree  3 Shrubs 	Each 15 linear feet Each 15 linear feet	If over 2-stories, 25% of trees to be 24-inch box or larger*

PLANT MATERIAL STANDARDS	
MINIMUM TREE SIZE	80% of Plant Quantity - Minimum of 15 gallon 15% of Plant Quantity - Minimum of 24-inch box 5% of Plant Quantity - Minimum of 36-inch box
MINIMUM SHRUB SIZE	25% of Plant Quantity - 5 gallon minimum 75% of Plant Quantity - 1 gallon minimum
TURF LIMITATION	40% Maximum of gross parcel area for multi-family residential uses* 25% maximum of gross parcel area for mixed use and employment uses* 10% maximum of gross lot area for commercial uses*

* In no case shall turf be used in public right-of-way; turf limitations may be waived for those projects that require greater amounts of turf if the applicant provides written justification that the additional turf is necessary to support active recreational use, is supported by a reclaimed water source and as approved by the Legend Development Review Board.

REGULATORY DEVELOPMENT STANDARDS

6. OPEN SPACE & WASH PRESERVATION STANDARDS

a. Purpose and Intent

The Legends Open Space standards are intended to implement Figure 16, Conceptual Master Open Space Plan. The standards below will provide the regulatory standards affiliated with the development and preservation of open space within the Legends Planned Community. Figure 16 identifies the storm water drainage corridors that will be preserved in a natural condition or improved with community amenities. These elements of the Planned Community are intended to contribute to the improved and unimproved open space standards defined by this section of the Planned Area Development.

Given the large amounts of preserved natural open space proposed for the North Branch of the Santa Cruz Wash and the extensive amounts of improved parks affiliated with the storm water management proposal for the Santa Cruz Wash (areas potentially devoted to golf and other active uses) and the interspersed planned open spaces indicated on the Land Use Plan, there will be numerous opportunities for active recreation, walking, jogging, bicycling and hiking within the Legend Planned Community. The Conceptual Master Trail Plan & Conceptual Regional Park, proposes a network of community multi-use trails to enhance recreational opportunities and promote alternative means of mobility, other than the automobile, throughout the community. The proposed trails will be designed to accommodate pedestrian and bicycle access between residential neighborhoods and commercial, school, and park uses.



In addition to the preservation of the riparian corridors as natural open space within the North Branch of the Santa Cruz Wash and the channelized improved parks proposed for the Santa Cruz Wash, additional acreage will be set aside for neighborhood parks (both public and private) and community park space. This area is intended to accommodate the recreational needs of the projected resident population of 64,400. Table 13, Park Planning Ratios, below provides a summary of park space provided in relation to City of Casa Grande parks and open space standards:

JURISDICTION	STANDARD PER POPULATION (64,400 RESIDENTS)	REQUIRED	AREA PROVIDED (3)
Improved Parks	5/1000 (1)	322 Acres	445 Acres
Natural or Improved Open Space	3/1000 (2)	193 Acres	762 Acres
Total Open Space	8/1000 (1 & 2)	515 Acres	1,207

- (1) Standard for Community and Neighborhood Park space; per City of Casa Grande, General Plan 2010, Open Space and Recreation Element.
- (2) Standard for Open Space; per City of Casa Grande, General Plan 2010, Open Space and Recreation Element.
- (3) See Figure 16, Conceptual Open Space Plan.

b. Applicability

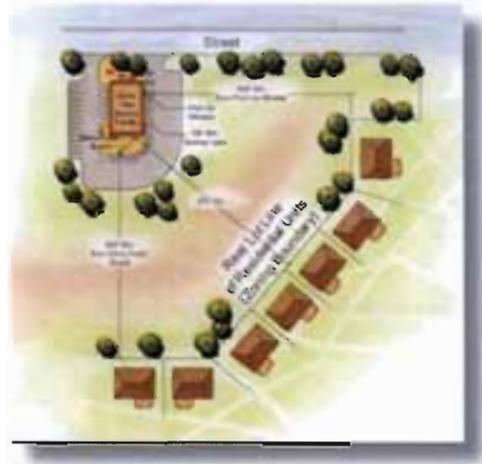
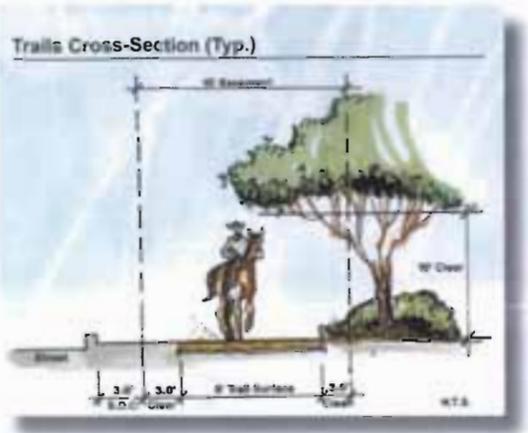
The Legends Open Space Standards are to be implemented incrementally with each proposed Site Plan and/or Subdivision Plat as the Planned Community is developed. Each proposed subdivision plat or site plan must demonstrate compliance and the incremental implementation of the illustrative open spaces defined by the Figure 16, Conceptual Master Open Space Plan. To this end, individual plats or site plans will not be subject to a minimum amount of open space but to achieving the intent of the Master Plan. The standards provided below are intended to replace and supercede the open space provisions provided by the Residential Design Standards for Planned Area Developments and all open space provisions contained within the City of Casa Grande Zoning Ordinance.



c. Open Space Standards

1. A minimum of 1,296 acres of the Legends Planned Community land area will be preserved as Improved and Natural Open Space ; 400-acres of this will be improved parks in accordance with the illustrative depiction provided on the Conceptual Master Open Space Plan. Whereas 50% of the required open must include parks, multi-use trails, bike paths, turf retention areas, tot lots and/or other outdoor active or passive recreational improvements, this improved open space will be distributed throughout the community in accordance with the Conceptual Master Open Space Plan. This area may be evenly distributed among the development parcels, or highly concentrated in one or more areas to achieve preservation of specific features.
2. Golf Courses, if provided may contribute to 50% of the passive open space within the Legends Community.
3. Clubhouses, indoor recreation centers, parking lots, street right-of-ways, and non landscaped or concrete lined retention or drainage channels shall not count towards open space requirements.
4. When retention areas are designed for recreational use, at least ten (10) percent of the basin must be elevated above the twenty-five (25) year flood water surface elevation.
5. Where soil conditions are conducive, dry wells shall be used for all retention basins.
6. All improved open space areas must be landscaped in accordance with the City of Casa Grande approved Water-Conserving Landscape Plant List except as modified below. In addition to the Casa Grande Low Water Use Plant List, the following plants are added to provide more diversity to the Legends Community:

<u>Botanical Name</u>	<u>Common Name</u>
a. Fraxinus Spp.	- Ash
b. Populus Spp.	- Populus
c. Jacaranda Mimosipolia	- Jacaranda
d. Sophora Secundiflora	- Texas Mountain Laurel
e. Lantana Spp.	- Lantana
f. Hymenoxys Acaulis	- Angelita Daisy
g. Carissa Spp.	- Carissa
h. Ruellia Brittoniana	- British Ruellia



7. Landscape, irrigation, landscape lighting and open space amenity plans shall be subject to the review and approval of the City of Casa Grande Planning and Development Director in accordance with the following provisions:
 - a. Lighting
Open space lighting shall be provided in accordance with provisions in Section 6.D.2.d. above.
 - b. Potential Amenities
Open space amenities shall be provided in locations throughout the Legends Planned Community as depicted on the illustrative Open Space Plan. Amenities provided in amenity locations shall include one or more amenity as defined by the list below as approved by the Legends Development Review Board.

Potential Amenity List

- Tot Lot (Programmed to children under 10 years of age)
- Basketball Court (full or half)
- Volleyball (sand)
- Picnic Ramada
- Tennis Court
- Soccer Practice Field
- Swimming Pool
- Other Amenities as approved by the Legends DRB

7. USE PERFORMANCE STANDARDS

- A. Purpose and Intent
Several potential uses within the Legends PAD will require specific, tailored development standards unique to those uses. These uses, which are permitted principal or accessory uses, are defined within Table Two and conditionally are required to the following specific development standards provided below.
- B. Applicability
The Legends Use Performance Standards are to be implemented with each proposed Site Plan and/or Subdivision Plat as the Planned Community is developed. Each proposed subdivision plat or site plan must demonstrate compliance and the implementation of the use performance standards. The standards provided below are intended to replace and supersede the special use provisions provided by the City of Casa Grande Zoning Ordinance.

C. Use Performance Standards

1. Accessory Buildings/Outdoor Storage

Buildings that exceed two hundred (200) square feet in area or eight (8) feet in height are accessory buildings (e.g., freestanding garage, large sheds, workshops, etc.). Such buildings shall not be used for sleeping or living purposes, shall not have cooking facilities, are limited to the height of the existing residence, and must meet the setbacks for the district.

2. Residential Facility and Adult Care Facilities

No such facility or home is to be located within one thousand two hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another group home.

The number of residents is limited by applicable state laws, including any minimum square footage requirement per person, but in no event shall the number of residents exceed ten (10).

Such facility or home is licensed by, or certified by, or approved by, or registered with, funded by or through, or under contract or subcontracted with, State of Arizona.

Such facility or home shall be reviewed and approved by the Casa Grande Building Official for building code and land use compliance prior to the use commencing.

3. Amateur Radio Antennas

Antenna structures are allowed up to Thirty-five (35) feet in height. Antenna structures shall comply with setback standards for the zoning district, and shall be located in the rear half of the lot. Antennas exceeding thirty-five (35) feet in height will require a use permit.

4. Bed & Breakfast

Bed and Breakfast facilities are limited to a maximum of five (5) bedrooms for guests and the maximum occupancy per night shall be established by use permit in residential zoning districts.

Commercial Meetings and/or social gatherings including luncheons, banquet, parties, weddings, meetings, and charitable fund raising advertising activities are prohibited at a bed and breakfast facility.

5. Child Care Facilities

Such service must be reviewed and approved and have a certificate of occupancy issued for the use by the Development Services Director of Casa Grande. Seven (7) or more children will require a use permit.

6. Drive-Through Facilities

Drive-through facilities shall be oriented toward side or rear yard and not placed between the street right-of-way and the primary customer entrance. Minimum width of drive-through lane is twelve (12) feet.

A minimum queuing lane distance of one hundred (150) feet shall be provided between the pick up window and the entrance to the drive through lane.

A drive through lane, menu board and pick up window must be a minimum 300 feet from any residential land use or residential zoning district. Any request to place a drive through lane, menu board and pick up window within 300 feet from any residential land use district or residential zoning district must obtain use permit approval.

7. Electrical Power Generating Plants, Transformer Stations, Sub-stations, and Gas Pumping Plants

Ground mounted equipment shall be screened by a eight (8) foot high masonry wall which is designed to reflect consistency with the Legends Theme Wall. The wall shall be finished with materials designed to reflect the predominant wall treatment within the immediate vicinity of Legends as approved by the Legends DRB.

8. Emergency Response Facilities, Hospitals

Any buildings used for one (1) or more of the above uses shall not be less than fifty (50) feet from the property lot line of any adjoining property.

9. Golf Club

Access required from an arterial or collector street defined by the Legends Traffic Impact Analysis. Special events staged as exterior functions shall maintain noise levels at 65 decibels or less at the perimeter property line of any single family residence.

Parking accommodations for special events shall be reviewed and approved by the respective Legends Development Review Board prior to the commencement of the event to ensure adequate parking facilities as necessary to protect adjacent neighborhoods and business from the potential encroachment of off-site parking.

10. Golf Maintenance Facility

Exterior Storage of golf maintenance equipment and materials shall be screened by an eight (8) foot high solid masonry wall. The wall shall be designed to reflect the predominant wall treatment within immediate vicinity as approved by the Legends DRB.

11. Home Occupations

- a. Home occupations shall be a permitted principal use when it complies with the following conditions:
- b. No exterior modifications to the structure or exterior storage related to the home occupation use shall be permitted;
- c. External activity resulting from the home occupation shall be limited to the hours between 7:00am and 7:00pm;
- d. No unusual amounts of pedestrian or vehicular traffic, including parking and delivery activities shall be permitted;
- e. The home occupation shall not result in an increase in the normal emission of noise, light, dust, vibration, odor or smoke.
- f. Home occupation uses, which do not meet that above noted conditions, shall only be permitted upon approval of a conditional use permit by the City of Casa Grande.

12. Residential Sales Office

Temporary residential sales offices are permitted for the sale of homes being constructed on the premises for a period of time no longer than twenty-four (24) months in any one location. Extension of this time requires Legend Development Review Board review and approval. The Applicant must prove a hardship exists warranting the extension of the sales office.

The sales office must obtain a temporary certificate of occupancy from Casa Grande Building Official.

Prior to the sale of any dwelling unit that has been used as a sales office, the dwelling unit shall be restored to comply with all applicable codes and

ordinances.

13. Outdoor Retail Space

Displays in right-of-way are subject to encroachment permit or lease. Displays shall not occupy parking areas, pedestrian paths, landscape areas, or vehicular driveways. Displays are limited to normal hours of operation. Sound amplification may not be used for sales demonstrations. Solid display structures are limited to four (4) feet high.

14. Service Bays, Loading Docks

All service bays, loading docks, or delivery areas shall be screened from street view by a minimum of six (6) foot high masonry wall or other equivalent screening material such as landscaping, as approved by the City of Casa Grande Planning Director. Site conditions, surrounding uses and a determined need for noise mitigation will be used to determine maximum height walls as approved by the Legends Development Review Board.

All service bays, loading docks and delivery areas must be located a minimum of one hundred (100) feet from a residential land use or residential zoning district. Requests to place service bays, loading docks or delivery areas closer than one hundred (100) feet from a residential land use or zoning district requires the approval of a use permit.

15. Surface Parking Lots

Parking is allowed only on paved parking surfaces. Pavement may be concrete, asphalt, or a porous material approved by Casa Grande Development Services staff.

Parking located on property zoned as multi-family residential, commercial, mixed-use, or office/industrial may not provide parking on any single family district.

A curb or bumper guard of at least six (6) inches in height shall be installed so that no part of the vehicle extends into landscape areas.

Adjacent to all streets, and residential properties, parking lot screening shall be installed at a minimum of three (3) feet to include masonry, or concrete wall, fencing, or landscaping. A minimum of four (4) feet of landscaping shall be required between the curb and screen wall.

In temporary parking areas and certain landscape/parking area applications where a dust palliative treatment is utilized as part of an overall design intent to minimize impervious surfaces and heat reflectivity, parking stalls of stabilized decomposed granite may be considered, subject to the review and approval of the Legends Development Review Board and the City of Casa Grande Planning and Zoning Commission.

16. Warehousing

Any warehouse structure shall not be less than fifty (50) feet from the property lot line of any adjoining single-family residential property, and thirty (30) feet for multi-family property.

17. Wireless Communication Facilities

Applicants for wireless communication facilities shall obtain a use permit with the following information:

- a. Vicinity Map depicting location of tower, monopoles, or similar proposals within a one-half mile radius.
- b. A Landscape Plan depicting the screening provided at the site.
- c. If the tower is located adjacent to residential property, an effort shall be taken to screen or camouflage the tower.

8. RESIDENTIAL DESIGN GUIDELINES

A. PURPOSE AND INTENT

The purpose of the following standards is to provide residential development standards applicable to all single family and multifamily residential uses. The

standards are designed to produce creative design and land use solutions that will promote enhanced aesthetic qualities, promote the preservation of property values, limit land use incompatibilities and promote the general public health, safety and general welfare.

The Residential Design Guidelines are intended to:

- Promote housing diversity within the Planned Community;
- Promote housing choices for all age groups at all stages of life;
- Promote innovative and quality residential neighborhoods which define a strong "sense of place";
- Promote architectural diversity;
- Promote recreational and active lifestyles;
- Promote stable and sustainable neighborhoods; and
- Protect property values for residents within the Legends Community.

B. APPLICABILITY

The Residential Site Development and Architectural Standards provided below will apply to all proposed residential subdivision plats and/or site plans within the Legend Planned Community. The standards below are intended to replace and supersede the City of Casa Grande Residential Design Standards for Planned Area Developments (2003). The application of these standards will be incorporated into proposed subdivision plats and/or site plans for residential development within the Legends Community and will be evaluated by the City of Casa Grande for conformity.

C. RESIDENTIAL SITE DEVELOPMENT STANDARDS

1. Subdivision Plat and Site Plan Design

- a. Corner lots (lots at the intersection of two local streets or at the intersection of a local and collector streets) shall be restricted to single story homes.
- b. Perimeter subdivision walls adjacent to roadways must be developed in accordance with the Legend PAD Theme Wall details.
- c. An average fifteen (15) foot landscape tract shall be provided adjacent to lots which are design to back to an arterial or collector roadway with a minimum tract width of ten (10) feet at any point within the proposed average.
- d. The main entrances into neighborhoods shall be designed to create a sense

- of arrival through the provision of monument signs, increased density and size of plant vegetation, the use of landscape medians or the use of terminus open space.
 - e. Front yard landscaping not provided by the home builder, must be installed by the home owner within 90 days of the closing of the residential property.
 - f. Front yard landscaping provided by the homebuilder must be installed within 30 days of the closing of the residential property.
 - g. All walls exposed to the public view (e.g. streets and open space areas) shall be improved with the Legends Theme Wall or View Wall standard.
2. In addition to the previously stated mandatory requirements, four (4) of the standards listed below must be selected.
- a. Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, 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.
 - b. 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.
 - c. Stagger front setbacks by at least three feet. Every third or fourth setback must be staggered. Setback must be predetermined by the homebuilder.
 - d. Provide a ten-foot wide concrete or natural surface multi-use path meandering through the development.
 - e. 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.
 - f. All road endings and/or street junctions ("T-type" intersection), excluding cul-de-sac locations, shall terminate with views of open space areas.
 - g. Local streets exceeding 900 feet in length shall incorporate traffic calming measures such as speed humps, chokers, minor bends and/or meandering streets, center island narrowing, textured pavement, and traffic circles.
 - h. Subdivision design shall provide convenient pedestrian access via

- sidewalks to transit stops along arterial or collector streets.
- i. Development projects shall incorporate custom street lights and street signs as approved by the City of Casa Grande and consistent with Street Lighting Policy.
- j. Where a trail exists parallel to a subdivision edge, pedestrian connections to the trail shall occur at a maximum of distance of 800 feet. Where street or cul-de-sac access is not provided, access to trails should be made in landscaped tracts.
- k. Lots that back up or side on to dedicated public or private open space areas, community parks, natural and/or improved drainage ways or recreational areas shall generally incorporate the use of view walls.
- l. Public Multi-Use Trails (MUTs) shall be located outside retention areas and wash bottoms, except at wash crossings.
- m. At installation, the landscape palette should contain a mixed maturity consisting of 25% of trees with 3-inch minimum caliper and 75% with minimum 1.5 inch caliper.
- n. The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments.



D. RESIDENTIAL ARCHITECTURAL STANDARDS

The residential architectural design standards for Legends will be self-regulated by an Architectural Design Committee established by DR Horton. The master developer recognizes the importance of establishing comprehensive design principals for future development. The intent of the Legends residential architecture is to promote diversity and provide flexibility by offering a variety of architectural styles, materials, and color palettes. In keeping with the character of the Community, the residential architecture will be of a high caliber that enhances the quality of life for residents and surrounding neighbors. As envisioned, the residential theme will offer a variety of options that ultimately will give residents their own unique space while maintaining consistency with the overall theme of the community. To achieve architectural diversity while promoting continuity and harmony with the desired character, the Legends PAD proposes the following residential design principals:

1. Floor Plans and Elevations
 - a. A minimum of five home floor plans shall be offered, each with three distinct elevations per project and within each definitive housing price range or product type.
 - b. A minimum of five distinct home color schemes shall be offered per project and within each definitive housing price range or product type.
 - c. Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.
 - d. There shall not be any more than three consecutive identical rear home elevations for homes backing an arterial or collector roadway.
 - e. Emphasis must be placed on the front elevations of homes. This may be achieved by providing covered front entries, covered front porches, bay windows, courtyards, entry portals, entry gates, contrasting paint colors, alternate accent materials (stone, brick, etc.) or other similar features. Main entries must face the street or be easily distinguished from the street.
 - f. Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows on side and rear of two-story homes, except as approved by the Planning and Zoning Commission.
2. Roofs
 - a. A variety of home roofing colors, shapes, and / or textures shall be used 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.
 - b. Variation in roof ridge lines and designs is required.
 - c. Unique roof colors shall be matched to each home color scheme.
 - d. 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
 - a. On lots where side-entry garages can be accommodated (typically 65' wide and wider lots), at least one floor plan per parcel or product type shall be designed with a standard side entrance garage.
 - b. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than 10' except as noted on Table 2 in Section 3: Community Development.
 - c. At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage on all traditional single-family residences within the VLDR, LDR, and MDR-1 Districts.
 - d. 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 except as noted on Table 6.
4. PATIO COVERS
 - a. Rear or side yard covered patios or covered courtyards will be optional on every home.
 - b. Patio cover posts and/or columns shall be minimum 4" x 4" nominal. Patio roofs may be constructed of built-up roofing or of the same materials used on the remainder of the home.
5. ADDITIONS AND MODIFICATIONS
 - a. All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.

- b. Garages shall not be converted or enclosed for other uses.
 - c. 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.
6. MISCELLANEOUS
- a. For traditional single-family residences, side yard fence returns for all interior lot walls shall extend to within twenty feet of the front corner of the home. Exception: Fence returns may be farther from the front corner of the home if necessary to allow for proper installation and clearance for any utilities connected to the home.
7. OTHER RESIDENTIAL STANDARDS
- In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to each product type within a development district. The residential homebuilder shall demonstrate compliance with the use of the home floor plans and elevations which are to be presented to the Planning and Zoning Commission with the request for Preliminary Plat and to the City Council with the Final Plat approval.
- a. Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and split-face masonry as standard features on at least one elevation per floor plan.
 - b. 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.
 - c. 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.
 - d. Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards or placed 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.
 - e. 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.
 - f. 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.
 - g. Provide one elevation per project or product type that uses flat roof, e.g., Santa Fe or Pueblo architectural style, elements.
 - h. Provide at least one floor plan per project or product type with a standard front deck on at least on elevation which is oriented toward the front yard.
 - i. Provide a minimum of five varying front door styles visible from the street to provide further diversity along the streetscape.
 - j. Provide a minimum of three varying garage door styles per project or product type including varying glass options with standard glass on one elevation.
 - k. Provide a minimum of three different finishes, materials, and/or patterns for the driveway and entry path to the home to further diversity along the streetscape.
 - l. No homes adjacent to and/or across from each other shall utilize the same finishes and/or patterns for the driveway and entry path to the home. Utilizing the same material for driveways and entry paths adjacent to and/or across from each other is permitted.
 - m. The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments.
 - n. 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.
 - o. Provide at least two floor plans per project to product type with a covered porch pulled forward of the forward-facing garage face.
 - p. In addition to the five required, provide an additional three distinct home color schemes per project.
 - q. Provide at least one floor plan per project or product type with an optional entry courtyard.
 - r. Provide a minimum of two optional glass top-sections for garage doors per project or product type.
 - s. Provide standard covered patios on every home.
 - t. Provide standard stucco parapets on every home on which the covered patio is not incorporated under the main roof structure of the home.

9. COMMERCIAL AND BUSINESS DESIGN GUIDELINES

The Commercial Design Guidelines proposed in this PAD pertain to the areas being set aside for commercial and business development within Legends. The purpose of establishing architectural design guidelines within commercial areas is to ensure quality development that reinforces a consistency throughout the PAD. All architecture is intended to appear as an integrated part of the overall site design concept. Designs for individual projects will be submitted as part of the site plan review in the City of Casa Grande.

The architectural elements selected will provide the highest probability of economic success, aesthetic satisfaction and flexibility in design through build-out. Quality and design elements for commercial buildings include:

- Richness of surface and texture
- Light Play (shapes and shadows)
- Equal void to solid building wall ratios
- Multi-planed roofs
- Varying wall articulation

Contemporary commercial architecture can be characterized by simple multi-story, geometric floor plate-type structures typically faced with materials as listed below. These relatively low profile simple shapes can comprise a strong element of continuity throughout the area, and it is the materials, variations and fenestration details which provide the necessary variety.

- Wall surfaces, textures, patterns
- Openings (windows, balconies, pedestrian entrances)
- Graphics (colors, letter styles, clarity)



ROW HOUSING

The diversity of architectural products available for use in the commercial development includes:

BUILDING MATERIALS:

- Masonry (concrete, glass or brick)
- Textured or exposed aggregate
- Stucco
- Stone
- Pre-cast or tilt-up concrete

BUILDING FACADE TREATMENTS:

- Openings
- Windows
- Recessed or projected entries
- Arcades

COLOR:

- Subtle, warm tones
- Informative signage
- White
- Building address
- Glass, dark with standard tints (not spandrel)
- Directional/location
- Graphics
- Company names/logo

The following design elements should be consulted when reviewing architecture for the commercial design:

LAYOUT:

Exterior components of plumbing, processing, heating, cooling, and ventilating systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, ductwork, vents, louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be visible to an individual standing on the ground or ground-floor elevation from a distance of 500 feet.

Exterior junction receptacles for electrical or irrigation purposes use should be located in shrub bed areas and landscaped to screen from view.

Conceal all service areas and storage areas within the building, or screen those exterior areas with solid masonry or stucco stud walls of single color or with architecturally-coordinating trim.

Seek to place employee parking in the front setback. Where feasible, parking should be located to the side or rear portion of the subject property. Walls and/or landscaping are encouraged to screen parking areas from street side views.

Buildings should be sited in a manner that will complement the adjacent building and landscape within Legends. Building sites should be developed in a coordinated manner to provide order and diversity and avoid a confused street scene.

DESIGN:

Avoid long, unarticulated building facades. Buildings with long, extensive facades are strongly encouraged to have varied and staggered massing to provide visual relief.

Commercial developments should incorporate street furniture and pedestrian spaces where appropriate. Pedestrian amenities incorporate the overall commercial design scheme and are compatible in scale, form, materials and color with architectural elements. Street furnishing should be simple in design and functional, and be placed so as not to obstruct entrances, exits, or pedestrian paths.

Covered or shaded and/or shade trees must be provided along commercial storefronts to provide for a more pedestrian friendly environment.

MATERIALS:

The use of prefab, all-metal steel for sheathing of buildings is prohibited. This is not to preclude the use of finished metal details within architecturally designed structures.

Service utilities will be located underground within the PAD area, except for major power sources and connections with possible future substation facilities.

Building materials and landscaping should be consistent with adjacent, non-residential development.

