

# Lonesome Valley Farms

## PLANNED AREA DEVELOPMENT GUIDE Major PAD Preliminary Development Plan

for

Lonesome Valley Farms

82.57 acres

City of Casa Grande, Arizona

November 2012

Revised February 21, 2013

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DSA-12-00110

Approved   
Planning Commission

PROJECT #: DSA-12-00110

MEETING DATE: 3-29-13

FINAL DECISION DATE: 6-5-13

**Planning History:**

The Shops at Palm Court PAD (CGPZ-082-005)

Approved 04.05.2005

**Prepared for:**

**Lonesome Valley Farms Ltd Partnership  
1800 W Highway 287  
Casa Grande AZ 85194**

**Property Owner:**

**Lonesome Valley Farms Ltd Partnership  
1800 W Highway 287  
Casa Grande AZ 85194**

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## **A. PURPOSE OF REQUEST**

The Lonesome Valley Farms PAD includes approximately 82.57 acres located north of Jimmie Kerr Boulevard (Highway 84), west of Interstate 10 (I-10), and east of Mitchell Road, the 'Property'. The purpose of this application is to request a zone change from the current Planned Area Development (PAD) – Residential zoning designation to PAD with commercial, office and light industrial uses, which will facilitate warehousing and mixed-use office/commercial/light industrial development.

The PAD district was chosen in agreement with the City of Casa Grande, because of the flexibility inherent to it, which allows for deviations from zoning district uses and standards. The PAD with commercial and light industrial uses similar to those found in the B-4 and I-1 uses will allow a creative utilization of various and specific development uses. The main intent of this PAD rezoning application is to specifically define and limit the types of uses that will be permitted within the Lonesome Valley Farms development and to provide compatibility to the proposed residential development to the west. Development uses and standards are set forth in this PAD development guide.

## **B. BACKGROUND**

The property was previously part of "The Shops at Palm Court PAD" originally approved by the City of Casa Grande City Council on June 20, 2005, Ordinance No. 1178.227. The original, The Shops at Palm Court PAD, included 117.57 acres. Commercial uses comprised 34.46 acres and residential uses comprised 83.12 acres. The two parcels are now under separate ownership. In regards to the Commercial parcel, the General Plan land use was amended in 2011, DSA-11- 00140. The land use was changed from Neighborhood to Commerce and Business. The previously approved commercial component is not a part of this PAD rezoning application request. This PAD application is associated with the 83.12 acres previously approved residential portion of The Shops at Palm Court PAD.

A request for a Major General Plan Amendment was submitted to the City of Casa Grande during the 2012 major amendment cycle. The request is to amend the Casa Grande General Plan 2020 land use from Neighborhoods to Commerce and Business. The request was recommended for approval by the Planning and Zoning Commission November 1, 2012 and will be considered by the City Council concurrently with this PAD request.

## **C. SITE LOCATION AND SURROUNDING AREA**

The site is located in an area that has been established in the General Plan 2020 as Primary Growth Area 1 based on existing infrastructure development, which can support growth for the next fifteen years. The area is conveniently located along I-10 and near the convergence with I-8. **See Vicinity Map, Exhibit A**

Properties adjacent to the east consist of two separate commercial developments, the planned commercial component of the Shops at Palm Court PAD and the existing Tanger Outlet Mall. These two commercial developments were approved for a land use change from Neighborhoods to Commerce and Business in 2011 to allow for greater commercial development opportunities (aka future Phoenix-mart related) for the sites. Property on the east side of I-10 south of Jimmie Kerr Boulevard and near the convergence with I-8 consists of the 580,000 square foot Central Arizona Distribution Center and planned 142-acre Ritchie Bros. Auctioneers site and display yard. These sites are part of a larger master planned development identified as Manufacturing/Industry on the General Plan 2020 and zoned I-1.

This PAD application request will permit commercial, warehousing and mixed-use office/industrial development that will both expand and balance development opportunities with adjacent properties and surrounding area. The zoning change from PAD-residential to PAD commercial and light industrial uses will provide an opportunity to expand employment uses in an area identified as a primary growth area and employment corridor for business and commerce development.

The economic landscape and surrounding area has dramatically changed since the original PAD-residential zoning designation was approved in 2005. The residential homebuilding market currently has 7,000 approved, un-built lots in the City of Casa Grande, which could provide a fourteen-year supply of single-family lots. The removal of 295-lots for this property does not adversely affect the supply of residential lots specifically in an area undergoing changes to expand business and employment opportunities. The double tracking of the Union Pacific Rail Road, the proposed Selma Highway interchange and the planned construction of frontage roads along I-10 are changes that contribute to the strong support for non-residential uses on this site.

#### **D. SITE INFORMATION**

##### **1. Site Ownership**

This site is owned by:  
Lonesome Valley Farms Ltd Partnership  
1800 W Highway 287  
Casa Grande AZ 85194

##### **2. Site Data**

The site for this proposed project is located north of Jimmie Kerr Boulevard, east of Mitchell Road in Casa Grande, Arizona. The site includes approximately 82.57 acres. The parcel is 511-21-017C.

##### **3. Existing Site Conditions**

As previously noted, the property is located along Jimmie Kerr Boulevard and in close proximity to Interstate 10 (I-10) to the east. A double tracking of the Union Pacific Rail

Road lines parallel and lie south of Jimmie Kerr Boulevard. The property is subject to continuing adverse noise levels associated with these transportation systems. **See Aerial Map, Exhibit B**

A Phase I Environmental Site Assessment (ESA) was performed in October of 2010 by J. Bowers and Associates, LLC (JBA). The site has remnants of a single-family residence and associated outbuildings. Historical records indicate that the land has only been used for agriculture use. Concrete lined ditches are present on the property for the agricultural use and an earthen irrigation canal parallels the east side of the property. There is no evidence of recognized environmental conditions on the site and no further environmental investigations have been recommended.

#### **4. Topography and Drainage**

The site has been used for agricultural purposes. The site slopes gradually in the north, northwest direction. The historical grading of the site follows a pattern of field water being directed north and west. **See USGS Map, Exhibit C**

The site is located within and bisected by Zone 'X' and Zone 'AO' on the Revised Letter of Map Revision (LOMR) Federal Emergency Management Agency (FEMA) Flood Designation Map No. 04021C1555E for Pinal County dated November 5, 2010. Flood Zone 'X' is designated as an area of minimal flooding and is determined to be outside the 0.2% annual chance floodplain. Flood Zone 'X' is outside the special flood hazard area, but is subject to inundation during a five hundred-year flood to depth of one foot. Zone 'AO' is designated as an area with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet. Flood Zone 'AO' will be inundated during a one hundred-year flood. The portion the site located within Flood Zone 'AO' is identified as being subject to an average depth of 1 foot when inundated during a one hundred-year flood. In communities that participate in the National Flood Insurance Program (NFIP), mandatory flood insurance purchase requirements apply with Zone 'AO'. **See FIRM Map, Exhibit D**

#### **5. Surrounding Land Uses**

- North: The property to the north is designated Neighborhoods and Commerce and Business in the General Plan. The property is zoned R-1 and B-2. The site is undeveloped and used for agriculture
- East: The property to the east is designated Commerce and Business in the General Plan and is zoned PAD-Commercial. The site immediately to the east is undeveloped and used for agriculture; further east is the existing Outlet Mall.
- South: The property to the south is south of Jimmie Kerr Boulevard and is designated Commerce and Business in the General Plan. The property is zoned I-1 and Pinal County General Rural. The site is undeveloped and

generally vacant, with two Union Pacific Rail Road tracks running east/west.

West: The property to the west is designated Neighborhoods in the General Plan and zoned PAD- Residential. The site has been subdivided for single-family homes and recorded as the Casa Vista subdivision. The residential infrastructure was developed with two model homes originally constructed. The two homes were torn down due to the subdivision becoming defunct and the homes being vandalized.

#### **E. CONFORMANCE WITH CASA GRANDE GENERAL PLAN 2020**

A request for a Major General Plan Amendment was submitted to the City of Casa Grande during the 2012 major amendment cycle, City Case No. DSA-12-00057. The request was to amend the Casa Grande General Plan 2020 from Neighborhoods to Commerce and Business. The request was recommended for approval by the Planning and Zoning Commission November 1, 2012 and will be considered by the City Council concurrently with this PAD request.

Approval of the General Plan Amendment will allow for a broad mix and expansion of business and commerce uses. Uses permitted within this land use category consist of: single-use or 'big box' retail, enclosed or open-air regional retail shopping centers, campus-style developments including offices, enclosed light manufacturing/ warehousing, flex-space, lodging and commercial services, medical campus/hospitals and transportation-oriented retail and facilities. While the Commerce and Business land use designation allows a broad array of land uses for the site, the main intent of this PAD rezoning application is to specifically define and limit the types of uses that will be permitted within the Lonesome Valley Farms development, and to ensure conformance with the City's General Plan.

#### **F. PROJECT OBJECTIVE AND GOAL**

This rezoning request will allow the site to combine two distinct land uses in a cohesive development that will offer a mixture of commercial and light industrial uses. The property owner's objective is to rezone the property to PAD with commercial uses along the western boundary and light industrial uses on the balance of the site.

#### **G. PROJECT DESCRIPTION AND STANDARDS**

##### **1. Project Description**

The project is designed to offer a mix of employment and retail/service/office uses. The commercial uses consisting of retail, office and service uses will be located along the west boundary providing a transition to the property on the west. The light industrial uses will be located in the interior of the site with frontage on Jimmie Kerr Boulevard and the collector street to the north.

The two land use areas will be developed in a cohesive manner with common design standards, including landscape, entry monuments and architecture. Guidelines will be established to unify the development throughout.

## 2. General Requirements

Except where otherwise explicitly stated, this PAD shall conform to all requirements of the City of Casa Grande zoning ordinance, as amended, for development within Planned Area Development zoning. All other development standards will be in accordance to City Code requirements

## 3. Land Use Plan

The development will be a master planned project consisting of two major parcels, the commercial services parcel on the west and the light industrial parcel on the east.

The Land Use Plan illustrates the two proposed land uses and primary circulation. The plan is provided to define the boundaries of the two land uses, the relationship to traffic circulation and connections to adjacent properties.

The land use plan includes a collector street that ties to Jimmie Kerr Boulevard at the south and connects to the east-west collector street at the north boundary of the site. The east-west collector street on the north will connect Mitchell Road to the future frontage road along the west side of I-10. The circulation plan is designed with minimal penetration points to safely and conveniently move traffic into and out of the project. The streetscape will be designed to provide uniformity and a pleasant environment on the perimeter and throughout the development. **See Land Use Plan, Exhibit E**

### Land Use Summary

Commercial/Office:	8.57 acres
Commercial/Light Industrial:	<u>74.00 acres</u>
Total	82.57 acres

## 4. Commercial

The commercial area along the west boundary will include retail, office and service uses. The uses will be limited by this PAD to the uses in the Land Use Table included in this document. It is the intent of this PAD and the development guidelines to provide a transition/buffer from the planned residential development to the west. Several uses that would typically be permitted as commercial and light industrial uses were eliminated in the Land Use Table due to the owner's agreement that these uses are not compatible land uses in the area. **See Permitted Use Table.**

The 8.57-acre commercial parcel will include retail and office development intended to service the planned residential neighborhoods in the area as well as the future employees of the light industrial area. A Major Site Plan/PAD Final Development Plan

will be submitted for review and approval by staff and the Planning and Zoning Commission by the future developer. Permitted uses shall conform to the Permitted Use Table provided in this PAD. Development standards shall comply with the Casa Grande Development Code unless specifically revised in this PAD.

### 5. Light Industrial

The light industrial area is anticipated to include light manufacturing, warehousing, flex space, and commercial uses in a comprehensively planned and attractive setting. Uses that may generate excessive, noise, odor, smoke, dust, vibrations, fumes or glare that may be considered detrimental to adjacent properties will be prohibited. Development standards shall comply with the Casa Grande Development Code unless specifically revised in this PAD.

The 74-acre light industrial development zone will include multiple buildings providing warehousing, light manufacturing and flex space for multiple and individual tenants. A Major Site Plan/PAD Final Development Plan will be submitted for review and approval by staff and the Planning and Zoning Commission by the future developer. Permitted uses shall conform to the Permitted Use Table provided in this PAD. See **Permitted Use Table**.

### 6. Permitted Uses

The permitted uses allowed are outlined in the table below.

Permitted Use Table Commercial and Light Industrial		
Permitted Uses	Commercial	Light Industrial
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	P	P
Appliance sales, service, repair	P	P
Art gallery, art studio or center	P	P
Automobile, boat or recreational vehicle sales, maintenance and rental		P
Automobile repair service (major)		P
Automobile repair service (minor)	C/PS <sup>3</sup>	P
Bakery	P	P
Banks and other savings and lending institutions	P	P
Blueprint shop and photo processing	P	P
Business Support Services	P	P
Business and office machine sales, service and repair shop	P/PS <sup>3</sup>	P
Business, technical or vocational school	C	P
Cabinet shop and furniture manufacture		P

Churches, Synagogues, Place of worship	P	P
Community center or meeting hall	P	P
Convenience store	P/PS <sup>8</sup>	P
Convenience store, with gas pumps	C/PS <sup>7,8</sup>	C/PS <sup>7</sup>
Costume, dressmaking, or tailor shop	P	P
Dancing or theatrical studio	P	P
Delicatessen and catering establishment	P	P
Dry cleaning and laundry establishment	P	P
Exterminator shop	P	P
Flex Space		P
Food processing		P/PS <sup>1</sup>
Health Club	P	P
Hospital	P	P
Hotel or motel	P	P
Manufacturing, light		P/PS <sup>2</sup>
Monument sales and engraving shop	P/PS <sup>2</sup>	P/PS <sup>2</sup>
Mortuary	P	P
Museum	P	P
Offices	P	P
Personal Services	P	P
Printing and publishing house (including newspapers)	P	P
Private club, fraternity, sorority or lodge	P	P
Production facility, multimedia		P
Professional Services	P	P
Public buildings	P	P
Public facility, utility installation, service yard		P/PS <sup>2</sup>
Recreation, commercial indoor	C	P
Recreation, commercial outdoor		P
Research and Development		P
Restaurant, drive thru	C	P
Restaurant, fast food	P	P
Restaurant, sit down	P	P
Retail sales	C	P
Retail, specialty sales	P	P
Schools, private	P	P
Schools, public	P	P
Tavern, bar or lounge		P
Warehousing, limited		P/PS <sup>2,4</sup>
Wireless telecommunication facilities	P/PS <sup>5,6</sup>	C/PS <sup>5</sup>

P - Permitted C- Conditional PS - Performance Standards

## 7. Performance Standards

The performance standard requirements are outlined in the table below.

Performance Standards	
PS <sup>1</sup>	Limited to buildings of 20,000 square feet or less
PS <sup>2</sup>	Exterior storage of goods and materials are screened from view from adjacent properties and rights-of-way
PS <sup>3</sup>	Exterior storage of materials and equipment are prohibited
PS <sup>4</sup>	One or more buildings adaptable to a combination of office, light storage, distribution, and show room uses, where a minimum of 25% is used for office space
PS <sup>5</sup>	<p>A. The setback requirements shall be thirty-five feet from any property line, plus an additional one foot for every foot of height above thirty-five feet,</p> <p>B. The structure is to be designed, constructed and/or colored in order to correspond with the aesthetic, view-shed and other characteristics of the area in which they are to be placed,</p> <p>C. Appropriate landscaping and other screening shall be required along any street frontage,</p> <p>D. Appropriate measures shall be used to screen any exposed mechanical equipment such as, but not limited to, cables, etc.,</p> <p>E. Where possible, service providers will be encouraged to co-locate (share) their facilities on existing towers.</p>
PS <sup>6</sup>	Height is limited to 35 feet
PS <sup>7</sup>	<p>A. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any non-street property line, and not less than one hundred feet from any residential district boundary,</p> <p>B. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet,</p> <p>C. Parking areas shall be separated from any residential zone by at least fifteen feet.</p>
PS <sup>8</sup>	Convenience Store location shall be limited to the northeast corner of Jimmie Kerr Boulevard and Mitchell Road.

## 8. Conditionally Permitted Uses

Conditionally permitted uses shall be subject to administrative procedures of Conditional Use Permits as per City Zoning Code.

## 9. Permitted Accessory Uses

Permitted accessory uses shall be allowed as per City Zoning Code.

## 10. Development Standards

The minimum setback from any lot line or public right-of-way, for commercial and light industrial uses shall be as follows:

Setback	Commercial	Light Industrial
<b>Building Setbacks</b>		
Front	35 feet	35 feet
Interior Side	15 feet *	15 feet
Rear	15 feet	15 feet
Corner Side	30 feet	30 feet
Residential Zone Boundary	45feet	45 feet
<b>Parking Lots</b>		
Front	4 feet	4 feet
Interior Side and Rear	3 feet	3 feet
Corner Side	4 feet	4 feet
Residential Zone Boundary	3 feet	3 feet

\*Both side yard setbacks when added together must total 15'

### Maximum Building Height

Maximum building height of any building shall be (45) feet to top of roofline, subject to other requirements not addressed in the PAD Guide.

### Screening of Roof Top Equipment

All roof top equipment shall be screened by a parapet wall, not to exceed four feet above the roofline.

## H. DESIGN STANDARDS

### 1. Site Development

Each parcel will conform to the land use guidelines outlined in this PAD development guide. The specific parcel configuration and uses, or exact mix of uses is not known at this time. Final parcel configuration will be established at a future date as the market demand and specific uses are determined. Each parcel shall submit a Major Site Plan/PAD Final Development Plan, which identifies building locations, circulation, signage and parking.

### 2. Perimeter Screen Walls/Landscape

Perimeter screen walls shall be designed to provide continuity throughout the development and to enhance the overall visual aesthetics of the development through a variety of materials, colors and textures. All perimeter screen walls shall be a minimum of 6-foot in height and parking lot screen walls, as needed, shall be a minimum of three

(3) foot in height. Wall details, materials, colors and textures shall be submitted with the Major Site Plan/ PAD Final Development Plan.

A three (3) foot in height parking lot screening wall shall be provided along Mitchell Road frontage.

A thirty (30) foot wide landscape buffer shall be provided along Mitchell Road to provide a buffer to the property to the west.

### **3. Signage**

A Comprehensive Sign Plan establishing the number of signs and the design standards for both building signs and freestanding signs for the entire PAD shall be submitted prior to approval of any Major Site Plan/PAD Final Development Plan.

### **4. Landscaping**

All proposed landscape (on-site, street right-of-way, parking, landscape buffers and others) shall be in compliance with City Zoning Code, Chapter 17.52, Article VI and as within this PAD.

#### **a. Landscape Character Plan**

A Landscape Character Plan and Illustrative Landscape Concepts have been developed to identify the landscape character and theme for on-site, street right-of-way, and parking lot landscape within the B-4 and I-1 parcel areas. **See Landscape Character Plan, Exhibit F; and Illustrative Landscape Concepts, Exhibit G**

#### **b. Final Landscape Plan**

Final landscape plans shall be submitted, reviewed and approved prior to recording of Final Development or Major Site Plan approval. The final landscape plans shall comply with City Zoning Code.

#### **c. Low-water use plants**

In order to conserve water, all plant materials installed shall be listed on the City of Casa Grande Low Water Use Plant list, City Zoning Code.

#### **d. On-site Landscaping**

On-site landscaping shall be provided within the development in accordance with City Zoning Code.

#### **e. Street Right-of-Way Landscaping**

Street right-of-way landscaping shall be provided along all street frontages in accordance with City Zoning Code.

#### **f. Trail System**

There are no publicly accessible open space and trails existing on or adjacent to the site. The City's Regional Trail System Master Plan identifies a Linear Park Trail near the Property. Final development of the site will include open space and pedestrian access and circulation throughout the site in addition to points of access to the Linear Park Trail.

## 5. Architectural Guidelines

The architecture shall provide visual interest through the use of geometry, material and color. The building forms and design shall incorporate the following elements to create a consistent style of building character throughout the development.

- Building massing shall utilize simple and strong geometrical forms.
- The color palette shall reflect an agrarian theme that is typically found in a desert environment. Predominant colors shall include a mixture of natural earth color tones and/or complementary colors including browns, tans and reds with accent colors.
- Accent colors shall not dominate the exterior appearance and shall be compatible with the major structures color.
- Roof colors shall not produce glare, such as being white, light colored aluminum, or be highly reflective.
- Building shall use various architectural techniques to break up the linear aspect. Such treatments include, but are not limited to: fenestration, accent features, and material variation.

Predominant exterior building materials should be of high quality, energy efficient and durable. These include, but are not limited to:

- Brick
- Stone, natural or faux
- Integral color, sand blasted or stained textured masonry.
- Split-face or scored concrete masonry units.
- Textured tilt-up concrete panels.
- Stucco/EFIS.
- Standing seam metal roofs.
- Concrete and clay tile roofs.
- Light colored or reflective "Cool roofs".
- Clear and tinted glass.
- Architectural steel elements.
- Prefabricated steel panels and corrugated metal where architecturally integrated.
- Chain link fencing is prohibited.

Buildings should have clearly defined public and employee entrances incorporating a combination of elements such as:

- Canopies or porticos
- Overhangs.
- Recesses/projections.
- Arcades.
- Raised corniced parapets over the door.
- Peaked roof forms.
- Arches.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Architectural details such as tile work and moldings integrated into the building structure to frame the entryway.
- Integral planters or wing walls that incorporate landscaped areas and/or sitting areas.
- Enhanced pedestrian surfaces.

#### Screening

- All rooftop equipment, vents, ducts, satellite dishes, etc...shall be screened from view from adjacent streets, sidewalks and neighboring properties using materials and forms used on the main buildings.
- All roof access shall be located inside the building.
- Internalize roof drain elements within the building or apply an architectural feature where visible from streets and public areas.
- Ground-mounted equipment, building service entries, and delivery access shall be visually screened from adjacent streets and neighboring properties.
- Enclosed service/refuse areas and covered parking should be designed to be an integral part of the building architecture. The forms, colors, textures and materials used on the main building should be applied to all sides of these structures when visible to the public.

#### Additional Architectural Requirements

- Pop-outs, varied materials, canopies and windows will be utilized to break up the monotony of walls.
- All public entries will be covered, as will walkways connecting public entries on each building and/or adjoining buildings.
- Any individual building over 15,000 square feet or any group of adjoining buildings totaling over 15,000 square feet will vary roof heights and appearance for added diversity.
- All sides of buildings will have a finished appearance. Docks and service areas will be screened by decorative walls and landscaping.

**See Architectural and Photographic Building Elevations, Exhibit H**

**I. INFRASTRUCTURE AND SERVICES**

**1. Water**

Water service for Lonesome Valley Farms will be provided by the Arizona Water Company. Arizona Water Company certifies that the property is located within its Certificate of Convenience and Necessity in Casa Grande and it will provide water service to the property. Arizona Water Company does not currently have a "Designation of Assured Water Supply" covering their water service area in Casa Grande. This development shall obtain a "Certificate of Assured Water Supply", if necessary, as required by the Arizona Groundwater Management Act.

There is an existing 12-inch water main in Jimmie Kerr Boulevard, located along the southern boundary of the site. There is an existing 8-inch water main in Mitchell Road along the west boundary of the site. The water system for the development will be "looped" and will connect into the existing water lines within Jimmie Kerr Boulevard and Mitchell Road. The water system will be designed in accordance with Arizona Water Company standard specifications that are on file at the Arizona Department of Environmental Quality. A Preliminary Engineering Report is included in the Appendix.

**2. Waste Water Report**

Sewer service for the property will be provided by the City of Casa Grande. There is an existing 15-inch sewer line in Selma Highway with a 12-inch stub out at the intersection of Mitchell Road and Selma Highway. The 12-inch line will be extended to serve the site. The sewer system will be designed in accordance with City of Casa Grande and Arizona Department of Environmental Quality (ADEQ) standards and specifications. A Preliminary Engineering Report is included in the Appendix.

**3. Drainage Report**

A Preliminary Drainage Report will be submitted with the Major Site Plan/PAD Final Development Plan. An Existing Drainage Pattern Exhibit is included in the Appendix.

**4. Grading, Drainage and Utilities**

A Preliminary Grading, Drainage and Utility Plan will be submitted with the Major Site Plan/PAD Final Development Plan. The Preliminary Report will address preliminary storm water retention calculations, existing and proposed slope, depth, flow patterns, and location of retention areas. The plan will indicate the drainage pattern, grade breaks, and slope of all streets. Existing and proposed contour data will be provided, at a minimum of 1 ft. intervals. The report will comply with the requirements and standards of the City's storm drainage master plan and drainage policy.

As discussed earlier, this property lies within portions of Flood Zones 'X' and 'AO', respectively. Flood Zone 'X' is outside the "Special Flood Hazard Area", while Flood

Zone 'AO' is an area recognized as a Special Flood Hazard Area and is determined to be inundated during a one hundred-year flood. Development in the Special Flood Hazard Area is subject to Flood Development Permit authorization and approval. Development within the 100-year floodplain must be constructed one foot above the 100-year floodplain. All newly constructed buildings within the 100-year floodplain must provide the City with a Certificate of Elevations certified by an Arizona registered surveyor.

**5. Electrical Service**

Electrical Service will be provided by APS.

**6. Gas**

Southwest Gas Company will provide natural gas service.

**7. Law Enforcement**

Law enforcement will be provided by the City of Casa Grande.

**8. Fire Protection**

Fire protection will be provided by the City of Casa Grande.

**9. Sanitation**

Refuse service will be provided by the City of Casa Grande or private contractor.

**J. ACCESSIBILITY AND CIRCULATION**

Circulation patterns in the development are planned to efficiently carry and distribute traffic and to minimize traffic on adjacent properties. Primary access into the development is from Jimmie Kerr Boulevard, which has direct access to north-south arterial roadways leading into Casa Grande and to I-10. A new collector road will convey traffic from Jimmie Kerr Boulevard through the center of the development and connects to the east-west collector roadway along the north boundary of the site. This east-west collector along the north allows for a future extension to the proposed I-10 frontage road to the east and provides for an ancillary point of access with Mitchell Road to the west. Primary access into the development will be from the central collector road connecting with Jimmie Kerr Boulevard.

The developer of the property will be responsible for the engineering and construction of the full right-of-way of the central collector road, for the east half of the right-of-way for the west collector road, Mitchell Road, and the south half of the right-of-way for the east-west collector road along the north property boundary. The future extension of the east-west collector road to the proposed I-10 frontage road is subject to review and approval by the Arizona Department of Transportation (ADOT). The proposed collector roadway section is an 80-foot wide right-of-way (40-foot wide half right-of-way), which is in conformance with City of Casa Grande Engineering Standards. Internal driveway locations and ingress/egress points are not known at this time and are dependent upon final parcel and site plan

configurations. All streets within the development will be in conformance with City Engineering standards. Upon the completion of roadway construction and City of Casa Grande acceptance, maintenance of improvements within the right-of-way will be the responsibility of the City. A Master Property Owners' Association (POA) will be formed for the maintenance of all landscaping within the street right-of-ways.

A preliminary Traffic Impact Statement has been enclosed with this PAD rezoning application. The planned traffic circulation system is anticipated to provide more than an adequate level-of-service for site traffic volumes. A Traffic Impact Analysis (TIA) for the specific uses will be submitted with the Major Site Plan/PAD Final Development Plan. The TIA will determine the traffic impact of this development and recommend any need for additional traffic and roadway improvements that the development will be required to provide.

**K. PHASING**

There is no prescribed phasing plan proposed at this time. The implementation of a phasing plan is dependent upon timing of market demand. A Phasing Plan, if deemed applicable, shall be submitted, reviewed and approved with the Major Site Plan/PAD Final Development Plan.

**L. CONCLUSION**

The Lonesome Valley Farms PAD will be a vital addition to the City of Casa Grande and the development team respectfully requests your favorable consideration and approval of the Lonesome Valley Farms PAD. The development team is committed to ensuring the growth of another high quality, job creating and economic-boosting development and looks forward to working the City of Casa Grande.

#

## APPENDIX

### Land Use Definitions

#### **Automobile repair services, major**

General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including bodywork, framework, welding, and major painting service.

#### **Automobile repair service, minor**

General repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including brake, muffler, upholstery work, tire sales, repair and mounting, lubrication, tune-ups, and transmission work.

#### **Convenience store**

Small retail establishments that sell groceries, alcohol, and household items and may also sell gasoline; does not include automotive service stations or vehicle repair shops and is developed per City Code requirements.

#### **Dancing or theatrical theater**

A building where classes in the various arts (e.g. dance, acting, singing) are taught and live performances are open to the public.

#### **Exterior storage of goods and materials**

The storage of any materials outside the principal or accessory buildings on a property.

#### **Flex space**

Generally defined as one-story buildings with high ceilings, rear-loading docks, surface parking and generous landscaping. The building shells are designed to accommodate companies needing office, light manufacturing and/or warehouse space.

The front of the building is used for office space, while the rear of the building is used for warehousing or light manufacturing. Delivery is to the back of the building, which separates customers and office staff from the manufacturing or warehousing functions, and creates a more attractive streetscape.

Tenants can rent exactly what they need, with the office space adjustable for more or less area. There are no shared costs for hallways, bathrooms and the lobby. Flex space accommodates the full range of companies, from those operating their first offices outside their home or garage, to well-established businesses.

#### **Manufacturing, light**

An establishment engaged in the indoor manufacturing, assembly, fabrication, packaging or other industrial processing of finished parts or products, primarily from prepared materials, or the indoor provision of industrial services contained entirely within a building and where noise, odor, heat, smoke and vibration are contained within the building. This term includes but is not limited to a business engaged in the processing, fabrication, assembly, treatment, or packaging of food, pharmaceuticals, textile, leather, wood, paper, chemical, plastic, or metal products.

#### **Personal services**

Establishments providing specialized goods and services including but not limited to barber shops, beauty salons and spas, clothing rental, coin operated laundromats,

massage services, personal laundry and dry cleaning establishments, photographic studios, travel agencies, shoe repair, watch repair, computer repair, upholstery shop, interior decorating services, tanning salons, lock and key shops, and tailor shops. These uses may also include retail sales of products related to the services provided.

**Production facility, multimedia**

A facility for the staging and recording of video or audio productions such as , but not limited to, music, commercials, film, television, radio programs and motion pictures; recording or broadcasting; and other production and distribution service offices.

**Professional services**

Work done for others, predominately on the premises of the office, by someone trained in such work as a career; including but not limited to doctors, lawyers, accountants, engineers, chiropractors, dentists, osteopaths, physicians and surgeons, podiatrists, architects, veterinarians, attorneys, physical therapists, stock brokers and insurance agents.

**Public facility, utility**

A building or structure used or intended to be used by any public utility, including but not limited to well, reservoir, tank, or other storage facility; distribution, or transmission substation; telephone switching or other communication plant, receiving or transmission facility; any storage yard for public utility equipment or vehicles; and any parking lot for parking vehicles to serve a public utility.

**Recreation, commercial indoor**

A commercial recreational land use conducted entirely within a building, with or without seating for spectators, and providing accommodations for a variety of individual organized, or franchised sports, including but not limited to basketball, ice hockey, wrestling, soccer, tennis, volleyball, racquetball, or handball, also including arcade, arena, assembly hall, athletic and health clubs, auditorium, bowling alley, club or lounge, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, skating rink, swimming pool, may include snack bar, restaurant, retail sales of related sports health or fitness items.

**Recreation, commercial outdoor**

A commercial recreational land use conducted primarily outdoors, including but not limited to driving ranges, miniature golf, swimming pools, tennis, handball, basketball and racquetball courts, athletic fields, skateboard park, batting cages, drive in theater.

**Research and Development**

A use engaged in research and development, testing, assembly, repair in the following industries: biotechnology, pharmaceuticals, medical instrumentation and supplies, communications systems, and information technology, geographic information systems, electronics and instrumentation, and computer hardware and software.

**Restaurant, fast food**

A building and adjoining parking area used for the purpose of furnishing food, beverages, soft drinks, ice cream, and similar confections to the public for consumption inside and outside the confines on the principal permitted building. Typically includes order boards and windows for pick up of food from vehicles.

**Restaurant, quick serve**

An establishment whose principal business is the sale of foods, frozen desserts, or beverages to the consumer in a ready-to-eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation includes the following characteristics:

a. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.

b. The customer is not served food at his/her table by an employee but receives it at the counter, window, or similar facility for carrying to another location for consumption either on or off the premises.

**Restaurant, sit down**

An establishment maintained, operated, and/or advertised to the public as a place where food and beverage are served to the public on request from a menu during stated business hours, served in or on reusable containers and dinnerware, to be consumed on the premises primarily inside the building at tables, booths, or counters with chairs, benches or stools. This use may include incidental delivery use.

**Retail sales**

A commercial enterprise that provides good and/or services directly to the consumer.

**Retail sales, specialty**

Retail operations that specialize in one type or line of merchandise. Such stores may include but are not limited to apparel, jewelry, books, shoes, stationary, antiques, candy and ice cream, cigar and tobacco, clothing and costume rental, florist, garden supply, mail order, newsstand, video sales and rental, ice and water sales.

**School, private**

An educational institution other than a public school that offers instruction in the several branches of learning and study required to be taught in the public schools or where instruction is given in the vocational, professional or recreational fields.

**Warehousing, limited**

One or more buildings adaptable to a combination of office, light storage, distribution, and show room uses, where a minimum of 25% is used for office space.



# Preliminary Sewer & Water Report For Lonesome Valley Farms Casa Grande, Arizona

Project No. 12-078.01

February 06, 2013

## **I. INTRODUCTION**

Lonesome Valley Farms is an approximate 81.4 acre site located north of Jimmie Kerr Boulevard, west of the Shops at Palm Court, and east of Casa Vista subdivision.

This preliminary sewer and water report will describe the existing and proposed water and sewer for development of the property. Design parameters from the City of Casa Grande, Arizona Water Company, and Arizona Department of Environmental Quality (ADEQ) will be applied to the future final water and sewer design for the proposed project to ensure adherence to regulations. A more detailed and final analysis of water and sewer will be provided during future engineering phases of this project.

## **II. EXISTING AND PROPOSED SEWER**

Sanitary sewer service for Lonesome Valley Farms will be provided by the City of Casa Grande. The City of Casa Grande is responsible for the maintenance of all sanitary sewer facilities.

The adjacent Casa Vista subdivision constructed a sewer line in Henness Road from Florence Boulevard and extended it to the intersection of Mitchell Road and Selma Highway. See attached sewer and water exhibit. The sewer line size in Selma Highway is 15" and terminates in the intersection with a manhole and 12" stub outs to the north and south. Having spoken with the Development Department Civil Engineer for Casa Grande, Mr. Larry Petersen, we are assuming that the capacity of the sewer system accounted for this property to be medium density residential.

This development will have to extend the sewer 2,600 feet in Mitchell Drive to and though the interior streets of this project from the intersection of Selma Highway and Mitchell Drive.

A sewer treatment and collection facilities development fee will be required at the time of individual site developments. The current fees are based on water meter size and are attached at the end of this report.

### III. EXISTING AND PROPOSED WATER

Water service for Lonesome Valley Farms will be provided by the Arizona Water Company. According to a "will-serve" letter from Arizona Water Company dated November 2, 2010, this project will need to provide a 100 year adequate water supply certification, as issued by the Arizona Department of Environmental Quality. The Arizona Water Company operates and maintains all water supplies, wells, and pumping facilities which will serve the supply lines to this site.

Currently, there is an existing 12" water line in Jimmie Kerr Boulevard and an existing 8" water line in Mitchell Road. These improvements will require the extension and/or installation of water mains through the proposed streets of this project.

A water report for Shops at Palm Court, a 294 unit single family residential subdivision (that was never built), demonstrated adequate volume and pressure for domestic and fire flow requirements for this very land. The report was produced by Evolution Engineering, LLC and is dated June 6, 2006. It references pressure testing done by Arizona Water Company. The static pressure in the area is 90 psi. The residual pressure with a fire hydrant flow of 1,250 gpm was 58 psi. It is anticipated that the new light industrial use will have lighter demands than a single family residential land use.

After final engineering design and prior to construction the land owner will have to provide payment of fees to Arizona Water Company including but not limited to Initial Deposit, Overhead, Inspection, Survey (possibly), Permits (possibly), Testing (possibly), Cost of the meters, Central Arizona Project, and Municipal and Industrial charges, Off-Site Facilities fee.



(hereinafter "adjustment date"). The inflationary adjustment factor shall be defined as the quotient of the United States Department of Labor's Consumer Price Index for all Urban Consumers, West Urban Region, All Goods, 1982-84=100 index figure (hereinafter "CPI-U") for the month of January 2008 for the first year or for subsequent years the CPI-U for January immediately preceding the adjustment date divided by the CPI-U in effect on January 1, 2007, in the case of the first adjustment date, or the CPI-U used for the numerator the last time the police facilities development fee was adjusted.

2. On each adjustment date of each year thereafter in which the police facilities and equipment development fee is in effect, its amount shall be automatically adjusted to account for inflationary impacts by multiplying the then existing police facilities and equipment development fee by the inflationary adjustment factor.

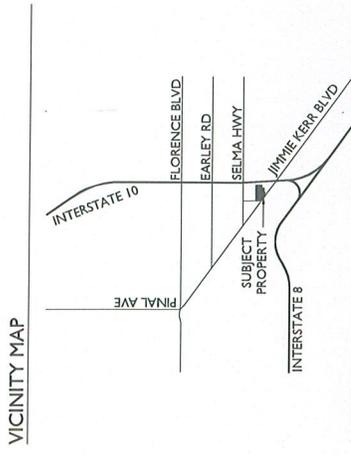
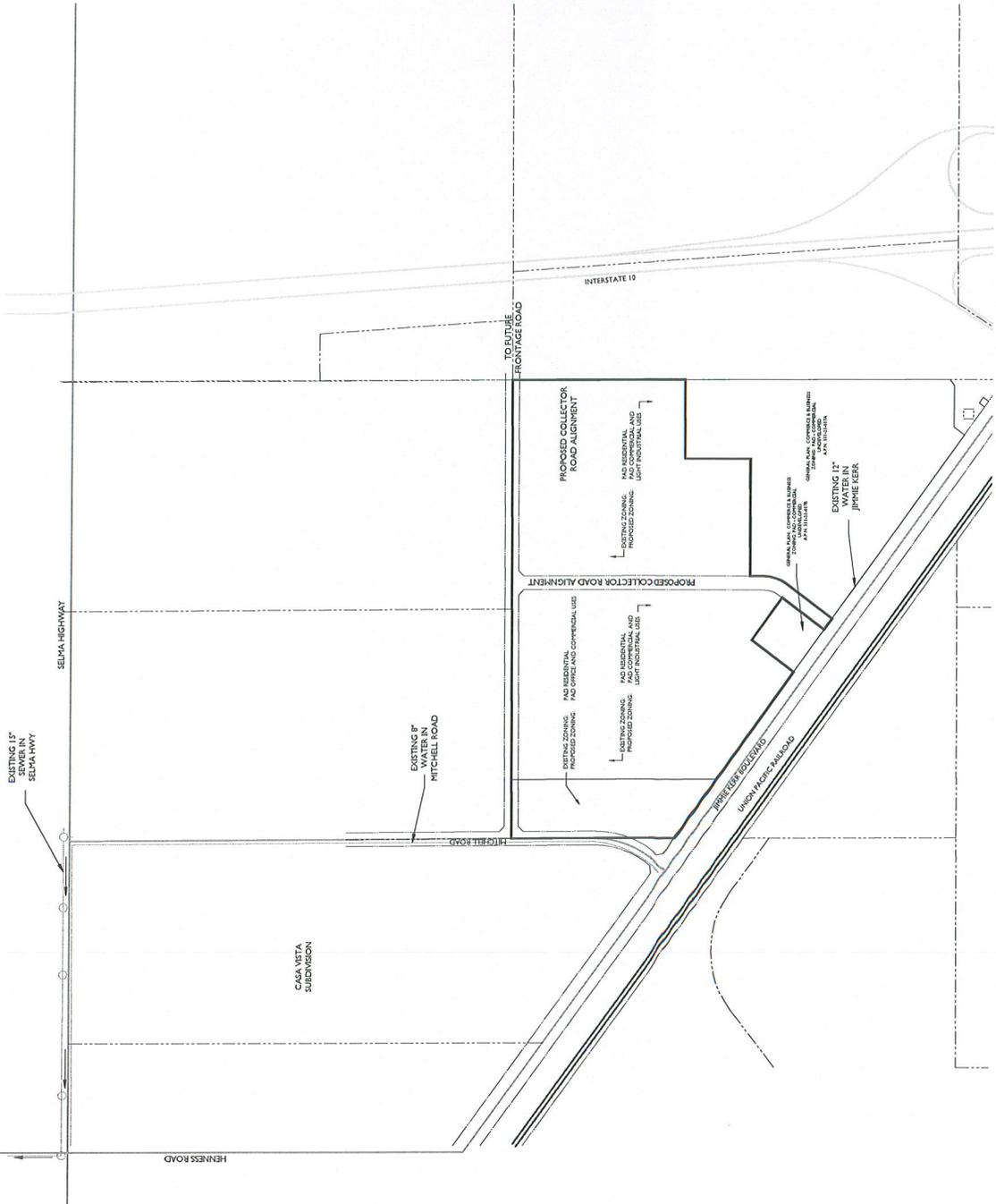
3. Provided, however, that nothing herein shall prevent the city council from electing, by ordinance, to retain the then existing police facilities and equipment development fee for any given fiscal year, years, or other specified time period. After the time period set forth by the ordinance retaining the existing police facilities and equipment development fee for any given time period, the police facilities and equipment development fee shall automatically be adjusted as established herein.

(Ord. 1397.04.33 § 3, 2011; Ord. 1397.04.30 § 5, 2007; Ord. 1397.04.24 § 1, 2004; Ord. 1397.04.13 § 1, 2002; Ord. 1397.04.06 § 1, 2000)

#### **4.02.060 Sewer treatment and collection facilities development fee.**

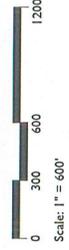
A. Effective January 1, 2012, all new residential and non-residential development in the city of Casa Grande shall be subject to the payment of a sewer treatment and collection facilities development fee payable at the time of building permit issuance by the city, pursuant to this title and section, as follows:

<b>ALL DEVELOPMENT</b>		<b>PER WATER METER SIZE</b>
<b>Inches</b>	<b>Type</b>	
0.75 or less	Displacement	\$4,290.00
1.00	Displacement	\$7,288.00
1.50	Displacement	\$14,158.00
2.00	Compound/Turbine	\$22,637.00
3.00	Compound	\$45,748.00
3.00	Turbine	\$51,308.00
4.00	Compound	\$72,872.00
4.00	Turbine	\$87,902.00
6.00	Compound	\$141,533.00
6.00	Turbine	\$176,703.00
8.00	Compound	\$228,597.00
8.00	Turbine	\$258,190.00



**OWNER**  
 Gail Robertson  
 1800 W. Highway 287  
 Casa Grande, AZ 85194

**ENGINEER**  
 Kevin Morgan  
 EPS Group, Inc.  
 2045 S. Vineyard  
 Mesa, AZ 85027  
 Tel: (480)-503-2250  
 Fax: (480)-503-2258  
 Email: kevin.morgan@epsgroupinc.com



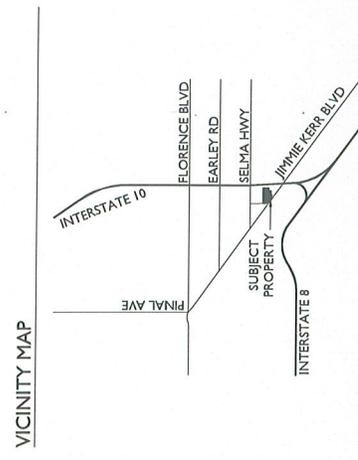
Lonesome Valley Farms

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PRELIMINARY WATER AND SEWER EXHIBIT

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03.19.13

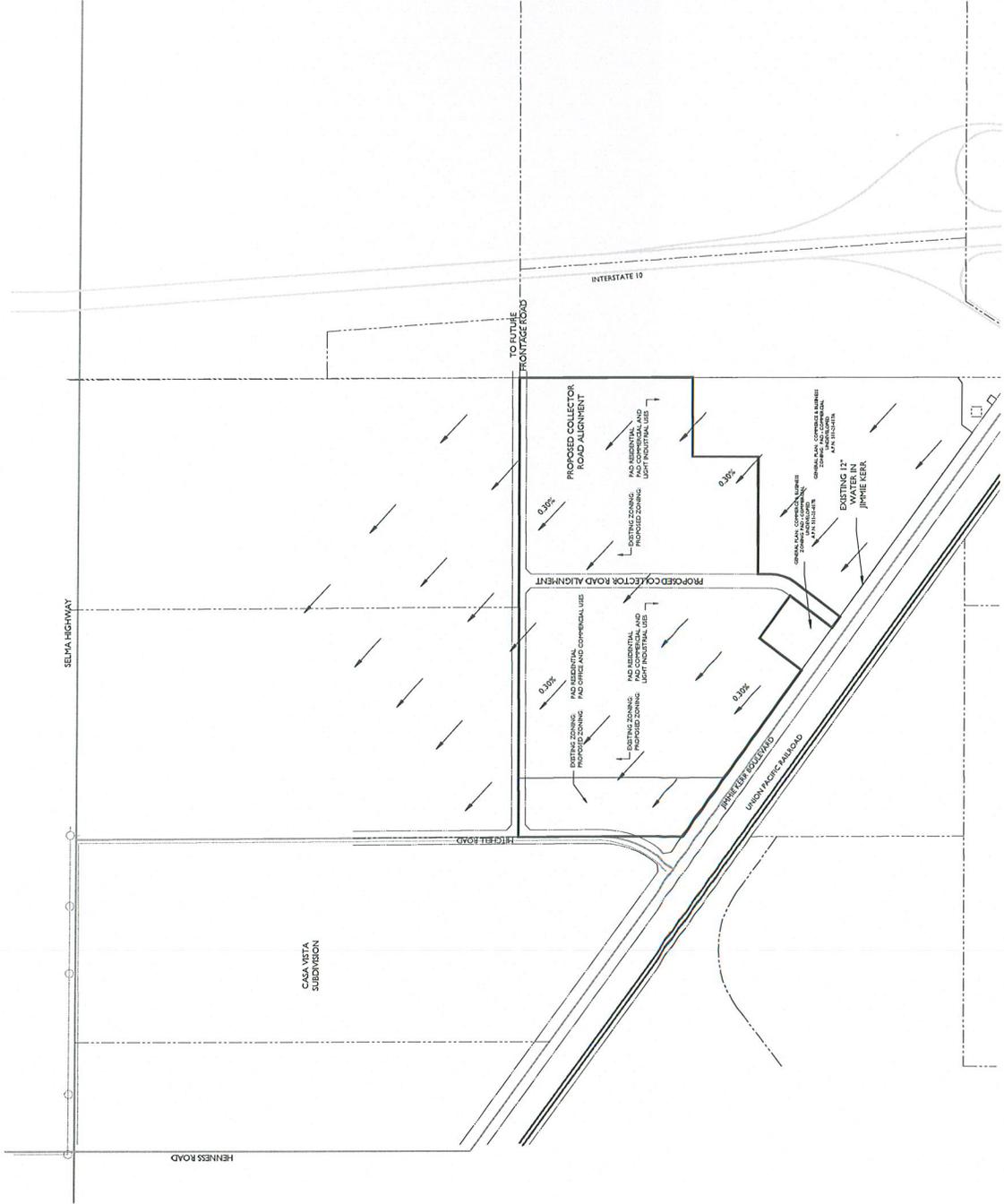


**OWNER**

Gail Robertson  
1800 W. Highway 287  
Casa Grande, AZ 85194

**ENGINEER**

Kevin Morgan  
EPS Group, Inc.  
2045 S. Vineyard  
Mesa, AZ 85027  
Tel: (480)-503-2250  
Fax: (480)-503-2258  
Email: kevin.morgan@epsgruoinc.com



Lonesome Valley Farms

EXISTING DRAINAGE PATTERN EXHIBIT

03.19.13

## **EXHIBITS**

The following exhibits are included within the PAD Development Guide for purposes of illustration, and to more clearly define the goals of the Lonesome Valley Farms PAD:

**Exhibit A – Vicinity Map**

**Exhibit B – Aerial Map**

**Exhibit C – USGS Map**

**Exhibit D – FIRM Map**

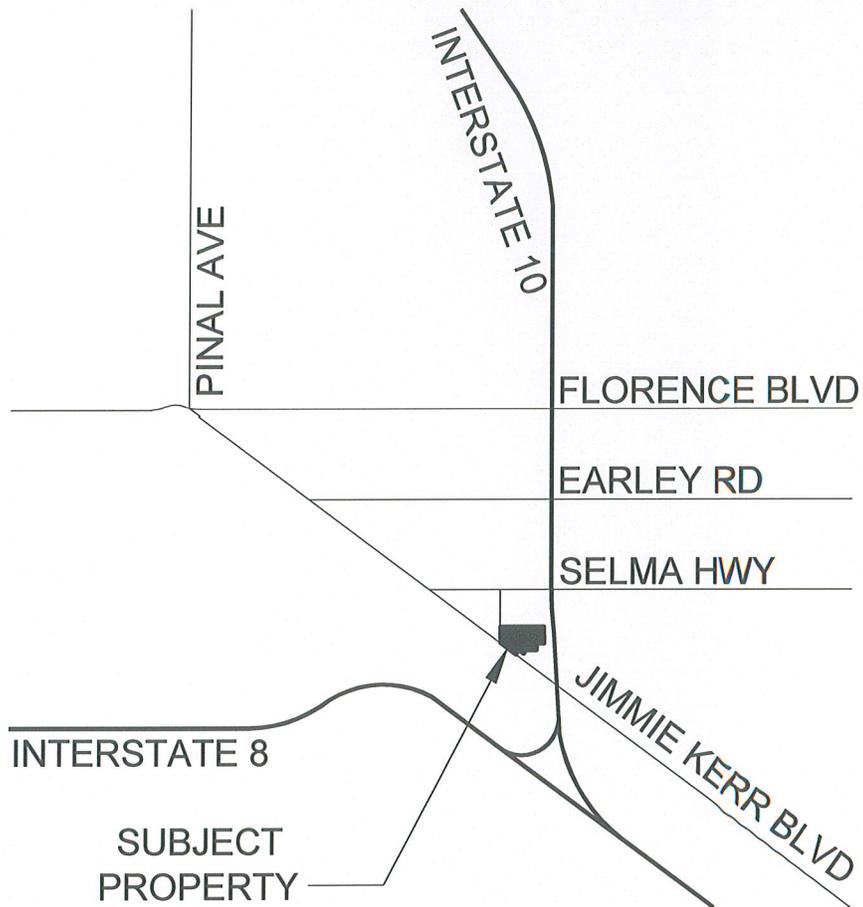
**Exhibit E – Land Use Plan**

**Exhibit F – Landscape Character Plan**

**Exhibit G – Illustrative Landscape Concept**

**Exhibit H – Architectural and Photographic Building Elevations**

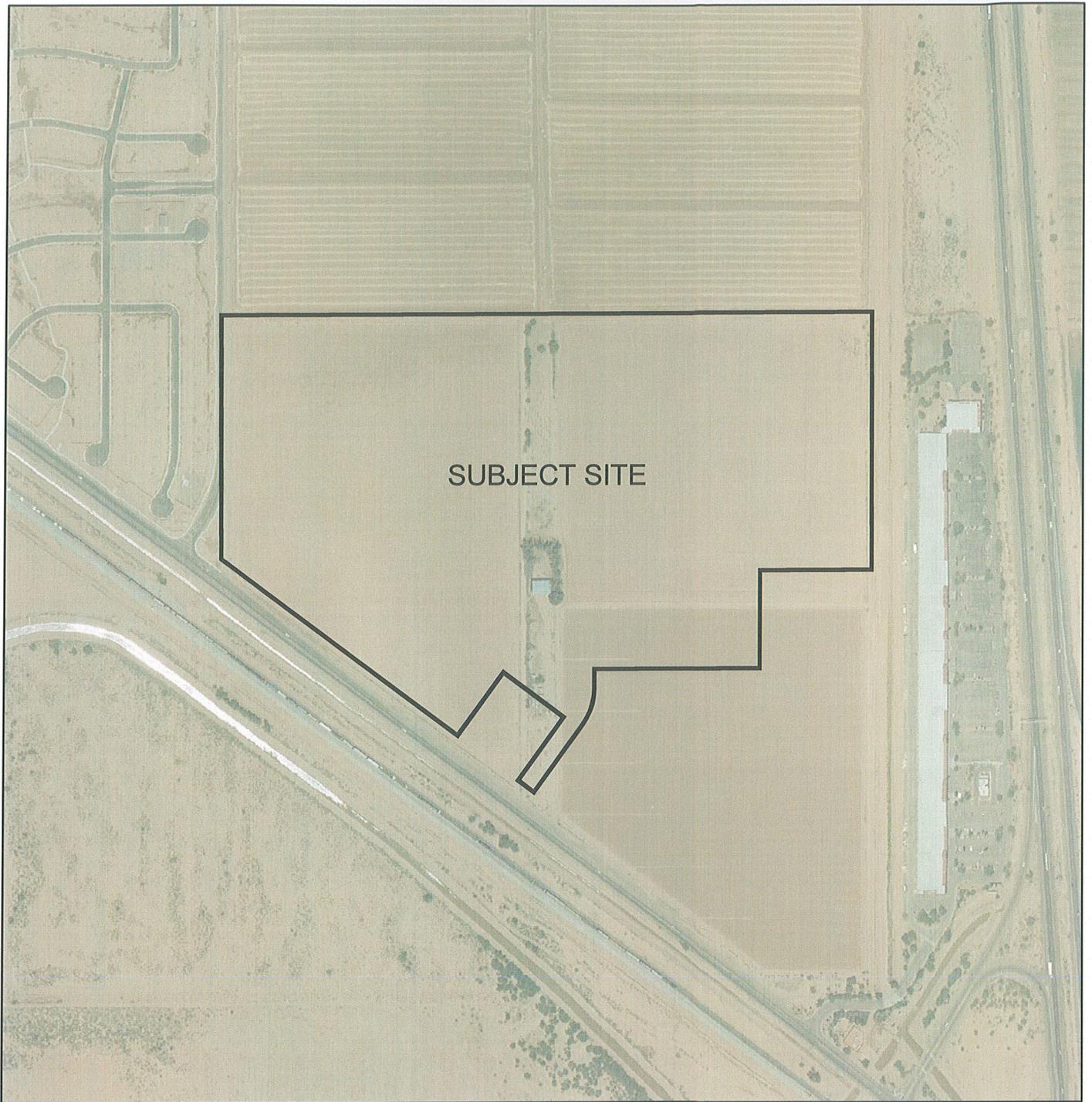
# EXHIBIT A VICINITY MAP



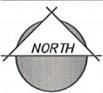
## LONESOME VALLEY FARMS

PAD Development Guide  
City of Casa Grande, Arizona

# EXHIBIT B AERIAL MAP



PINAL COUNTY GIS MAP, 2011

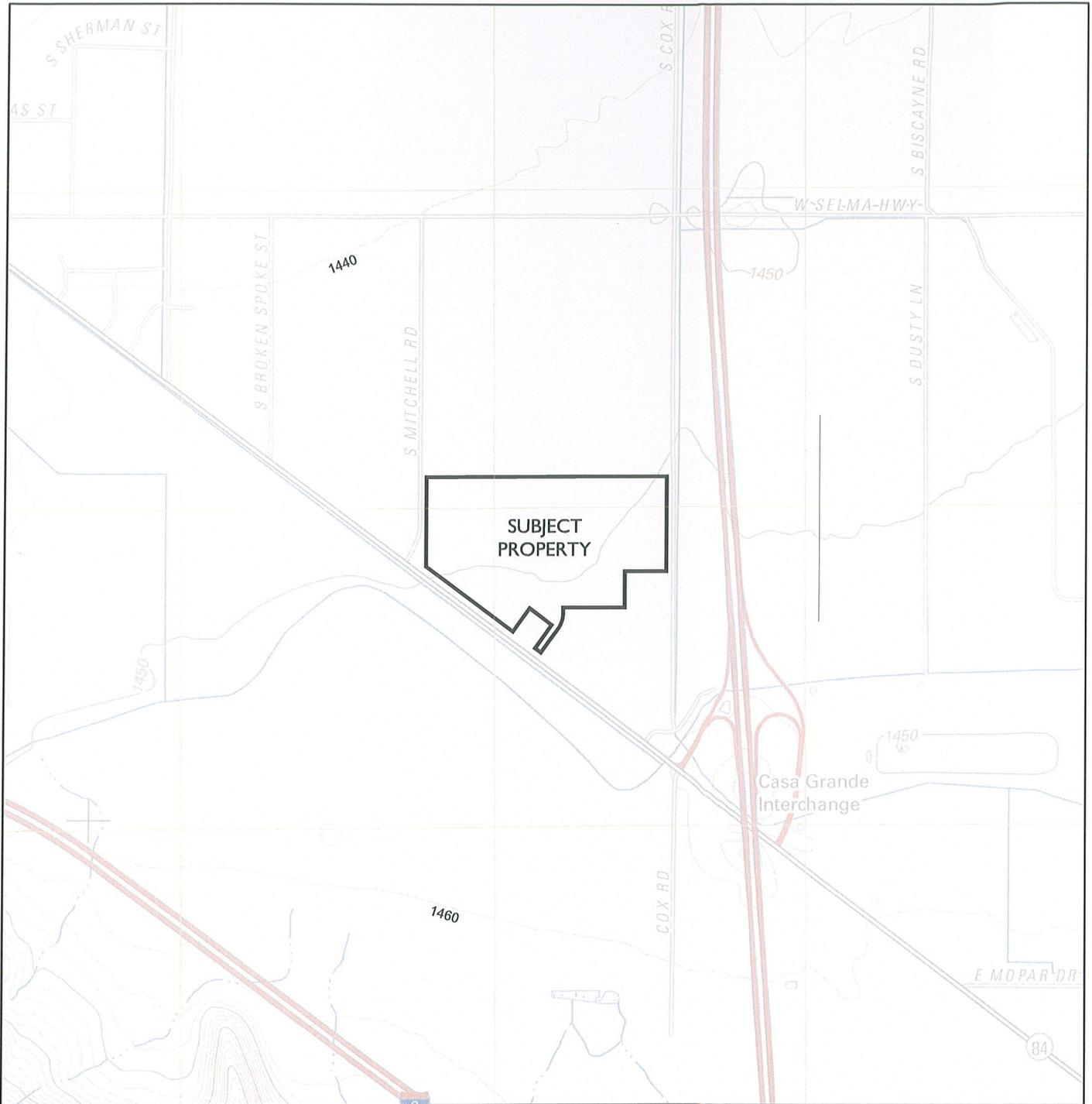


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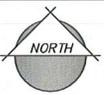
## LONESOME VALLEY FARMS

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City of Casa Grande, Arizona

# EXHIBIT C USGS MAP



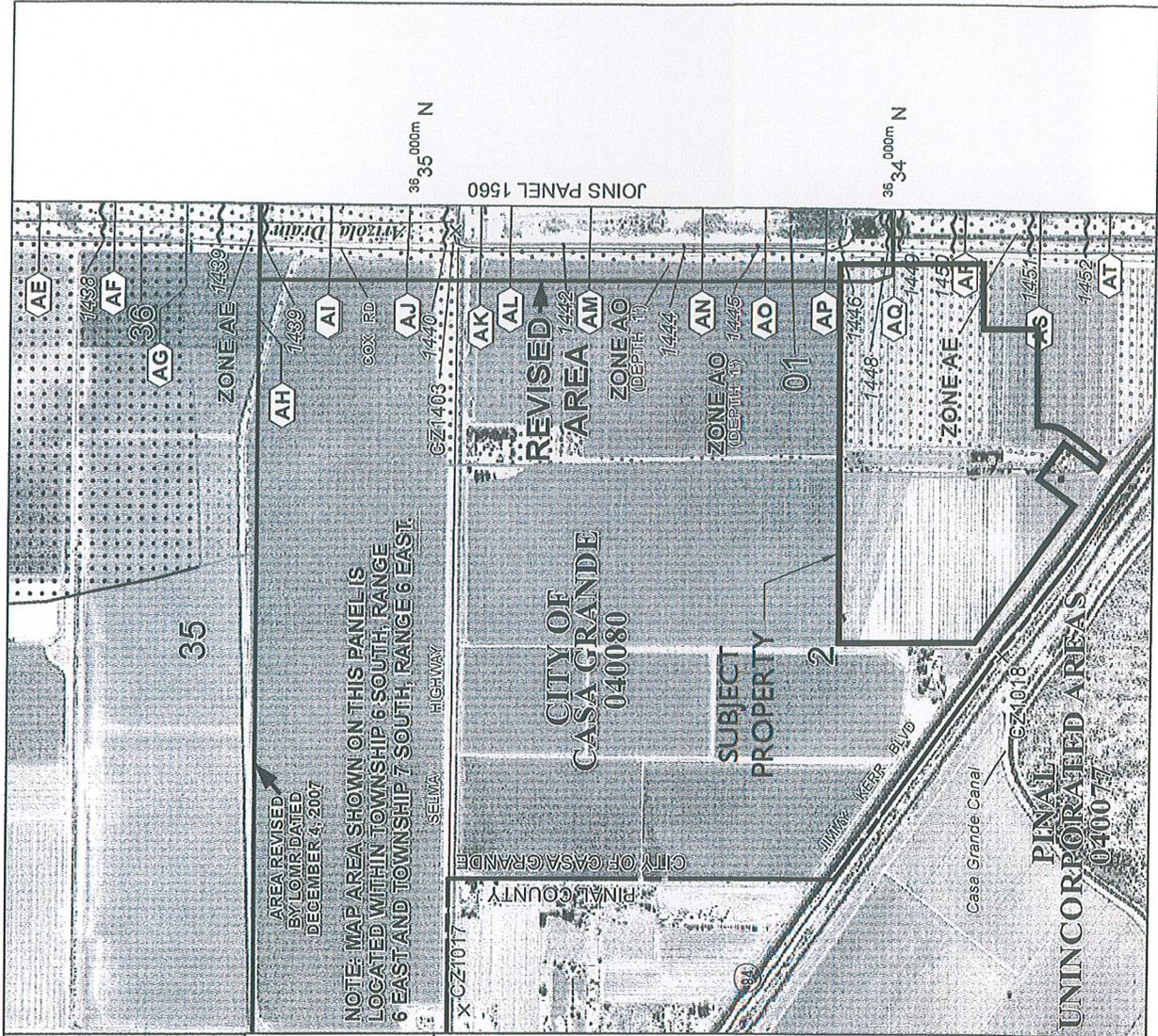
U.S. GEOLOGICAL SURVEY  
CASA GRANDE MOUNTAINS QUADRANGLE, 2011



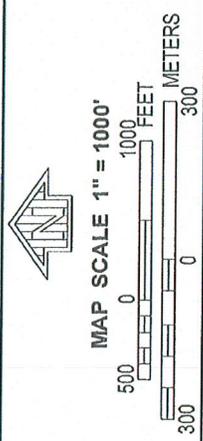
N.T.S.

## LONESOME VALLEY FARMS

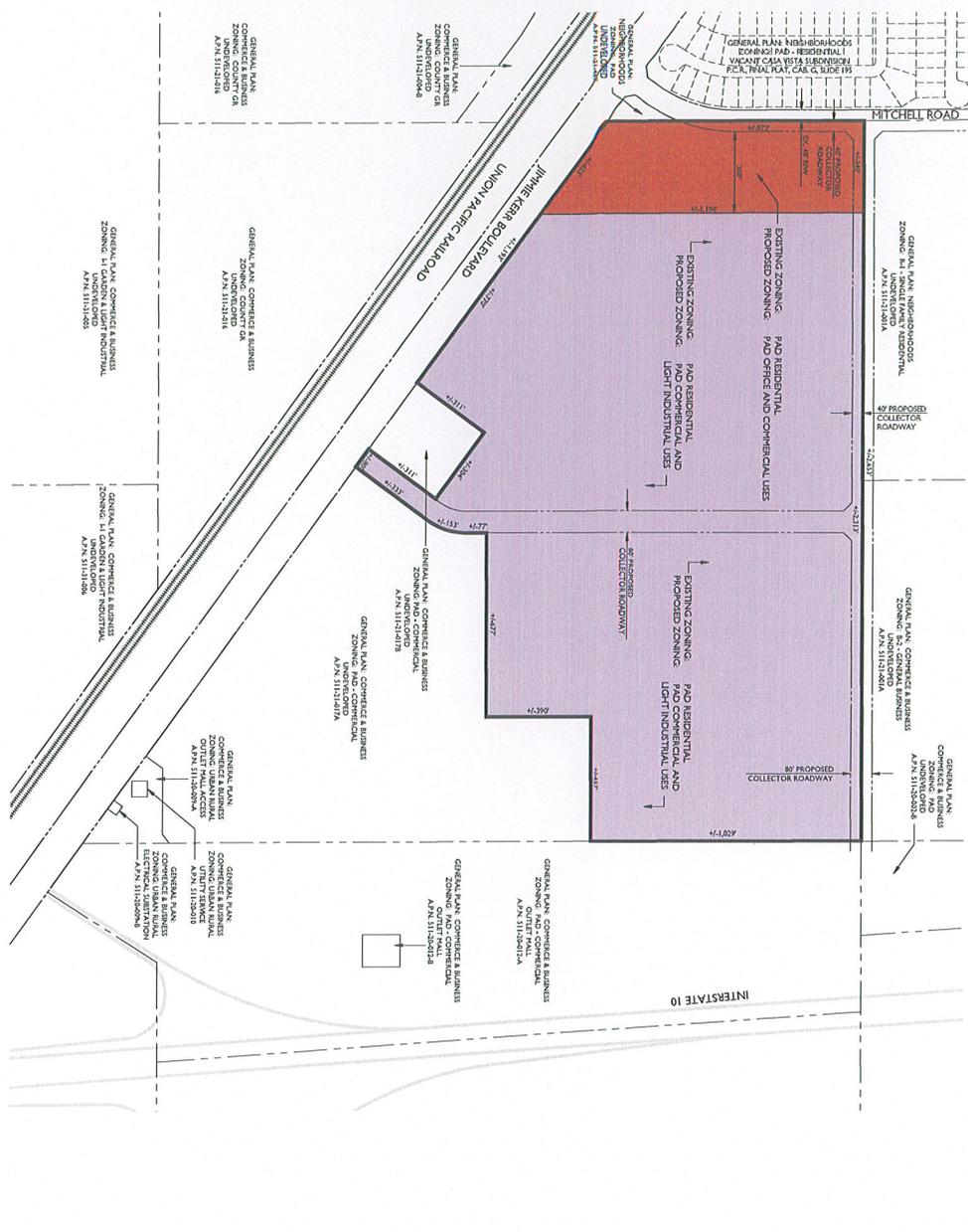
PAD Development Guide  
City of Casa Grande, Arizona



- Legend**
- 1% annual chance (100-Year) Floodplain
  - 1% annual chance (100-Year) Floodway
  - 0.2% annual chance (500-Year) Floodplain



<b>NFIP</b>	
<b>PANEL 1555E</b>	
<b>FIRM</b>	
FLOOD INSURANCE RATE MAP	
PINAL COUNTY, ARIZONA AND INCORPORATED AREAS	
<b>PANEL 1555 OF 2575</b>	
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
CONTAINS:	
COMMUNITY	NUMBER PANEL SUFFIX
PINAL COUNTY	04027 1555 E
UNINCORPORATED AREAS	04000 1555 E
CASA GRANDE, CITY OF	04000 1555 E
<b>REVISED TO REFLECT LOMR</b>	
<b>EFFECTIVE: November 5, 2010</b>	
<p><small>Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.</small></p>	
	<b>MAP NUMBER</b> 04021C1555E <b>EFFECTIVE DATE</b> DECEMBER 4, 2007
Federal Emergency Management Agency	



**PROJECT TEAM**

PLANNING CONSULTANT  
 GRS GROUP, INC.  
 1001 N. GARDEN AVENUE, SUITE 101  
 MESA, AZ 85202  
 TEL: (480) 945-2158  
 FAX: (480) 945-2159  
 CONTACT: JACQUE GUTHEM ACP

PROPERTY OWNER:  
 LONESOME VALLEY TRUST PARTNERSHIP  
 1001 N. GARDEN AVENUE, SUITE 101  
 MESA, AZ 85202  
 CONTACT: DUL ROBERTSON

**LAND USE DATA**

APRIL 2012

NET AREA: 5112.21 ACRES  
 GROSS AREA: 5112.21 ACRES  
 NET AREA (1): 47.56 ACRES  
 GROSS AREA (1): 47.56 ACRES  
 NET AREA (2): 7.71 ACRES  
 GROSS AREA (2): 7.71 ACRES  
 NET AREA (3): 2.00 ACRES  
 GROSS AREA (3): 2.00 ACRES  
 NET AREA (4): 152.00 ACRES  
 GROSS AREA (4): 152.00 ACRES

**DEVELOPMENT DATA**

ZONING DESIGNATION: PAD OFFICE & COMMERCIAL USES, PAD COMMERCIAL, LIGHT INDUSTRIAL USES, PAD COMMERCIAL AND LIGHT INDUSTRIAL USES

(1) - NET AREA INCLUDES PROPOSED COLLECTOR ROAD AREA.

**GENERAL NOTES**

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- APPROVED PRIOR TO DEVELOPMENT.

**LEGEND**

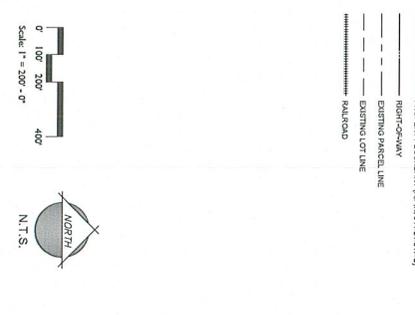
PROPOSED BOUNDARY (A.P.N. 5112-012-02)

RIGHT-OF-WAY

EXISTING PARCEL LINE

EXISTING LOT LINE

RAILROAD



<p>DATE: 12-078</p> <p>LAND USE</p> <p>Sheet No. 1 of 1</p>	<p>Prepared by: [Signature]</p> <p>Checked by: [Signature]</p> <p>Reviewed by: [Signature]</p>	<p>Project: LONESOME VALLEY FARMS PAD</p> <p>City: Casa Grande, Arizona</p>	<p><b>Ceps group, Inc.</b></p> <p>Engineers, Planners &amp; Surveyors</p> <p>2045 S. Vinograd, Ste. 101, Mesa, Arizona 85210                  Phone (480) 945-2158 Fax (480) 945-2159</p>
		<p>Approved: [Signature]</p> <p>DATE: 12-078</p>	

**LANDSCAPE CHARACTER NARRATIVE**

The landscape character within the Lonesome Valley Farms project is intended to create the landscape character of the Lonesome Valley Farms project. The landscape character is defined by the landscape character and native species to enhance the adjacent character and different landscape zones that define the project. The landscape character is defined by the following character zones:

**Primary Entry (PE)**

The Primary Entry zone is the project access point from Jimmie Kerr Boulevard at the centrally located outdoor street along the southern edge of the property. This landscape zone will express a sense of project entry by defining focal points of entry signage, framing color and plantings that bring a high degree of focal interest and energy to the entrance by using a high level of plant material diversity. The Character Palette: Hybrid Pine, Verde and Hybrid Mahoe. The used for year-round deep green color. Specimen broadleaf will be used to add texture and color. Plantings include: Texas Sage, Bougainvillea, Yellow Bird of Paradise, Texas Sage, Bougainvillea, Deer Grass, and Lantana will be featured.

**Secondary Entry (SE)**

The Secondary Entry zone is defined as access points into the project from the entrance of project access points to the Primary Entry. These areas will express a sense of project entry by defining focal points of entry signage, framing color and plantings that bring a high degree of focal interest and energy to the entrance by using a high level of plant material diversity. The Character Palette: Hybrid Pine, Verde and Hybrid Mahoe. The used for year-round deep green color. Specimen broadleaf will be used to add texture and color. Plantings include: Texas Sage, Bougainvillea, Yellow Bird of Paradise, Texas Sage, Bougainvillea, Deer Grass, and Lantana will be featured.

**Internal Road (IR)**

The Internal Road (Secondary) zone is defined as a landscape zone along Mitchell Road along the western perimeter of the project. The Right of Way (ROW) zone consists of internal landscape character and native species to enhance the adjacent character and different landscape zones that define the project. The landscape character is defined by the following character zones:

**Internal Road Streetscapes (IS)**

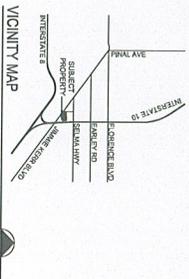
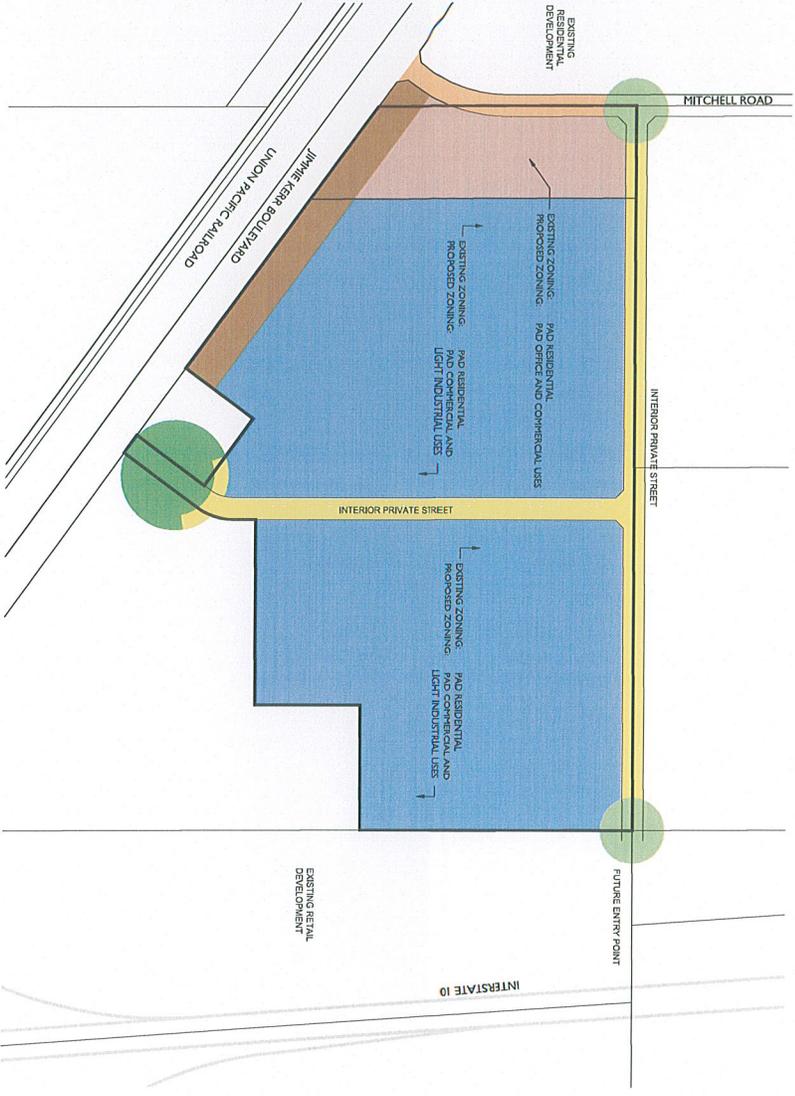
The Internal Road Streetscapes zone is defined as a landscape zone along Mitchell Road along the western perimeter of the project. The Right of Way (ROW) zone consists of internal landscape character and native species to enhance the adjacent character and different landscape zones that define the project. The landscape character is defined by the following character zones:

**Garden and Light Industrial (GL)**

The Garden and Light Industrial zones are defined as landscape zones generally in the corner various zones including parking lot, retention basins and parking areas. The zone will be informally landscaped with colorful trees and understory plantings. The trees may include Hybrid Mahoe, Texas Sage, Bougainvillea, Yellow Bird of Paradise, Texas Sage, Bougainvillea, Deer Grass, and Lantana will be featured.

**Community Services (CS)**

The Community Services zone is the landscape zone at the western edge of the property. This zone will express a sense of project entry by defining focal points of entry signage, framing color and plantings that bring a high degree of focal interest and energy to the entrance by using a high level of plant material diversity. The Character Palette: Hybrid Pine, Verde and Hybrid Mahoe. The used for year-round deep green color. Specimen broadleaf will be used to add texture and color. Plantings include: Texas Sage, Bougainvillea, Yellow Bird of Paradise, Texas Sage, Bougainvillea, Deer Grass, and Lantana will be featured.



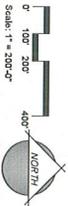
**OWNER / DEVELOPER**  
 Lonesome Valley Farms Limited  
 Partnership  
 17000 Highway 287  
 Casa Grande, AZ 85114  
 Contact: Gail Robertson

**CONSULTANT**  
 EPS Group, Inc.  
 2755 Greenway  
 Mesa, AZ 85210  
 Phone: 480.503.2250  
 Fax: 480.503.2258  
 Contact: Jackie Guthrie, AICP

Lonesome Valley Farms  
 Limited Partnership

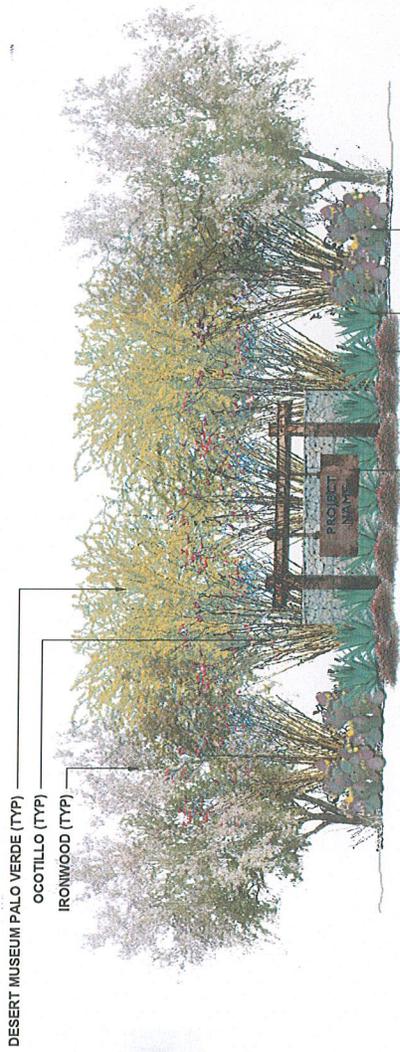
Lonesome Valley Farms  
 Casa Grande, Arizona

Landscape Character Plan - Exhibit F

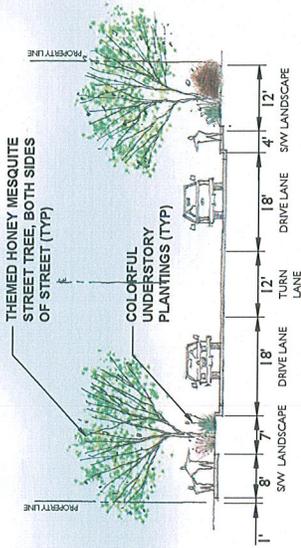
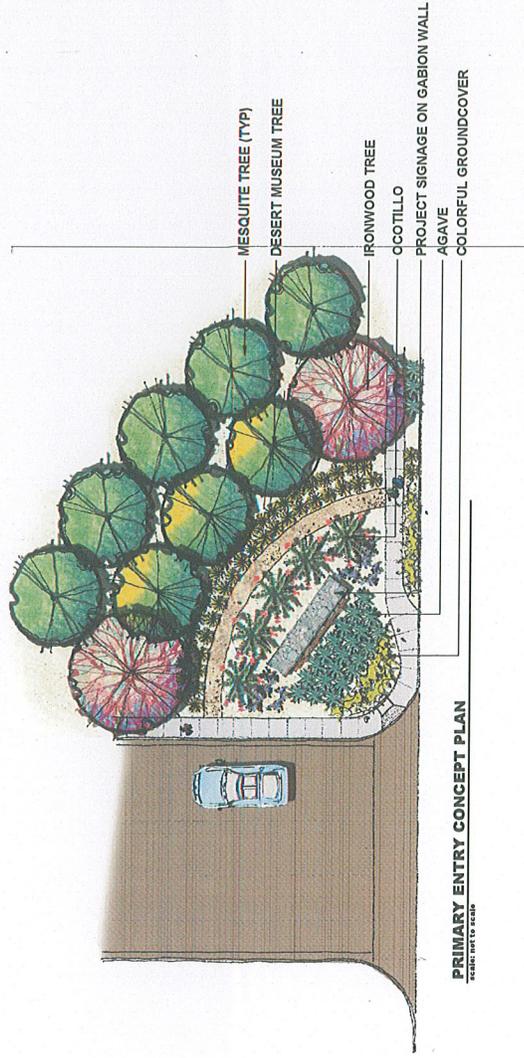


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**PRIMARY ENTRY CONCEPT ELEVATION**  
REFER TO SHEET



**TYPICAL INTERNAL STREET SECTION**  
REFER TO SHEET

EXHIBIT H-1  
ARCHITECTURAL & PHOTOGRAPHIC  
BUILDING ELEVATIONS



LONESOME VALLEY FARMS

PAD Development Guide  
City of Casa Grande, Arizona

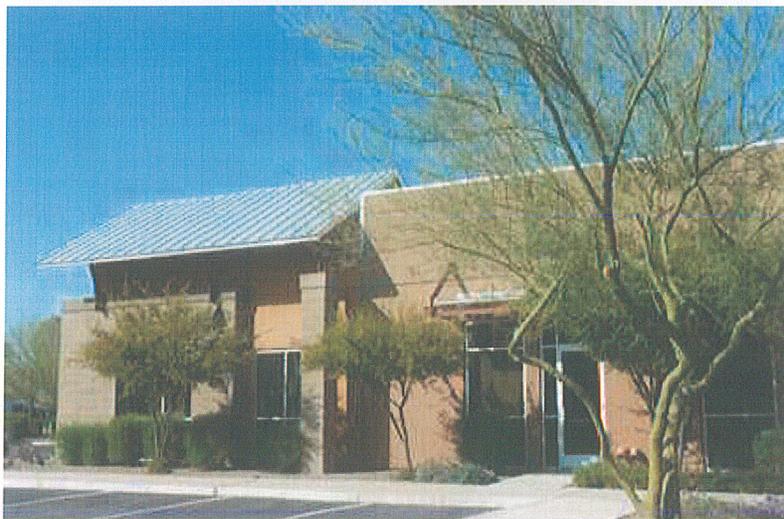
EXHIBIT H-2  
ARCHITECTURAL & PHOTOGRAPHIC  
BUILDING ELEVATIONS



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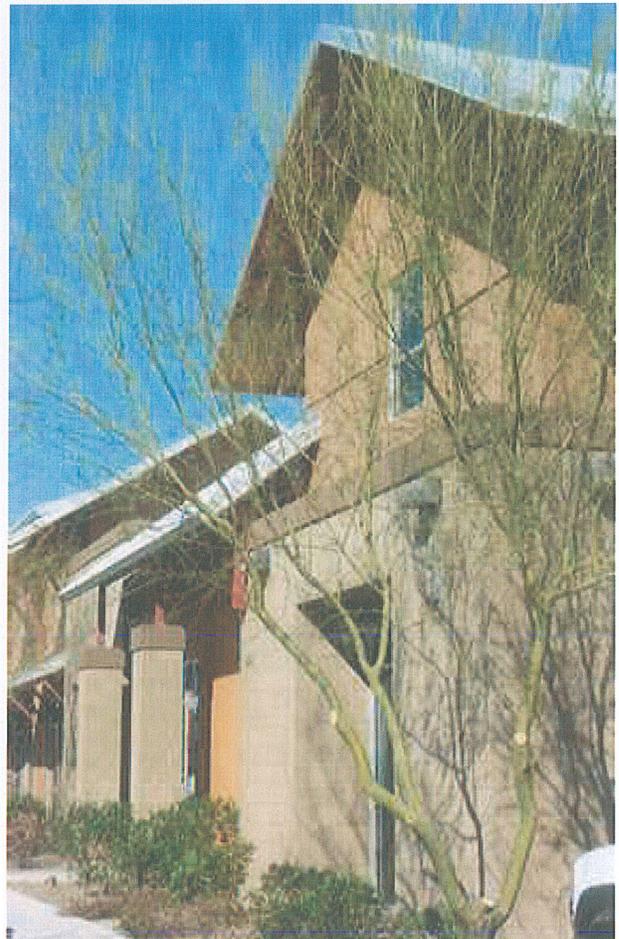
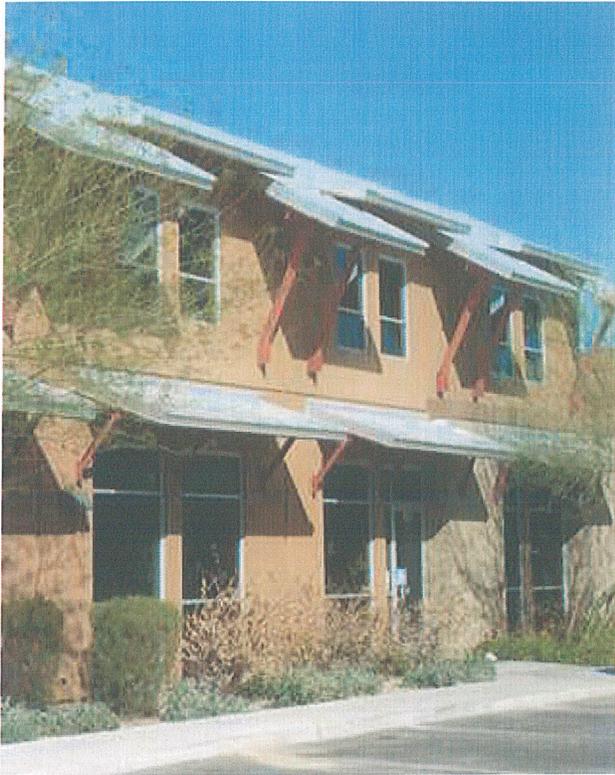
EXHIBIT H-3  
ARCHITECTURAL & PHOTOGRAPHIC  
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EXHIBIT H-4  
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EXHIBIT H-5  
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EXHIBIT H-6  
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