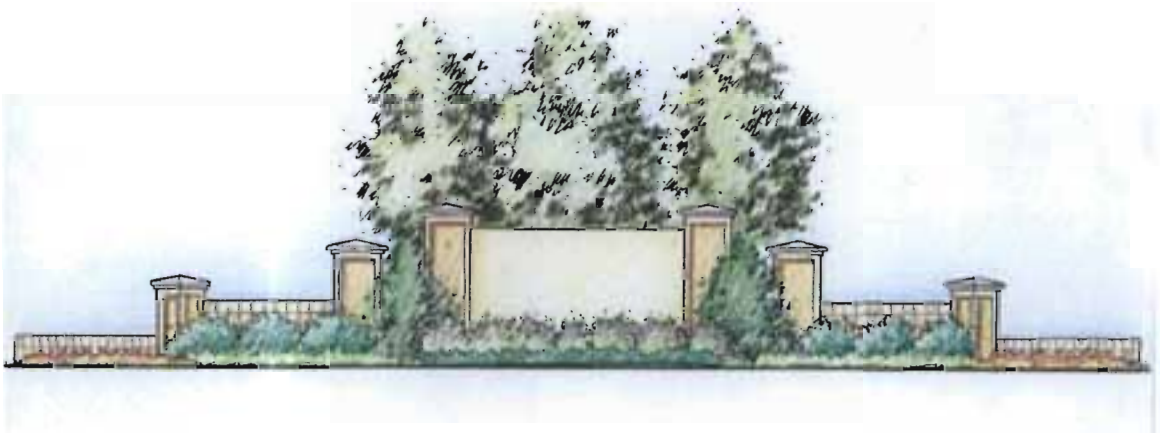
Los Portales

A Residential
Planned Area Development

Located on 63 acres North of Kortsen Road,
Between Pinal Avenue and Thornton Road



Preliminary Development Plan / Devlopment Guide
City of Casa Grande, Arizona

Date Prepared / Submitted
March 2003

CGP2-17-03

Los Portales

Development Guide for a
Planned Area Development
Located on the north side of
Kortsen Road between Pinal Avenue
And Thornton Road
February 2003
CGP2-17-03

Prepared for:
City of Casa Grande
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Los Portales

Preliminary Development Plan and Development Guide for a Planned Area Development

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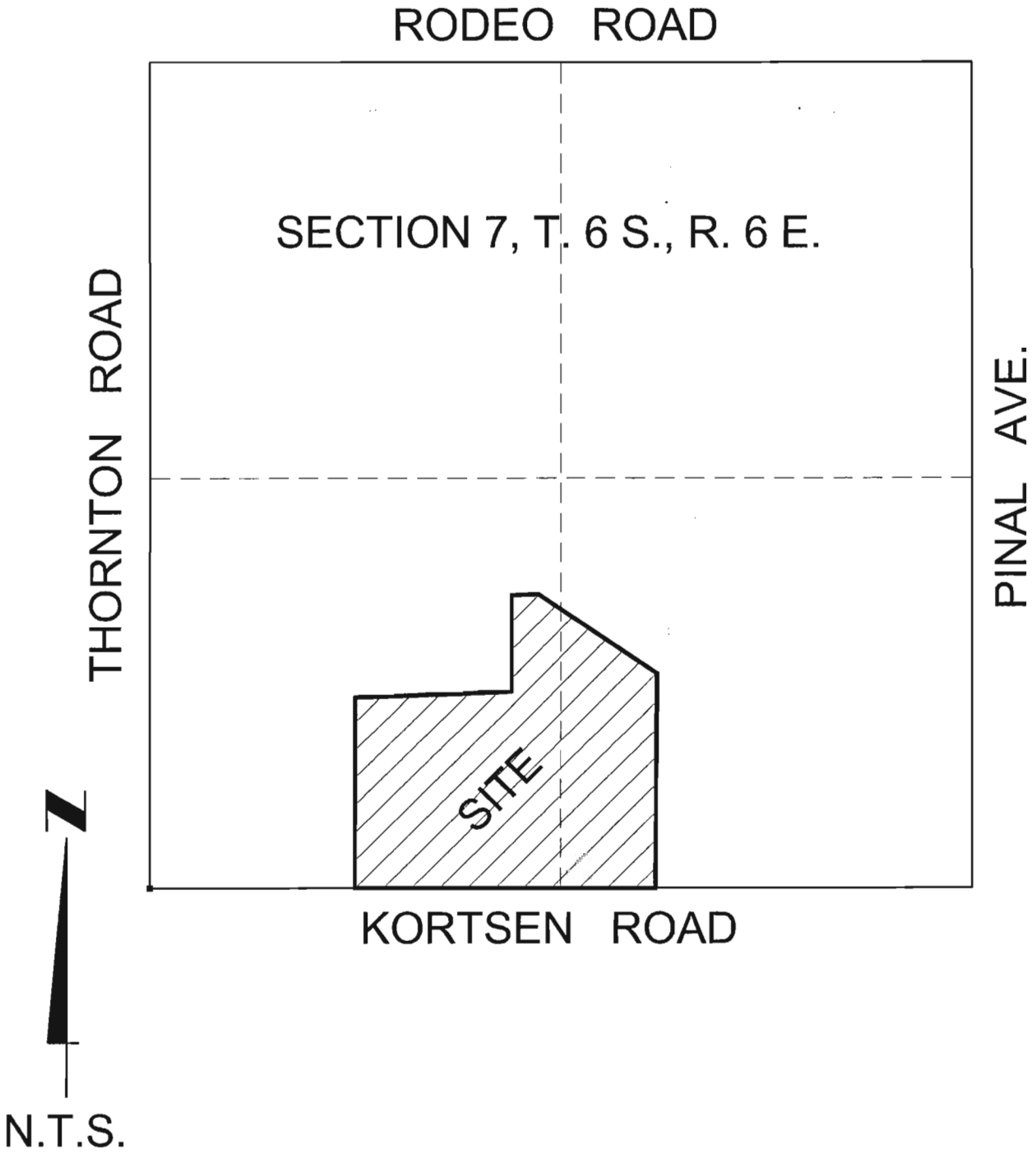


Los Portales

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

Los Portales is a proposed 63.6-acre community located on the north side of Kortsen Road between Pinal Avenue and Thornton Road as illustrated on the attached vicinity map. This Development Guide is being submitted to the City of Casa Grande as a supplement to the Zoning application and is intended to demonstrate the quality of subdivision design intended for the new community.

The purpose of the zoning application is to request a zone change for the Los Portales site from the property's current zoning of R-1 (SFR) and Planned Area Development (PAD) zoning.

2.0 Land Use Plan/Preliminary Development Plan/Project Description

Los Portales has been carefully planned to create a high-quality living environment within the City of Casa Grande. The residential community will consist of 220 site-built single-family detached lots/homes, along with significant open space (approximately 16.4%).

The site has been designed with three residential lot sizes, offering a mix of housing opportunities, income levels and lifestyles within one community. Phase 1 contains 79 single-family lots. Approximately 68 of the lots within Parcel A have a minimum lot area of 6,050 square feet and a 55-foot minimum lot width. Approximately 11 lots within parcel A are over 7,000 square feet and a 65-foot minimum width. Phase 2 contains 52 lots with a minimum lot area of 7,150 square feet and a 65-foot width. Phase 3 contains 45 lots with a minimum area of 8250 square feet and a 75-foot width. Phase 4 contains 44 lots with a minimum of 7150 square feet and a 65-foot width. Table 1 illustrates the percentage of the project's yield by lot size. As table 1 illustrates, only 27.7% of the proposed lots are less than 7,000 square feet in size while 35.0% of the proposed lots are over 8,000 square feet.

2.1 Residential Subdivision Design

The design of a subdivision is critical to the success of a "visually diverse" community. Los Portales has been designed with curvilinear streets, cul-de-sacs, and centralized, useable and highly visible open space. The local streets are designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic-calming measure.

Table 1

Lot sizes (S.F.)	Yield	% of total Yield
6050-7000	61	27.73
7000-8000	82	37.27
8000+	77	35.00

To maximize visual impact for the community, the main entries into the community terminate with views into centralized open space. The main entry from Kortsen Road terminates with a view into the largest open space area containing a tot lot, ramada, pool, bathrooms, and barbeque. In addition, a majority of the other local roads also have views in the open space. Providing views into these open space areas encourages the use and supervision of the areas. A large landscape buffer/drainage channel is provided along Kortsen Road. The entry monumentation and theme wall design for Los Portales creates an additional unifying element.

Details regarding the specific subdivision and home development standards, as well as a discussion of this project's conformance to Casa Grande's PAD Residential Design Standards, are noted in Appendix 'A' to this Development Guide. Building setbacks are illustrated on the Development Plan with this document.

2.2 Open Space

Approximately 10.8 acres of open space is proposed within Los Portales to be landscaped as inviting recreational areas and pedestrian corridors. This open space equates to approximately 16.4% of the overall project (15% minimum required). The internal open spaces are strategically located for high visibility and all entries as well as many of the roads terminate with views to open space areas. In addition, the open spaces serve as pedestrian/bike connections through the site. The open spaces are connected by a 10-foot wide multi use pathways and 5-foot wide walkways that meander through the open space corridors as illustrated on the Site Plan and the Conceptual Landscape Exhibit. This trail system serves to physically and visually tie the neighborhoods into a community. The internal 10-foot wide multi use path and 5-foot wide walkway network will be designed to provide safe and convenient connections/linkages to all open spaces. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director and shall be covered by pedestrian and multi-use public access easements.

The open space areas are also designed to retain storm water generated on the site in an aesthetically pleasing design. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections reflect the native vegetation of Arizona and are drought tolerant. Open space tracts for the PAD shall be improved (i.e., landscaped paths installed, etc.) concurrent with the phase in which it was located. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.

As illustrated on the site plan, two amenity areas are proposed for the project. The areas will contain a large children's play area, half basketball court, shade ramada, picnic tables, barbeque, pool, bathrooms, and turf areas for active and passive recreation. This main amenity is centrally located to the project and residents will be able to easily access the amenity area via the 10-foot multi-use trail proposed. The proposed pool, bathrooms, and parking area may be substituted for additional amenities, including a volleyball court, sport, additional ramada, sport court, and/or larger tot lot area, subject to the review and approval of the Planning and Development Director.

The Developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front yard option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to review and approval of the Planning Director.

3.0 Relationship to City of Casa Grande General Plan

The Casa Grande General Plan indicates that the site is appropriate for Low-density residential (1-4.0 dwelling units per acre) uses. Los Portales proposed density of 3.45 dwelling units per acre is within the allowed density and conforms to the land uses and land use policies of the Casa Grande General Plan.

4.0 Existing Site Conditions

As shown on the vicinity map, Los Portales consists of approximately 63.6 acres located on the north side of Kortsen Road between Pinal Avenue and Thornton Road. The site is presently undeveloped, with no improvements.

The site drains generally from south to north. Storm water from Kortsen Road, the undeveloped parts of SK Ranch and from The Fairways will be collected at the outlet

points and conveyed through the site via conveyance channels and directed to the lake in the Golf Course northeast of the property.

5.0 Relationship to Surrounding Properties

The primary character of the area is single-family residential, mobile home park, and City park. The character and zoning of the surrounding properties are as follows:

- Areas to the north are single-family residential uses within the platted LINKS (PAD) subdivision and City Golf Course.
- Areas to the east are zoned PAD and developed as the Casa Mirage single-family home subdivision.
- Areas to the south are zoned PAD and include the future DSR subdivision and SK Ranch subdivision.
- Areas to the west are zoned PAD and developed with the Fairways mobile home park.

6.0 Accessibility

The principal access to Los Portales is from Kortsen Road, which is a paved minor arterial roadway adjacent to the south boundary of the site. Secondary access to Los Portales is via improved local streets in the Links and Casa Mirage subdivisions.

7.0 Circulation System and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The traffic study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be required to provide and/or be partially financially responsible for based on the amount of the traffic generated by Los Portales.

Kortsen Road has been built to minor arterial standards. 55" R/W will be dedicated where not already dedicated. Decel lanes will be provided at both entrances, unless otherwise approved by the City Engineer and Planning Director.

The developer will be responsible for the engineering and construction of the full collector entry. The developer will dedicate 80'-foot right of way and install paving, curb, gutter, median, striped bike lane, 5-foot wide detached, meandering sidewalk, and landscaping within the right of way per major collector requirements. Sidewalks along all the roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on the collector roadways. Upon completion of construction, maintenance of improvements within the right of way will be the

responsibility of the City. Maintenance of median landscaping is to be the responsibility of the H.O.A. upon installation by the developer.

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within Los Portales. They will dedicate 44-foot rights of way. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights of way. Upon completion of construction, maintenance of improvements within will be the responsibility of the City of Casa Grande.

The homeowner's association will maintain all landscaping within the public right of way.

8.0 Public Facilities

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

Los Portales is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school facility is located approximately three miles away, at the intersection of McCartney and Trekell Roads. The developer has sent copies of the proposed development to the school districts and has the donation agreements ready for execution with the final plat.

This residential development will include usable open space areas and other passive recreational amenities as noted previously throughout this document. Active recreational amenities are proposed within Los Portales. In addition to these amenities, the Dave White Regional Park is located adjacent to the site. No other public recreational areas or parks exist near the site.

9.0 Phasing Plan

The project is proposed to be developed in 4 phases as illustrated on the Phasing Exhibit included in this document. The phasing plan is preliminary at this time and with approval of the City Engineer and Planning Director, may be modified in the future.

10.0 Utilities

Any utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council. Sewer facilities, streetlights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

This site will be served primarily by a sanitary sewer existing in Kortsen Road. An 8-inch sewer service stub has been extended into the site for hookup. There are also sewer stubs from Saint Andrews Drive from West Casa Mirage Drive that will be utilized as design permits.

The developer will be responsible for extending City sewer service to this development in accordance with City Engineer approved final sewer reports and plans and all applicable City codes. The sewer proposals included in this Development Guide cannot be fully evaluated or approved without thorough analysis of the required sewer reports and plans for this development. A preliminary Sewer Report will be submitted to and approved by the City Engineer prior to approval of the Preliminary Plat for the site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

10.2 Potable Water

Potable water of Los Portales will be provided by the Arizona Water Company. The site lies within the Arizona Water Company service area. The company's water company will serve the project through the watermains in Saint Andrews Drive and in West Casa Mirage Drive.

A preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to approval of the Preliminary Plat for this site. Final Water reports, plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats for this project. The developer will be provided a 10-year Assured Water Supply Certificate prior to Final Plat approval.

10.3 Electrical Power

Electrical service will be provided by Arizona Public Service Company or Ho Ho CAM Power Company.

10.4 Natural Gas

Natural gas service will be supplied by Southwest Gas Company.

10.5 Telephone

Telephone service will be provided by Qwest Communications.

10.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

10.7 Cable TV

Cable television will be provided by Cox Communications.

11.0 Grading and Drainage Concept

The grading and drainage concept for Los Portales consists of providing retention basins within the proposed open space areas as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. A Conceptual Grading and Drainage Design Report will be submitted to the City Engineer along with the Preliminary Plat for the site. Final drainage reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells will be used as recommended by the City Engineer.

12.0 Tree Preservation

There are no specimen trees on the site.

13.0 Residential Covenants, Conditions & Restrictions

In order to assure residents that their investment in the community and home will endure, Los Portales will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&Rs). The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood but also from neighbor to neighbor. The CC&R's will be presented to the City Planning Director for review and approval prior to the approval of any Final Subdivision Plats.

14.0 Homeowner's Association

A homeowners association will be formed with the development of Los Portales which will maintain all landscape tracts, perimeter walls, and open space areas including drainage ways, perimeter walls and landscaping within rights of ways.

15.0 Builders

Homebuilders for this PAD will be selected at a later date.

16.0 Development Team

The developer has assembled a development team to design Los Portales as a community any homebuyer would be proud to live within. A community which attracts, meets the needs of, and is accessible to a variety of homebuyers. The development tea, consists of the following:

Developer
Meridian Development, Inc.
7510 Market Place Dr.
Eden Prairie, MN 55344

Engineer
Hanson Thorp Pellinen Olson, Inc.
7510 Market Place Dr.
Eden Prairie, MN 55344

17.0 Conclusion

Los Portales is a community that invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and centrally located for high usability. Additional design features such as significant entry monumentation and attractive perimeter theme wall design as illustrated within this PAD booklet combine to create a high quality residential community, which the owner is proud to develop within the City of Casa Grande.

Development of Los Portales will be in accordance with applicable code requirements of the City of Casa Grande, the City's Residential Design Standards for PAD's and the approved Development Guide, and any other conditions deemed necessary by the City of Casa Grande Council.

Los Portales

Appendix A
Residential Development Standards

Appendix A

1.0 Residential Development Standards

Los Portales has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of Los Portales has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 10.8 acres of open space is to be landscaped as inviting recreational areas as pedestrian corridors. The open space equates to approximately 16.4% of the site. This open space percentage is more than the 15% open space required by the City for PAD's. The internal open space areas are centralized as much as possible to maximize use by all of the community. Every home within Los Portales will be within 1000 feet of a pathway or open space area. A Homeowners Association will be formed to maintain all landscape tracts.

The open spaces are strategically located for high visibility and serve as pedestrian/bike pathways through the site. All subdivision entries and numerous interior roads terminate with views into open space areas. These open space areas are connected by a series of pedestrian pathways and paths, which serve to physically and visually tie the neighborhood together. Safety lighting will be provided for some open space areas as required by the City Planning Director.

The open space areas were designed to retain storm water generated on the site in an aesthetically pleasing design. Many of the proposed open space areas will provide retention for the project. Creatively designed, these retention basins will utilize varied side slopes, varied plant massing, and curvilinear pedestrian pathways in order to make the basins pleasant open space recreational areas. At least 15% of the retention basins that are designed for recreational usage will be elevated above the 25-year floodwater service elevation. Drywalls will be utilized where necessary in retention basins per the City of Casa Grande drainage design guidelines.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director shall be submitted prior to the approval of any Final Subdivision Plats for the property.

1.1.2 Multi-Story Homes

No multi-story homes shall be built on corner or end lots, including all lots at the side of each entrance into the development. No multi-story homes will be built on lots adjacent to the Casa Mirage, Links, or Fairways projects.

1.1.3 Streetscapes and Entrances

The perimeter wall design as depicted in this document illustrates the use of varied materials including smooth block, stucco and ceramic tile accents. The theme will consist of smooth, painted CMU block wall. Stucco columns with ceramic tile accents will be located approximately 120-180 feet apart. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120-180 feet apart in order to create visual "staggers" in the wall. Wall details and colors shall be submitted for review and approval of the City Planning and Development Director.

A minimum 20' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance. Attractive lighted entry monumentation similar to the features depicted in this document will be installed by the developer and will promote the sense of arrival and of high-quality residential community.

1.1.4 Front Yard Landscaping

The developer will offer the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within 30 days of occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants. A minimum of two fifteen-gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus automatic irrigation systems and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option. The turf shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete brick header. Decomposed granite or river rock will cover all exposed areas. A minimum, of four standard landscape plans shall be offered and one site plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

1.1.5 Miscellaneous

Side yard fence returns for all interior walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.

1.2 Additional Requirements for PAD Layout and Design

The following additional development standards will be utilized at Los Portales.

- Curvilinear street system. The project has been designed with a curvilinear street system. The streets were designed in a discontinuous manner so as to discourage cut-through traffic and as a traffic slowing measure.
- Stagger front yard setbacks. Front-loaded garages will vary in setback from 20 to 23 feet. The developer proposes to vary the building relationship to the street by providing a 23-foot front setback on every third or fourth lot with a front-loaded garage. The minimum setback for front porches, side-entry garages and livable areas, which project in front of the front-loaded garage, shall be 15 feet. Lot development standards are noted on the Development Plan included within this document.
- Multi-Use Path. A 10-foot wide concrete path and 5-foot wide concrete walks will meander through the development's proposed open space corridors physically tying the community together. The internal path (10-foot wide) and walkway (5-foot wide) network shall be designed to provide safe and convenient connection/linkages to all open space amenities. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. Except for those located within the public right-of-way, all paths and walks shall be covered by pedestrian public access easements, if requested by the City.
- Enhanced Subdivision Entries. The entrances to Los Portales shall be designed to create a sense of arrival. Attractive lighting entry monumentation as depicted in this document will be installed by the builder/developer and will promote the sense of a high-quality residential and commercial development. Raised, landscape medians will be provided at the main entrance into the community.
- Landscape Buffers. Landscape tracts/buffers are provided along all arterial and collector roadways as depicted in this document. As noted previously, a minimum 20' wide landscape tract shall be provided adjacent to arterial and collector roadways.
- Enhanced Perimeter Wall Design. The perimeter wall design as depicted in this document illustrates the use of varied materials including smooth block, stucco and ceramic tile accents. The theme will consist of smooth, painted CMU block wall. Stucco columns with ceramic tile accents will be located approximately 120-180 feet apart. See Wall Exhibit included in this Development Guide. In addition, the walls will have 2-foot horizontal offsets approximately 120-180 feet apart in order to create visual "staggers" in the wall. Wall details and colors shall be submitted for review and approval of the City Planning and Development Director.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for Los Portales has not been determined at this time. However, the homes will have architectural diversity while still maintaining a cohesive architectural theme and character. The product that will be built at Los Portales will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande and Development Department and City Planning and Zoning Commission for review and approval prior to issuance of any home permits for the PAD.

The following guidelines will be followed when developing the product for this project:

2.1 Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinctive elevations, will be offered within each definitive housing price range or product type.
- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The developer/homebuilder will not allow any two homes with the same front elevation or color schemes to be located on adjacent lots or across from each other within Los Portales. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on Kortsen Road.
- Emphasis (covered front porches, bay windows, etc.) will be placed in the front elevations of homes. Front entries will be visible from the street.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs and/or similar architectural embellishments will be provided on all front, rear and side elevations.

2.2 Roofs

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and designs will be provided. Concrete tile shall be utilized for all sloped roofs. The Planning and Zoning Commission may give consideration to alternate roof materials that are consistent with the housing theme of Los Portales.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC, or evaporative coolers. All such equipment must be ground-mounted.

- Covered courtyards or patio areas will be standards and will be incorporated into the architecture of the home.
- Stuccoed patio cover columns will be provided. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Development Director.

2.3 Garages

- On lots that are at least typically sixty-five feet (65') wide, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance.
- No garages will extend forward a home's livable area or covered front porch by more than ten feet (10').
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.

2.4 Additions and Modifications

- All additions to homes shall be constructed of the same building materials such as the principal residence and painted to complement the home.
- Garages shall not be converted or enclosed for other uses.
- Accessory buildings shall 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.

3.0 Additional Requirements for PAD Residential Architecture

Four of the standards listed below will be mandatory for the developer to implement at Los Portales. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to approval of the final subdivision plats.

- Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- Provide unique architectural styles for all homes within a parcel of 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.
- 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.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented 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.

- 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.
- 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.
- Provide one elevation per project or product type that uses flat roof, e.g., Santa Fe or Pueblo architectural style elements.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

City of Casa Grande

PUBLIC NOTICE
Planning & Zoning Commission
Meets
Thursday, March 6, 2003 at 6:00 p.m.
City Council Chambers – 510 E. Florence Boulevard, Casa Grande

I. Call to Order:

II. Roll Call:

III. Approval of Minutes:

A. February 6, 2003

IV. Presentations:

V. Unfinished Business:

A. CGPZ-09-03: Major Amendment to a Planned Area Development (PAD) request by the City of Casa Grande for proposed modifications to the 416 acre, m.o.l., Southern Trails PAD located at the northwest corner of Kortsen Road and Interstate 10, A.K.A., a portion of Sections 11 and 12, T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-11-4A, 4B, 5C, 6, and 505-12-8.

B. CGPZ-06-03: Protected Development Rights Plan request by BenRoss Corporation, C/O Giora Ben Horin, for the Southern Trails Planned Area Development project on 416 acres, m.o.l., located at the northwest corner of Kortsen Road and Interstate 10, A.K.A., a portion of Sections 11 and 12, T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-11-4A, 4B, 5C, 6, and 505-12-8.

VI. New Business:

A. CGPZ-14-03: Preliminary Plat request by Safeway Inc. for a proposed seven lot commercial subdivision located at the northwest corner of Trekell Road and Cottonwood Lane, A.K.A., a portion of Section 17, T6S, R6E, G&SRM, Pinal County, Arizona, APN 504-35-2 and 5.

B. CGPZ-15-03: Preliminary Plat request by Charles Buss for a proposed three lot residential subdivision located at the southeast corner of 10th Street and Olive Avenue, A.K.A., a portion of Section 20, T6S, R6E, G&SRM, Pinal County, Arizona, APN 506-07-337.

C. CGPZ-16-03: Major Amendment to a Planned Area Development (PAD) request by Arizona Water Company to allow for domestic water supply well sites within the 875 acre, m.o.l., Mission Royale development located at the southeast corner of Interstate 10 and Florence Blvd., A.K.A. portions of Sections 25 and 36, T6S, R6E, G&SRM, Pinal County, Arizona.

D. CGPZ-17-03: Request by Meridian Development, Inc. for a Zone Change from R-1 (Single Family Residential) to PAD (Planned Area Development) and a Major Amendment to an existing Planned Area Development (PAD) for a proposed single-family residential development on 63 acres m.o.l., located on the north side of Kortsen Road between Pinal Avenue and Thornton Road (adjacent to Casa Mirage, The Fairways, and Casa Grande Links residential developments), A.K.A. part of Section 7, T6S, R6E, G&SRM, Pinal County, Arizona, APN 504-05-5 and 11B.

E. CGPZ-18-03: Preliminary Plat request by Meridian Development, Inc. for a proposed 219 lot single-family residential development on 63 acres m.o.l., located on the north side of Kortsen Road between Pinal Avenue and Thornton Road (adjacent to Casa Mirage, The Fairways, and Casa Grande Links residential developments), A.K.A. part of Section 7, T6S, R6E, G&SRM, Pinal County, Arizona, APN 504-05-5 and 11B.

F. CGPZ-21-02: Request by for a Conditional Use Permit to allow an automobile lube and oil use on .32 acres located at the northwest corner of Arbor Avenue and Florence Blvd., A.K.A. a portion of Section 20, T6S, R6E, G&SRM, Pinal County, Arizona, APN 506-07-56.

G. CGPZ-22-03: Major Site Plan request by Associated Architects for a proposed new automobile lube and oil change building and other site improvements on .32 acres located at the northwest corner of Arbor Avenue and Florence Blvd., A.K.A. a portion of Section 20, T6S, R6E, G&SRM, Pinal County, Arizona, APN 506-07-56.

H. Presentation and discussion of Cole and Maude Mortuary Landscaping Plan and screening wall discussion.

VII. Call to the Public:

VIII. Reports by Officers:

A. Discussion and seeking direction from the Commission regarding the Conditional Use Permit previously granted for an Auto/Tire Repair business located at 1101 N. Pinal Avenue.

IX. Adjournment:

This meeting is open to the public. All interested persons are welcome to attend. Supporting documents for this agenda are available for review in the Planning Department and the Casa Grande Public Library.

"Disabled individuals with special accessibility needs may contact Scott Barber, ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-2035. If possible, such requests should be made 72 hours in advance."

Posted at Casa Grande City Hall and the Police Department on this 26th day of February 2003, at 1:00 p.m.

Gloria Leija, City Clerk

STAFF REPORT

To: Planning and Zoning Commission
From: Mark Eckhoff, Senior Planner
Rick Miller, Planning and Development Director RM
Date: March 6, 2003
Re: CGPZ-17, 18-03: "Los Portales" PAD and P-Plat

Meridian Development, Inc. requests approval of the following:

1. A Zone Change from R-1 (Single Family Residential) to PAD (Planned Area Development) and a Major Amendment to an existing Planned Area Development (PAD) for a proposed single-family residential development on 63 acres m.o.l., located on the north side of Kortsen Road between Pinal Avenue and Thornton Road (adjacent to Casa Mirage, The Fairways, and Casa Grande Links residential developments), A.K.A. part of Section 7, T6S, R6E, G&SRM, Pinal County, Arizona, APN 504-05-5 and 11B.

2 A Preliminary Plat for a proposed 219 lot single-family residential development on 63 acres m.o.l., located on the north side of Kortsen Road between Pinal Avenue and Thornton Road (adjacent to Casa Mirage, The Fairways, and Casa Grande Links residential developments), A.K.A. part of Section 7, T6S, R6E, G&SRM, Pinal County, Arizona, APN 504-05-5 and 11B.

The subject property is undeveloped. Surrounding properties are zoned and developed as follows:

Location	Zoning	Current Uses
North	PAD and UR (Urban Ranch)	Casa Grande Links, City Golf Course
South	PAD (Planned Area Development)	Desert Sky Ranch and SK Ranch PADs
West	PAD (Planned Area Development)	Fairways PAD
East	PAD (Planned Area Development)	Casa Mirage PAD

The 2010 General Plan designates the subject property as LDR (Low Density Residential), allowing up to four dwelling units per acre. The proposed zoning is consistent with the approved Land Use Plan. A portion of the site is already zoned PAD as part of the original Casa Grande Lakes PAD. Under that PAD, 70' x 100' lots were planned.

This project ties into local streets stubbed out from Casa Mirage and Casa Grande Links. The project fronts Kortsen Road, which was recently improved as part of a City Improvement District. The owner will dedicate any right-of-way needed for Kortsen Road and will construct a decel lane at the project's main entrance. The main entrance aligns with the Schultz Street collector to the south. Full street improvements will be provided for all roadways within this PAD. All streets will be built to City standards.

Preliminary drainage and traffic reports have been submitted. Additional preliminary grading, drainage, and wastewater reports/studies will be presented to the engineering department along with the future preliminary plat application. Retention areas are provided throughout the project and streets are designed to convey water to the basins per City standards. The applicant hopes to tie into an existing sewer line in Kortsen Road and also will use sewer stub outs to the west and east of the site as necessary and as approved by the engineering department. Final plans and reports for all public improvements will be reviewed as part of the Final Plat process.

There are three typical single-family lot sizes for this project, ranging from 55 feet to 75 feet wide and 6,050 to 8,250+ square feet in area. All of the 220 lots proposed will be at least 6,000 square feet in area, approximately 28 percent of the lots are less than 7,000 square feet, and approximately 35 percent of the lots are greater than 8,000 square feet. This creates a diverse mix of housing product types and prices preferable in master planned developments. The resulting 3.4 d.u./acre density is lower than allowable per the General Plan.

At least 16 percent of the site is designated for open space by this plan. Open space is largely concentrated within centralized open areas that will have walkways, a tot lot, ramadas, and other amenities. A pool is tentatively planned for this area. A wide landscape tract along the south perimeter aids in buffering the site from Kortsen Road. A Homeowner's Association will be established to maintain all open space areas.

The applicant has notified the elementary and high school districts of this request and was awaiting comments at the time of this writing.

Los Portales utilizes the City's newly revised PAD development standards. The proposed lower residential densities, larger lot sizes, walkways, open space allotment and design, curvilinear streets, and enhanced entryways follow the new PAD requirements. Additional PAD standards are discussed in the Development Guide.

Los Portales will also comply with the City's newly revised PAD architectural requirements to improve housing quality and diversity. It is noted that only single-story homes will be built adjacent to the Casa Grande Links, Fairways, and Casa Mirage developments. Staff is not aware of any builders for this project at this time.

A phasing plan has been included in the Development Guide and shows the site developing from south to north.

It is staff's determination that the PAD zoning requested is appropriate for the site, as conditioned, and will be in compliance with the 2010 General Plan. Therefore, staff recommends that the Commission forward a favorable recommendation for CGPZ-17-03 (PAD) to the Council, subject to the following conditions:

1. A PAD Plat shall not be required for this PAD. All plats shall comply with the City Subdivision regulations.

2. All internal and adjacent roadway improvements shall be designed and built to City standards, except as may be approved by the City Engineer. All right-of-way shall be dedicated to the City.

3. A low profile monument sign designed to complement the larger project signs shall be located within the secondary entrance median. All subdivision monument signs shall be externally illuminated.

4. Landscaping and signage within the project's internal medians shall be maintained by the project's homeowner's association.

5. Development of the site shall be in accordance with the Los Portales Development Guide/Plan and all applicable City codes and ordinances.

6. Any conditions the Commission deem necessary.

Staff recommends approval of the P-Plat request (CGPZ-18-03), subject to the following conditions:

1. Developer/builder shall provide the following prior to Final Plat approval: Letters of certification confirming availability of services (for non-City utilities and services) and a street light standards and lighting plan.

2. Final retention/drainage/grading, traffic, water, sewer reports and plans, meeting the approval of the City Engineer, are required prior to Council approval of any Final Subdivision Plats for this project.

3. Civil improvement plans must be submitted and approved by City staff prior to Council approval of any Final Subdivision Plats. The method and amount of financial assurance shall be approved as to form by the City Attorney prior to Council approval of any Final Subdivision Plats.

4. All street names are subject to the approval of the Building Department.

5. A Certificate of Assured Water Supply is required for this subdivision.

6. The Final Subdivision Plats and the future development of the site shall be in accordance with the approved Final PAD Development Guide and PAD zoning, all applicable City codes and ordinances, and all conditions required by the Planning and Zoning Commission and City Council.

7. Any other conditions the Commission deems necessary.

Los Portales

Exhibit A
Preliminary Development Plan

LOS PORTALES
CASA GRANDE, ARIZONA
DEVELOPMENT SUMMARY AND GUIDELINES

TRACT TABLE

TRACT	AREA	PROPOSED USE
A	.09 AC.	DRAINAGE/OPEN SPACE
B	.35 AC.	OPEN SPACE/RECREATION
C	.20 AC.	OPEN SPACE
D	3.29 AC.	DRAINAGE/OPEN SPACE
E	3.17 AC.	DRAINAGE/OPEN SPACE/RECREATION
F	.87 AC.	OPEN SPACE/RECREATION
G	.05 AC.	DRAINAGE
H	.24 AC.	DRAINAGE/OPEN SPACE
I	1.05 AC.	DRAINAGE/OPEN SPACE/RECREATION
J	.12 AC.	DRAINAGE/OPEN SPACE
K	.09 AC.	DRAINAGE/OPEN SPACE
L	.94 AC.	RETENTION/OPEN SPACE

RESIDENTIAL DEVELOPMENT GUIDELINES

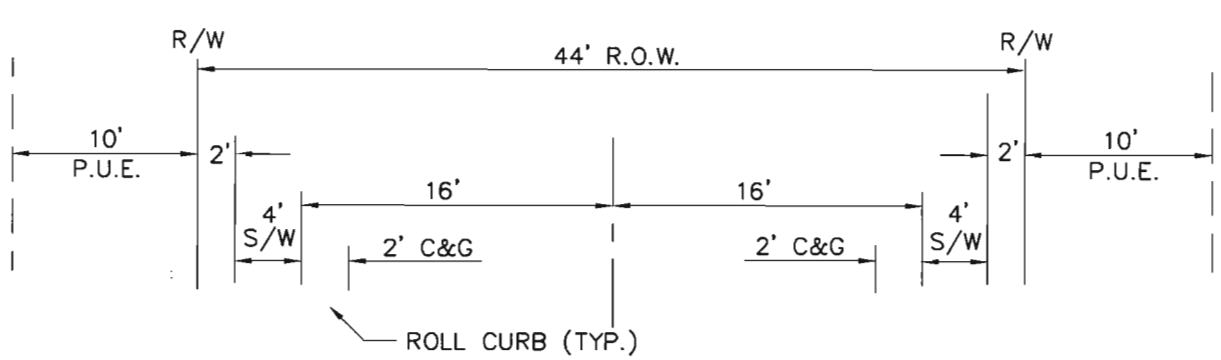
PHASE	PROPOSED ZONING	MINIMUM LOT AREA	LOT SIZE	MINIMUM YARD SETBACKS FRONT	REAR	SIDE (INTERIOR)	SIDE (CORNER)	MAXIMUM BUILDING HEIGHT	MINIMUM DISTANCE BETWEEN BUILDINGS
1	P.A.D.	6050 S.F.	55' X 110'	15'-23'	20'	5' & 10'	15'	28'-2 STORY	10'
2	P.A.D.	7150 S.F.	65' X 110'	15'-23'	20'	5' & 10'	15'	28'-2 STORY	10'
3	P.A.D.	8250 S.F.	75' X 110'	15'-23'	20'	5' & 10'	15'	28'-2 STORY	10'
4	P.A.D.	7150 S.F.	65' X 110'	15'-23'	20'	5' & 10'	15'	28'-2 STORY	10'

1. 15' TO LIVABLE PORTION OF HOME OR COVERED PORCHES. 20-23' MIN. TO FRONT LOADED GARAGE. SIDE LOADED GARAGE WILL BE SETBACK 15'.
2. LANDSCAPE TRACTS PROVIDED ADJACENT TO ENTRY CORNER LOTS. MIN. OF 10' TRACTS AND MAX. OF 5' BUILDING SETBACK FROM TRACT.
3. NO WALLS WILL BE ALLOWED TO BE BUILT WITHIN 10' PUE'S ADJACENT TO CORNER LOTS.
4. NO ADDITIONAL PERIMETER SETBACK REQUIREMENTS APPLY.
5. A LOT MATRIX WILL BE PROVIDED WITH EACH PLAT WHICH DESCRIBES EXACT SQUARE FOOTAGE FOR EACH LOT.

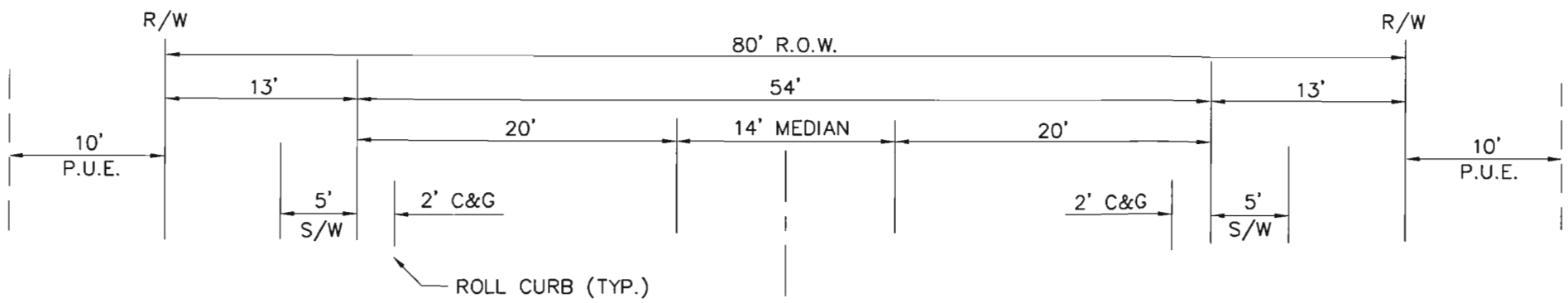
SITE SUMMARY TABLE

PHASE	EXISTING ZONING	PROPOSED ZONING	PROPOSED USE	GROSS AREA	YIELD	GROSS DENSITY	OPEN SPACE AREA	PERCENT OF OPEN SPACE
1	R1/P.A.D.	P.A.D.	SINGLE FAMILY	24.4 AC.	79 LOTS	3.2 D.U./AC.	6.8 AC.	27%
2	R1/P.A.D.	P.A.D.	SINGLE FAMILY	13.1 AC.	52 LOTS	3.9 D.U./AC.	1.9 AC.	14%
3	R1/P.A.D.	P.A.D.	SINGLE FAMILY	15.0 AC.	45 LOTS	3.0 D.U./AC.	1.3 AC.	8%
4	R1/P.A.D.	P.A.D.	SINGLE FAMILY	11.1 AC.	44 LOTS	3.9 D.U./AC.	0.4 AC.	3%
TOTAL				63.6 AC.	220 LOTS	3.4 D.U./AC.	10.4 AC.	16.4%

OPEN SPACE AREA EQUATES TO 17% OF TOTAL SITE. OPEN SPACE AREA INCLUDES ALL LANDSCAPE TRACTS.
YIELD MAY VARY BASED ON FINAL PLAT APPROVAL.



44' LOCAL STREET CROSS SECTION
NOT TO SCALE



80' ENTRY STREET CROSS SECTION
NOT TO SCALE

MEANDERING SIDEWALK WITHIN R/W.

PHASE LOCATION MAP
NOT TO SCALE

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LOS PORTALES
CASA GRANDE, ARIZONA
DRAINAGE PLAN

ON-SITE STORM WATER RETENTION

V_R = ESTIMATED VOLUME IN ACRE FEET = $\frac{D \times (A) (C)}{12}$

D = 100 YR, 1 HOUR DEPTH OF RAINFALL = 2.39"

A = DRAINAGE ACRE IN ACRES = 63.61 ACRES

C = RUNOFF COEFFICIENT 0.50 RESIDENTIAL (30.11 ACRE)
0.95 STREET (22.68)
0.25 OPEN SPACE (10.82)

$$C = \frac{0.50(31.11) + 0.95(22.68) + 0.25(10.82)}{63.61} = 0.62$$

$$V_R = \frac{2.39}{12} \times (63.61)\,(0.62) = 7.85 \text{ ACRE FEET} = 342{,}154 \text{ CF}$$

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LOS PORTALES
CASA GRANDE, ARIZONA
DEVELOPMENT PLAN

SITE DATA

LOT#	LOT AREA S.F.
1	10,007
2	10,702
3	10,766
4	8,250
5	8,250
6	8,250
7	8,250
8	8,250
9	8,250
10	8,250
11	8,250
12	9,609
13	12,561
14	9,673
15	8,250
16	8,250
17	8,250
18	7,150
19	7,150
20	7,150
21	7,150
22	7,150
23	7,150
24	8,164
25	7,150
26	7,150
27	7,475
28	7,475
29	7,150
30	7,148
31	8,490
32	8,386
33	8,387
34	7,150
35	7,150
36	7,150
37	7,150
38	7,150
39	7,150
40	7,150
41	7,150
42	7,150
43	7,150
44	7,150
45	7,150
46	7,150
47	7,150
48	7,150
49	7,150
50	7,150
51	7,150
52	7,150
53	7,150
54	8,164
55	7,150
56	7,150
57	7,150
58	7,150
59	7,150
60	8,164
61	12,366
62	9,120
63	7,150
64	7,150
65	7,150
66	7,150
67	7,150
68	7,150
69	8,164
70	9,264
71	8,250
72	8,250
73	8,250
74	8,613
75	11,373
76	11,340
77	20,698
78	15,587
79	17,171
80	13,954
81	10,114
82	9,264
83	8,267
84	13,755
85	8,262
86	8,250
87	8,250
88	9,264
89	8,250
90	8,250
91	9,746
92	8,930
93	13,378
94	12,231
95	9,750
96	10,869
97	13,453
98	7,150
99	9,856
100	7,150
101	7,150
102	7,150
103	7,150
104	7,150
105	7,150
106	8,896
107	10,853
108	11,330
109	10,214
110	10,738
111	9,373
112	13,091
113	8,164
114	7,149
115	10,678
116	7,064
117	6,050
118	6,050
119	6,050
120	6,050
121	6,050
122	6,450
123	8,963
124	6,413
125	6,768
126	6,768
127	6,053
128	6,050
129	6,050
130	6,050
131	6,050
132	6,050
133	6,050
134	6,050
135	7,064
136	7,064
137	6,050
138	6,050
139	6,050
140	6,050
141	6,050
142	6,050
143	6,050
144	6,050
145	6,050
146	7,540
147	9,950
148	7,150
149	7,150
150	7,150
151	7,150
152	7,150
153	9,606
154	9,166
155	7,064
156	6,050
157	6,050
158	6,050
159	6,050
160	6,050
161	6,050
162	9,720
163	11,604
164	6,412
165	6,594
166	7,078
167	6,037
168	6,050
169	6,325
170	6,325
171	6,050
172	6,050
173	6,325
174	6,050
175	6,050
176	6,325
177	6,325
178	6,050
179	6,050
180	6,325
181	6,325
182	6,050
183	7,064
184	6,050
185	6,050
186	6,050
187	6,050
188	6,050
189	6,050
190	6,050
191	6,050
192	6,050
193	6,050
194	6,050
195	10,030
196	13,183
197	9,561
198	7,150
199	9,379
200	7,150
201	7,150
202	9,466
203	12,111
204	7,470
205	7,150
206	7,150
207	7,150
208	7,150
209	7,150
210	7,150
211	7,150
212	7,150
213	7,150
214	7,150
215	7,150
216	7,150
217	7,992
218	7,400
219	7,425
220	7,150
AMENTITY AREA	18,720

SQ. FT. OF LOT	NO. OF SITES	% TOTAL
6000 – 7000	61	28
7001 – 8000	82	37
8000 +	77	35

TOTAL SITE AREA = 63.61 ACRES
GREENSPACE AREA = 10.46 ACRES
PERCENTAGE OF GREENSPACE = 16.44 %

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Los Portales

Exhibit B
Landscape Master Plan

LOS PORTALES
CASA GRANDE, ARIZONA
CONCEPTUAL LANDSCAPE PLAN

LANDSCAPE PALLETTE

SIZE REQUIREMENTS:

TREES
- MIN. 24" BOX ALONG KORTSEN ROAD AND COLLECTOR
- MIN. 15 GALLON

SHRUBS
- MIN. 5 GALLON

GROUNDCOVERS
-MIN. 1 GALLON

PLANT TYPES TO BE SELECTED AT TIME OF FINAL LANDSCAPE PLAN AND WILL BE COMPATIBLE WITH THE SURROUNDING DEVELOPMENT AND SUBJECT TO APPROVAL OF PLANNING DEPARTMENT.

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LOS PORTALES
CASA GRANDE, ARIZONA

ENTRY MONUMENT

4' HIGH 8"x8" SCORED CMU BLOCK WALL

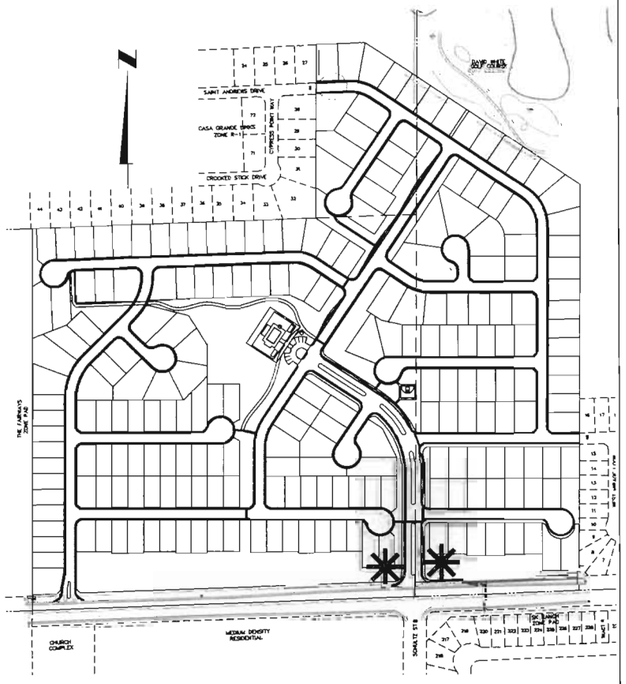
RAISED METAL LETTERS ATTACHED TO 8' TALL TILE VENEER ENTRY MONUMENT

TILE VENEER COLUMNS WITH CONCRETE CAP

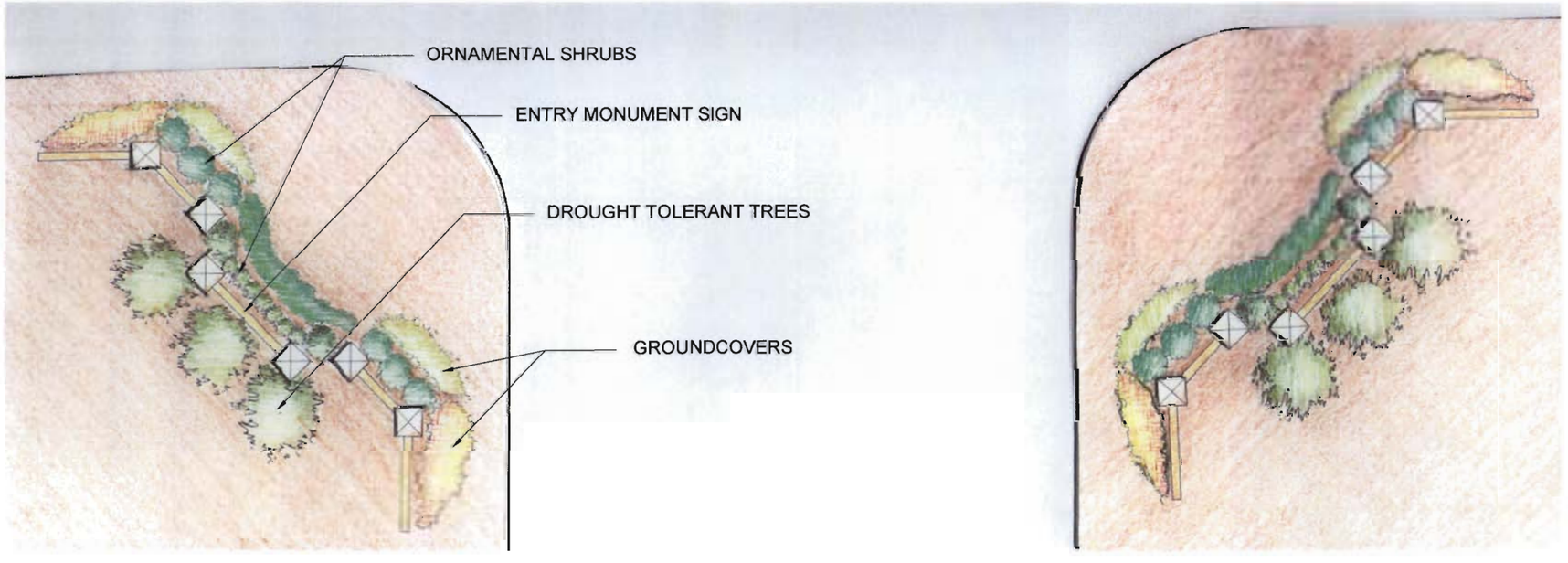
2' HIGH 8"x8" SCORED CMU BLOCK WALL

ENTRY MONUMENT
ELEVATION VIEW

NOT TO SCALE



ENTRY MONUMENT LOCATION MAP
NOT TO SCALE



ENTRY MONUMENT
PLAN VIEW

NOT TO SCALE

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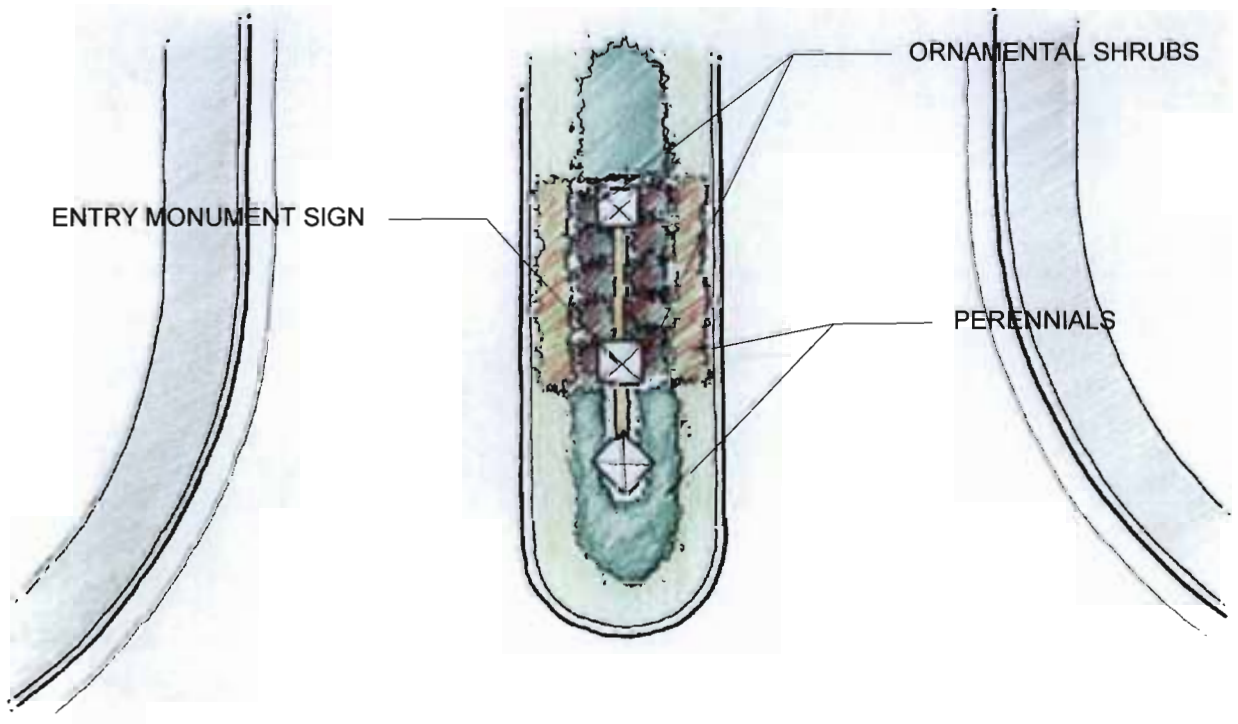
LOS PORTALES
CASA GRANDE, ARIZONA

ENTRY MONUMENT

ENTRY MONUMENT
ELEVATION VIEW

NOT TO SCALE

ENTRY MONUMENT LOCATION MAP
NOT TO SCALE



ENTRY MONUMENT
PLAN VIEW

NOT TO SCALE

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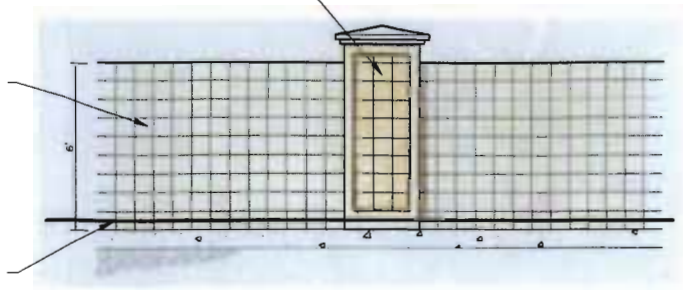
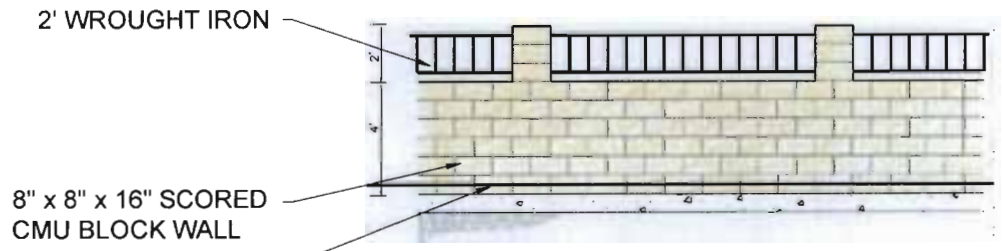
LOS PORTALES
CASA GRANDE, ARIZONA
WALL EXHIBIT



THEME WALL ELEVATION
NOT TO SCALE

NOTE: PILASTERS TO OCCUR EVERY 1 TO 2 LOTS.



VIEW WALL ELEVATION
NOT TO SCALE

LEGEND

- THEME WALL
- VIEW WALL
- PERIMETER WALL EXISTING

ALL OTHER WALLS PAINTED TO MATCH COLOR OF THEME WALSS OF HOMES.

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LOS PORTALES
CASA GRANDE, ARIZONA
EXISTING TOPOGRAPHY

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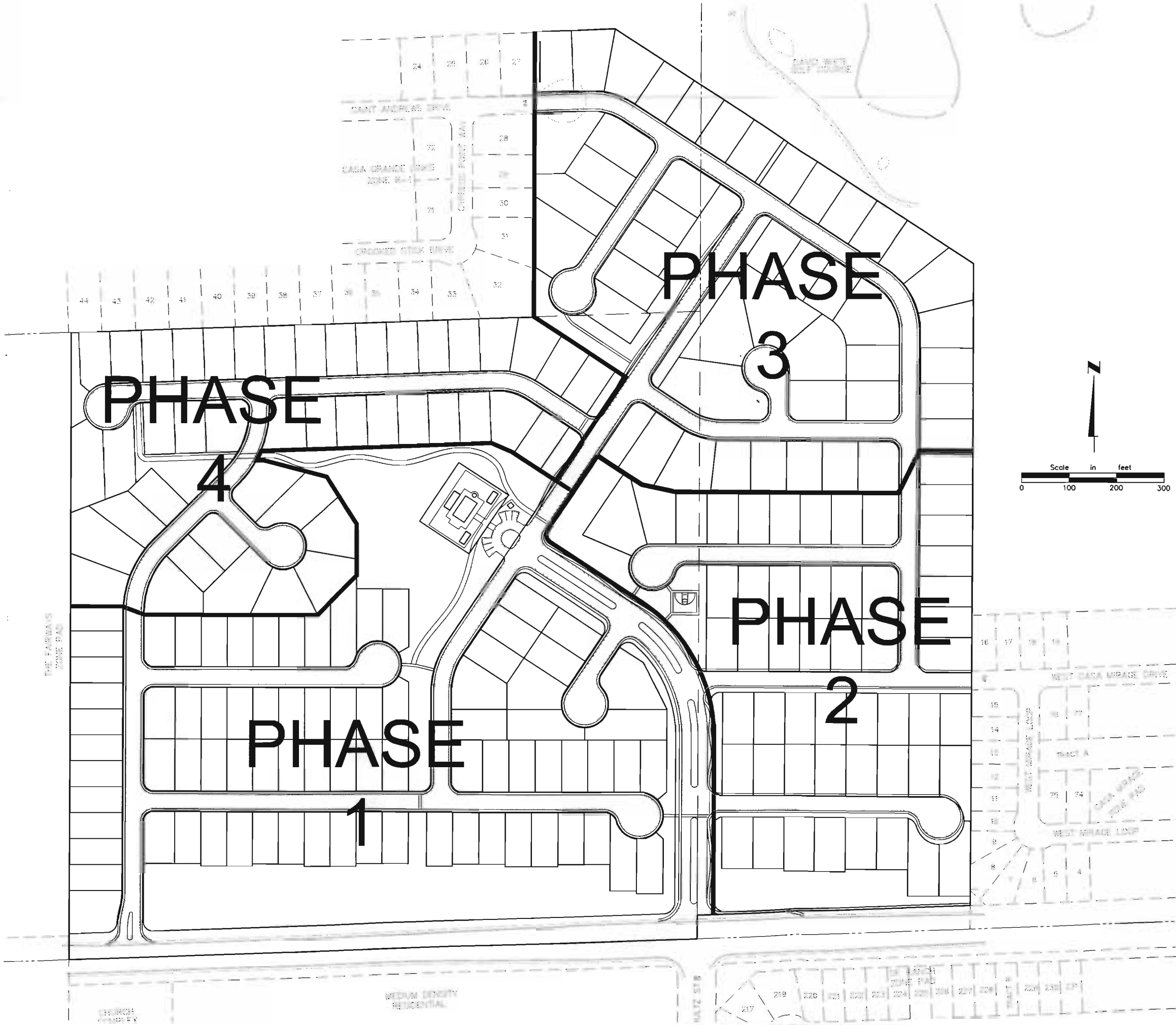
LOS PORTALES
CASA GRANDE, ARIZONA

PHASING PLAN



PHASE 1:
79 LOTS
55' x 110'

PHASE 2:
52 LOTS
65' x 110'

PHASE 3:
45 LOTS
75' x 110'

PHASE 4:
44 LOTS
65' x 110'

TOTAL LOTS: 220

Hansen Thorp
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