



# Marabella

Planned Area Development – City of Casa Grande

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CITY OF CASA GRANDE  
PLANNING DEPT

*2nd submittal*

*50-172124-05*

# Marabella



Planned Area Development – City of Casa Grande

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## **Project Overview/Intent**

### **Purpose of Request**

M Engineering, Inc. (MEI) (the "Applicant") respectfully submits this request for Planned Area Development (PAD) zoning for a ±104-acre community called Marabella (the "Property") consisting of three adjoining parcels of land located in the City of Casa Grande planning area. The general boundaries of the property McCartney Road to the north, the one-quarter section line located approximately halfway between McCartney and Rodeo Road extended to the south, Henness Road to the east, and the one-quarter section line located approximately halfway between Peart and Henness Roads to the west. The property is located just west of Interstate 10 at the interchange with McCartney Road.

This project is located within the City of Casa Grande planning area. In November 2005, the Applicant will be submitting a Minor General Plan Amendment for a portion of the property to change the designation from Low and High Density Residential to Commercial. The remainder of the property conforms to the City of Casa Grande General Plan 2010. The Land Use Element of the General Plan calls for Low Density Residential (1-4 DU/ac) for all areas planned as single family.

The project utilizes single family detached residential uses. When taken as a whole, the overall density of the project is within the 1-4 DU/ac allowed within the General Plan Low Density range. The PAD request also includes ±6.70 acres of commercial land use. The commercial area fronts on McCartney Road generally in the middle and northernmost portion of the property.

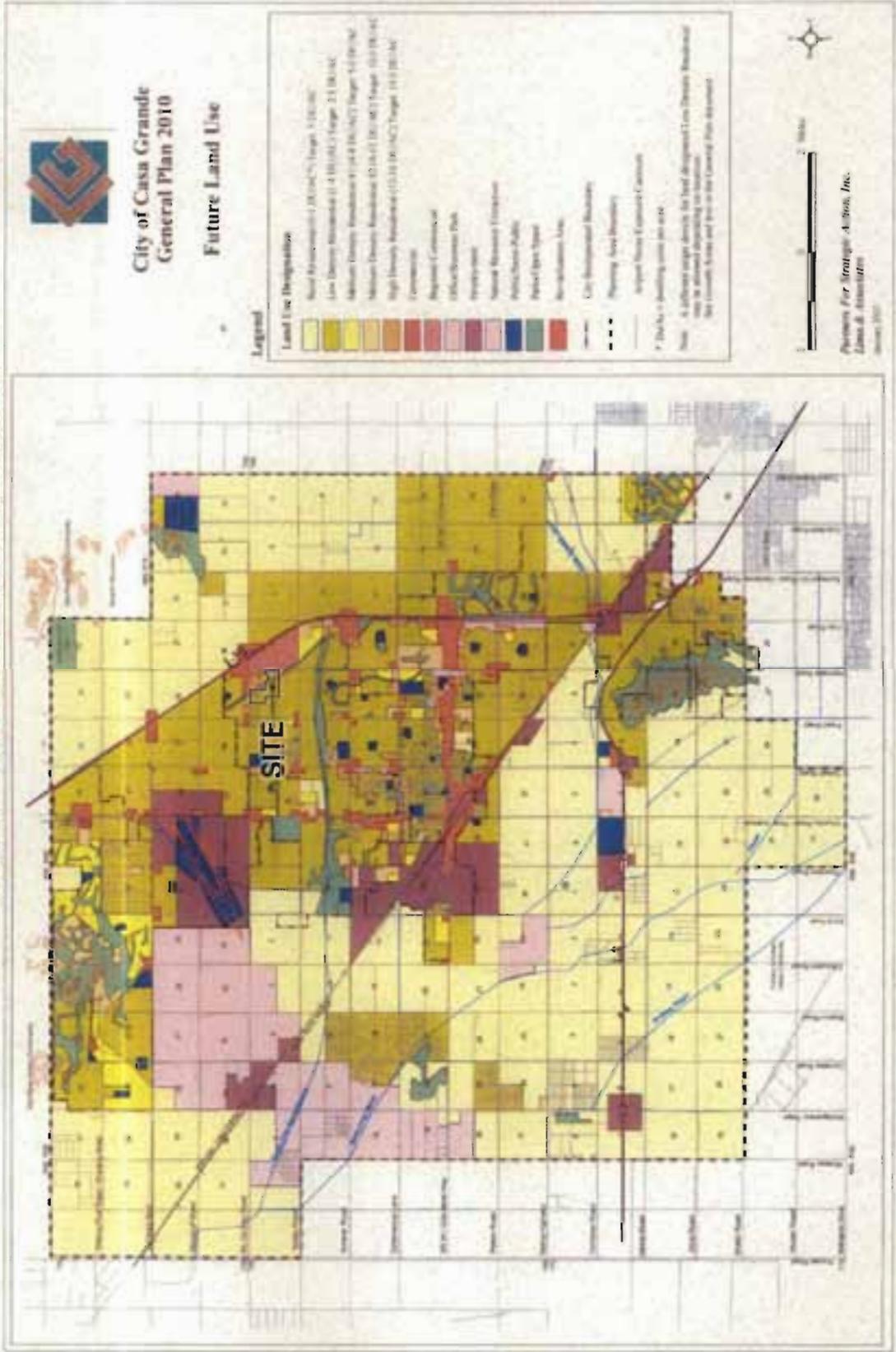
The Marabella Development Plan has been designed to use the existing McCartney Road, a proposed new road traversing northwest to southeast through the property, a proposed road traversing north/south from the upper portion to the middle portion of the property that will take the name Henness Road, and the existing Henness Road alignment to the east.

# Marabella



Planned Area Development - City of Casa Grande

Figure 1 - City of Casa Grande General Plan



**Statement of Purpose and Necessity for the Planned Area Development**

The purpose of the PAD application is to request a zoning change from the Property's current zoning of UR to PAD zoning for Single Family Residential and Commercial uses. The PAD zoning allows the Applicant to vary the development standards and develop a community that provides a variety of product options, architectural features and design characteristics.

This PAD is intended to establish specific policy related to:

1. Land Use
2. Lot Sizes and Density
3. Community Theme Development
4. Transportation Network
5. Grading and Drainage
6. Infrastructure and Utilities

In addition, the PAD is intended to serve as a regulatory document with respect to:

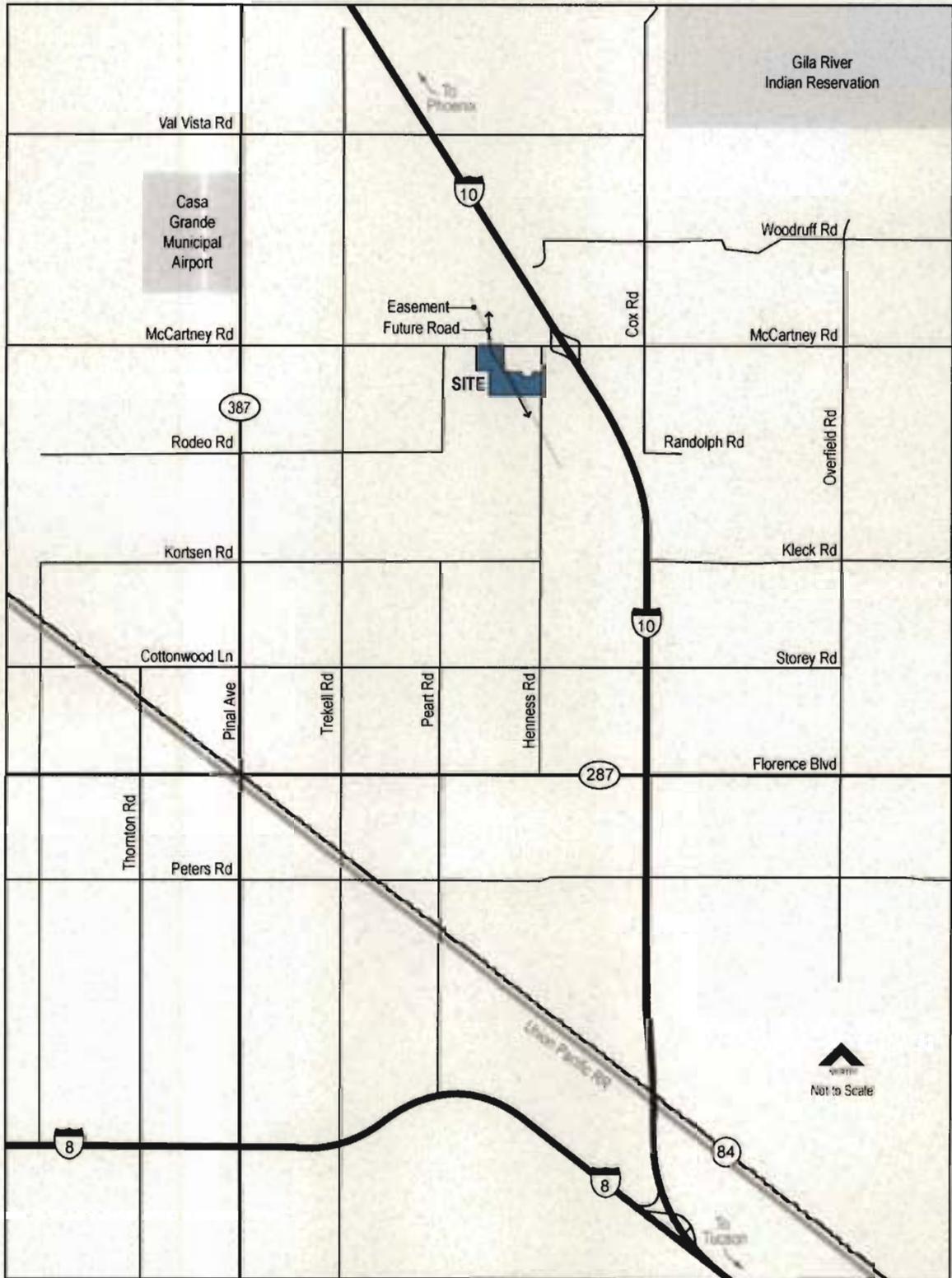
1. Underlying Zoning Districts and Development Standards
2. Infrastructure Design Standards
3. Grading and Drainage Standards

The Marabella development proposal is sensitive to and complies with the policies set forth in the Community Character Element of the General Plan. In accordance with the Residential Development section, the proposed PAD designs negate overly monotonous themes and architectural elements and replace them with creative and pleasant solutions for its single family home subdivision. The perimeter walls will not be continuous and canyon-like, but rather incorporate several native materials and landscaping features that break up the barrier. The overall effect is a wall perceived more proportional and comfortable to the human scale and directly related to the desert setting. Likewise, the homes to be constructed will maintain conformity to Residential Development policies by providing diverse facades, avoiding garage dominant architecture, and to relate structure massing in such a way that streetscapes and landscaping are varied and interesting, not streamlined and boring.

# Marabella

Planned Area Development - City of Casa Grande

Figure 2 - Regional Area Map



# Marabella

Planned Area Development – City of Casa Grande

Figure 3 - Vicinity Map



# Marabella

Planned Area Development – City of Casa Grande

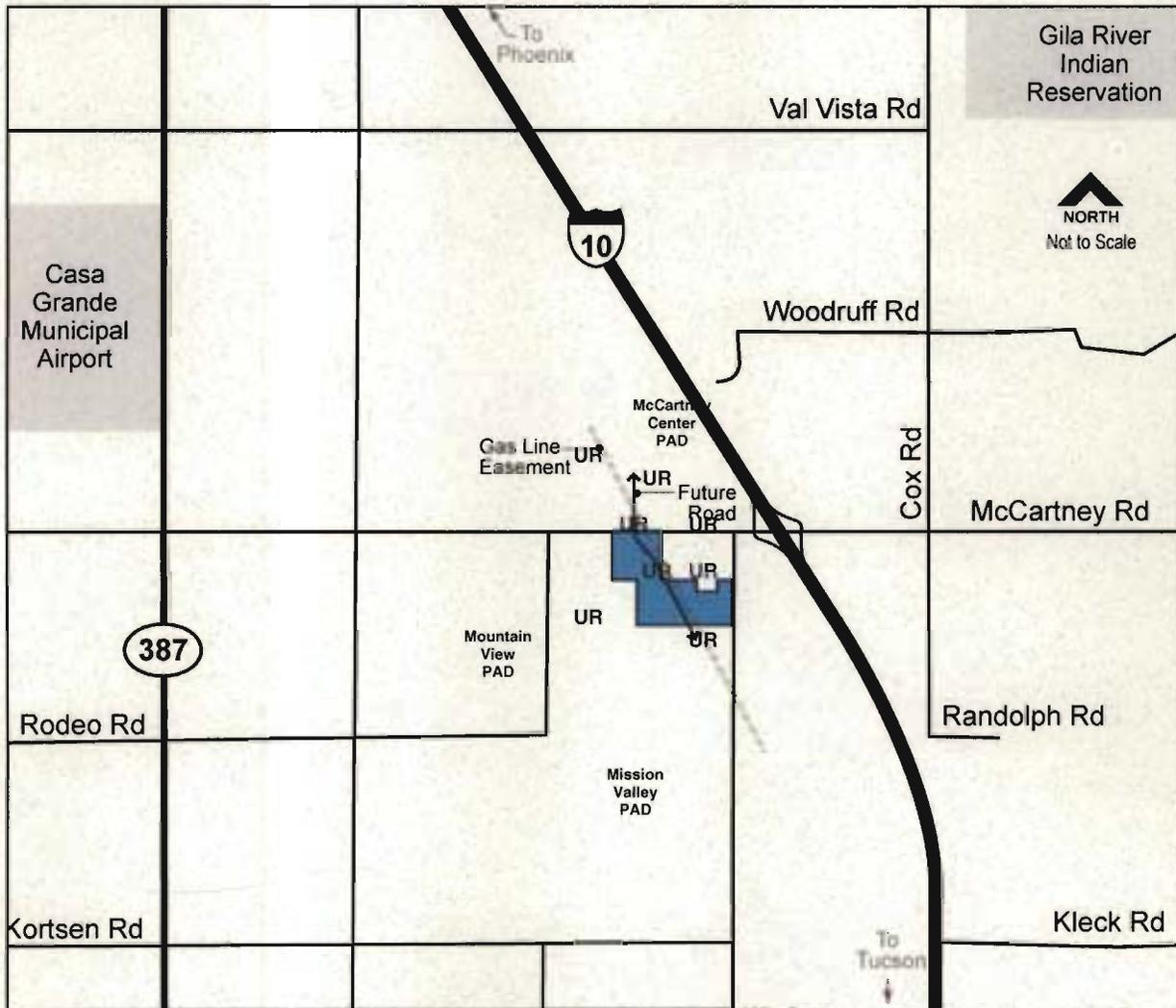
Figure 4 – Aerial Photo with PAD Boundary



# Marabella

Planned Area Development – City of Casa Grande

Figure 5 – Existing and Surrounding Zoning



**ZONING:**

UR Urban Ranch Residential



# Marabella

Planned Area Development – City of Casa Grande

Figure 6 - Aerial Photo with Conceptual PAD Overlay



# Marabella



Planned Area Development - City of Casa Grande

Figure 7 - Conceptual PAD Site Plan



Planned Area Development - City of Casa Grande, Arizona

DATA

Total Area	±104 AC
Lot Size	65' x 110'
Total	105
Lot Size	60' x 120'
Total	173
Total Lots	278
Density	±2.81 DU/AC
Commercial Area	±5.04 AC

## **PAD Project Layout and Design**

Marabella will be developed to incorporate and meet the City's Residential Design Standards for PAD zoned developments ("RDS/PAD"), adopted January/February of 2003. The following sections outline how the subdivision design of Marabella will meet or exceed these PAD residential design standards for the development.

### **Mandatory PAD Layout and Design Standards**

There are certain concepts within the design standards of the RDS/PAD that must be followed. The following subsections provide information on how Marabella will comply with those mandatory layout and design standards.

#### **Open Space and Landscape Development**

The successful development of areas not devoted to streets and homes is required to create the living environment envisioned for Marabella. To accomplish this, the following objectives will be considered in the final design of the project:

- Attract the natural reintroduction of important ecosystems and habitat, and curtail storm water runoff on surrounding property and natural and manmade drainage ways.
- Provide a variety of recreation alternatives that are safe and attractive for use and enjoyment by all residents.
- Create a community that is attractive to potential buyers and homeowners and, at the same time, has a positive visual impact on surrounding properties.
- Provide landscaping that is appropriate for the desert environment by maximizing the use of native and low water use species, and water conserving irrigation methods.
- Utilize the gasline easement corridor identified in the Casa Grande General Plan to be used as an unpaved multi-use path, to enhance the recreation and open space opportunities of the site.

Marabella complies with the following requirements:

- A minimum of fifteen percent (15%) open space. The project proposes approximately 20.7 acres of open space, which is approximately nineteen percent (19.9%).
- Recreation centers, parking lots, street rights-of-way, and non-landscaped or cement retention areas and drainage channels do not count toward the open space requirement.
- At least fifty percent (50%) of the required open space must include parks, multi-use trails, turfed retention areas, tot lots, and/or other outdoor active or passive recreation improvements.
- When retention areas are designed for recreation usage, at least fifteen percent (15%) of the basin needs to be elevated above a 25 year flood water surface elevation.

- All open space not considered natural preservation area shall be landscaped according to an approved water-conserving final landscape plan. Retention areas are designated for field play and contain turf grass.
- Landscape, landscape lighting and open space amenity plans shall be subject to the review and approval of the Planning Development Director. Plans and drawings enclosed in this application are for illustrative conceptual purposes only, and final plans will be submitted for review.

The overall design of open space is intended to create a sense of community and identity. This is achieved by providing small open space/recreation areas within easy walking distance of all homes. The design of open space will also create a sense of 'arrival' within Marabella. In addition, open space has been coordinated with stormwater retention, so that drainage requirements are met while contributing to community use, identity and buffering.

#### **Suitability of Subject Property for Proposed Land Uses**

The subject property is suitable for the land uses proposed in terms of access, size and relationship to other uses. The 104-acre property will be developed primarily as a single family subdivision. This is adequate to accommodate generous open space and amenities. Approximately 6.7s acres located in the northeast corner of the north central area of the property will be devoted to commercial uses.

Primary access to the single family and commercial areas will be off of the proposed Henness Road with 110' ROW traversing from northwest to southeast through the property. Secondary access points will be from McCartney Road, the former Henness alignment and other locations from the proposed 140' ROW road.

The proposed single family areas of the subdivision are compatible with surrounding primarily Low Density Residential land uses identified on the City's General Plan. The commercial area, which will be separated by the proposed Henness Road in the northwest parcel, will be compatible with commercial and regional commercial land uses identified on the General Plan adjacent to the west of the property. The western edge of the single family development proposed for the southeast area of the property along the former Henness Road alignment is located across the road from land designated in the General Plan to be regional commercial. However, land adjacent to all other sides of the southeast area has been designated in the General Plan to be Low Density Residential.

The proposed commercial area will serve a dual purpose as support for the proposed and future housing development in the area, and freeway-related business due to the proximity to the Interstate 10 interchange at McCartney Road.

**Proposed Development Standards**

**Purpose, Intent and Justification**

Submitted as part of this PAD Application, is a Development Standards Chart that outlines proposed residential development standards for Marabella. In the spirit of the PAD, creative options for development are arranged and designed in accordance with modern land planning principles and development techniques. The PAD will allow the Applicant flexibility in design and development standards in consideration of the aesthetic and functional needs of the market place.

The PAD development standards are supported by the inclusion of proposed open space and amenities, which allow the Applicant to design a community that will be congruous and complimentary to the surrounding environment and the residential community.

**Proposed Residential Lot Sizes and Setbacks**

Table 1, below, illustrates the typical lot size and development standards for the different housing products to be offered for sale within Marabella. Marabella will offer at least two different housing products and will maintain a cohesive architectural theme and character. The exact products to be provided have not yet been determined. The Applicant will provide the City Staff with actual product elevations, floor plans, material colors and architectural plans prior to the issuance of any building permits.

**Table 1 – Residential Development Standards by Land Use and Product**

Total Site Acres: 104.00 AC

PAD: 104.00 AC

Low Density SF	Minimum Lot Area	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)	Maximum Building Height (Feet)
Lot Sizes 65' x 110'	7,150 SF	65	Front – 18' /15' (2) Rear – 15'(20' for all perimeter lots) Side – 5'/10' agg.	30
Lot Sizes 60' x 120'	7,200 SF	60	Front – 18' /15' (2) Rear – 15' (20' for all perimeter lots) Side – 5'/10' agg.	30

**Notes**

- Per City of Casa Grande Zoning Ordinances and the Residential Design Standards for Planned Area Developments, at least one side yard shall be ten feet (10'), the remaining side yard may be less than ten feet (10'), providing the principal building separation is at least ten feet (10'). No side yard shall be less than five feet (5'), at least one side yard shall be ten feet (10').
- PAD commercial - All development will meet the requirements established in Article I. Neighborhood Business (B-1) Zone of the City of Casa Grande Zoning Ordinance.



In the R-1 and R-1 A zones, a minimum front yard setback to face of garage is twenty feet (20'). A minimum front yard setback of fifteen feet (15') is permitted from livable areas or side entry garages, and livable areas of dwelling units with detached garages.

Setback exceptions:

1. Fireplaces, chimneys, and other architectural projections may extend two feet (2') into all eight foot (8') setbacks only.
2. Side entry garages or living areas shall be staggered fifteen feet (15') to front property line.
3. Patio covers may encroach into side and rear setbacks to within five feet (5') of the property line.

Additional supporting residential development guidelines will be found on the preliminary plat. All other design elements meet or exceed minimum underlying zoning district standards, and the Residential Design Standards for Planned Area Developments will be addressed for direction and guidance in the design process.

### **Proposed Density**

Included below are requests made for flexibility from certain City Code development standards. In the spirit of a PAD, creative options for development are arranged and designed in accordance with modern land planning principles and development techniques. Additionally, substantial community benefit is provided with the development of a multi-use pathway and associated landscape development within the gasline easement traversing through the site. This area plus the areas within the proposed project amount to approximately 19.9% more than the 15% overall open space that is required. The added open space increases aesthetic and functional appeal desirable in the marketplace.

The flexibility from City Code standards is proposed to provide greater diversity to the project. In addition to the rationale stated below, all of the PAD design flexibility requests are warranted by the substantial benefit provided to the community, both immediate and ongoing, with examples such as provision of substantial open space, ample amenities, and master plan excellence through design, both congruous and complimentary, to adjacent developments as illustrated and described in this guide.

The development standards table and accompanying additional criterion above are the standards proposed with this application.

As a community, Marabella will consist primarily of single family residential homes. Marabella will include a variety of housing and lot sizes.

The residential area to be developed in Marabella will consist of 278 total lots and with a total overall density of  $\pm 2.9$  DU/ac. Lot sizes provided: 65' x 110', 60' x 120' and 60' x 125' (perimeter lots). The lots will range in square footage from 7,150 square feet to over 8,450 square feet on some cul-de-sac lots and lots with longer back yards. There will be a total of  $\pm 105$  lots that are 65' x 110' in size and  $\pm 173$  lots that will be a minimum of 60' x 120' in size. As per City of Casa Grande Zoning Ordinances and the Residential Design Standards for Planned Area Developments, the maximum building height allowed is thirty feet (30'), as measured from the finished floor elevation. The location of lot sizes within Marabella may change due to Engineer and City requirements at the time of Preliminary PLAT approval.

## **Community Theme**

### **Description**

Marabella is a community composed of a variety of single family detached, and a commercial parcel. The community has been designed into neighborhood parcels that are connected via open space elements and an internal road system that allows even traffic volume flows for the entire project. The community is proposed as a Planned Area Development and will be designed to conform with Residential Design Standards for Planned Area Developments.

Marabella will offer a sense of place and community by providing an overall design and landscape concept that reinforces the theme. The project's theme will be crafted with careful attention to design and lifestyle of its future residents. Characteristics of contributing elements associated with the development of the community theme are as follows.

### **Landscape**

The landscape design for Marabella will be developed with the notion of creating a “desert oasis.” The design will be accomplished by selecting many of the plant materials to be utilized that have the appearance of tropical vegetation, but will in fact be low-water use and require low maintenance. Plant palette will follow species recommended by City of Casa Grande.

The landscape theme will be carried out throughout the community, but will be emphasized at major and minor entrances, model home areas, recreation facilities and important pedestrian nodes and intersections. The landscape for streetscapes, front yards, buffer areas and general open space tracts will be developed as required by the Residential Design Standards.

### **Community Entrances and Walls**

Marabella will have one primary entrance and several minor entrances. A wall will be developed around the perimeter of the entire development. The community will be clearly identifiable by the design of the entrances and walls that will be constructed utilizing required unit-type concrete materials and stone unit or veneer accents. The entrances will also be accented with increased vegetation, larger plant sizes and additional enhancements as required.

A conceptual design for the primary entry monument, minor entry sign, view wall and perimeter wall has been developed as illustrated on the next page.

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Planned Area Development – City of Casa Grande

## Exhibit 1 – Entrance and Wall Concepts



### Recreation Amenities and Trails

Given the size of the community, no major recreation facilities such as swimming pools, full-size courts or fields will be included. Instead, the development of Marabella will include more passive and small-scale recreational amenities, possibly a ramada, half court, barbecue and benches. Each of the three phases of development proposed will include at least one small park that will include a tot lot as the primary recreation focus. Access to the parks will be via internal trails through open space tracts, and sidewalks developed throughout the community. These connections allow residents to walk or bike from park to park, without leaving the intimate and safe venue of the residential neighborhood. It is also anticipated that the multi-use trail to be developed in the gasoline easement (per Casa Grande General Plan) traversing through the site, will give residents access to additional recreation opportunities and amenities outside of the community.

### **Architecture**

The objective for the architectural design of Marabella is to create a place that differentiates itself from surrounding communities as a special community in harmony with itself. The architectural style will match the Arizona climate. Attention to the proper execution of details, materials and colors is critical to the project's success.

The Homebuilder(s) for Marabella will strive to offer diversity and uniqueness in the plans, elevations, and color schemes. Several home floor plans, each with a number of distinct elevations to choose, will be offered within each definitive housing price range or product type. Each variation will also have a minimum of five diverse home color schemes.

### **Residential Covenants, Conditions and Restrictions**

The Community Developer will create and record a set of Covenants, Conditions and Restrictions ("CC&Rs") establishing a Master Homeowner's Association ("Master HOA") for the project, to ensure that the community theme and design standards are maintained and enforced. The Master HOA will be responsible for maintaining the landscaping and designated recreation areas for the Master Open Space.

### **Topography and Drainage**

#### **Description**

The site is located within the "Sonoran Desert Basin and Range Province." This area is characterized by steep slopes alternating with flat terrain and dry deserts. This basic topographic pattern extends from eastern California to central Utah, and from southern Idaho into the state of Sonora Mexico. This site is relatively flat with active and fallow agricultural fields. Elevations across the site range from 1,449 feet at the southeastern corner to 1,436 at the northwestern corner.

Flows across Marabella can be characterized as shallow sheet flow, with shallow concentrated flows from the southeast corner to the northwest corner of the site. Offsite flows that impact the site are from the overflow of the San Carlos Irrigation and Drainage District. The outlet works and discharge channel is evident on the site.

*The site is located within Zone C, per FEMA FIRM Panel 04007 0950C Dated August 15, 1983. Zone C is classified as "areas of minimal flooding".*

#### **Grading and Drainage Concept**

MEI, under contract with NorthBridge Development, LLC, has prepared the following Preliminary Drainage Report for the proposed single family subdivision, herein referred to as Marabella, located within the City of Casa Grande, Arizona. Marabella is located within portions of GLO Lots 2 and 3, located in the north half of Section 3, Township 6 South, and Range 6 East G & S.R.B.M., Pinal County, City of Casa Grande, Arizona. This report serves as the "conceptual stormwater collection and retention plan", as specified in Chapter 15.40. 1230 of the City of Casa Grande, Flood Damage Prevention Ordinance.

**Offsite Drainage**

Offsite flows impacting the site include flows from the adjacent subdivision to the north (McCartney Center), flows from an existing wash east of the McCartney center and minor flows from McCartney Road. The channel from McCartney Center flows south/southwest across the site and exits into an area known as Mission Ranch with an approved discharge of 722 cfs for the 100-year event and 374 cfs for the 25-year event. The existing wash east of the McCartney center flows southwest across the site and ends into an open area south of the proposed property with a peak discharge of 222 cfs for the 100-year event. Flows will be routed in a concrete Channel B, which will be routed away from the onsite retention basins and terminate at an outfall location south of the site.

**Onsite Drainage**

The site has been divided into sub-basins tributary to appropriate design points. Peak flows, times of concentration, and other hydrologic data for each drainage area impacting the site has been computed and submitted in summary form. Runoff coefficients are presented in Table 1 and are in accordance with approved factors within the City of Casa Grande. Weighted runoff coefficients were calculated for each drainage sub-basin shown on the Drainage Exhibits located within Appendix D.

Retention basins located within the site will intercept all lot and street runoff generated. Times of concentration were based on street and lot flow times. Rainfall intensity for the project site was developed based on the IDF curves from NOAA Atlas 14 (contained in Appendix A) and consistent with the requirements of the City of Casa Grande.



**Transportation Network**

**Context**

The City's multimodal transportation system is the infrastructure and support system that provides for the movement of persons and goods within and through the City of Casa Grande. The City's current multimodal transportation system is comprised of arterial, collector, and local roadways. The existing local roadway system is primarily a grid system defined by mile-section arterial roadways. The primary arterial roadways serving Marabella are Interstate 10, McCartney Road and Henness Road.

The Property is not within the zone of influence from any major airport. The Casa Grande Municipal Airport is located seven miles to the north and the Eloy Municipal Airport is six miles east of the property.

**Proposed Roads**

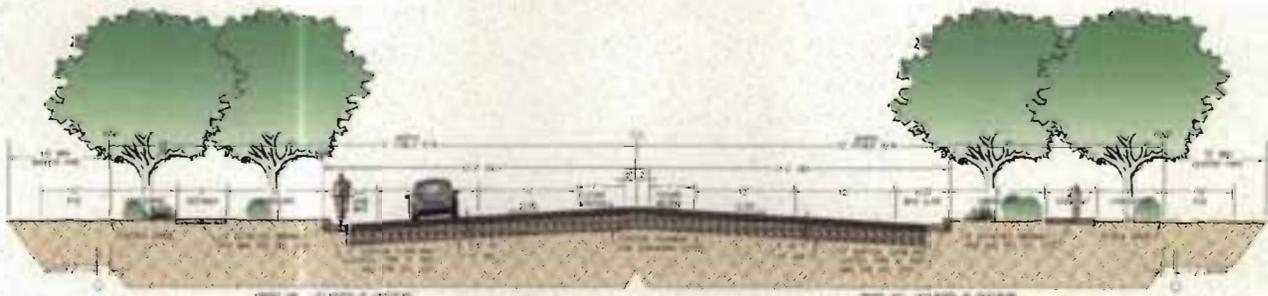
Interstate 10, an east-west interstate freeway, is a four lane major transportation link that provides high-speed transportation service from the City to Phoenix and Tucson.

McCartney Road provides paved access to the site. McCartney is classified as an arterial roadway with an existing 55 feet of right-of-way to the north, and 50 feet to the south. The required 70 feet of 1/2 ROW dedication will be provided for McCartney Road and 40 feet for the Henness Road alignment. As part of this project, we are also providing the full 110 feet of ROW for the new Henness Road as indicated on the "Roadway Circulation Plan" per the current City of Casa Grande's General Plan. McCartney Road is proposed to be a 140 foot arterial.

**Proposed Street Sections**

Three typical street sections have been developed for Marabella and adjacent streets:

**Exhibit 2 - Typical Arterial Road R.O.W. Section**



TYPICAL ARTERIAL ROAD SECTION  
 HENNESS ROAD  
DATE: 10/10/08

1	10' PLANTING STRIP
2	10' PLANTING STRIP
3	10' PLANTING STRIP
4	10' PLANTING STRIP
5	10' PLANTING STRIP
6	10' PLANTING STRIP
7	10' PLANTING STRIP
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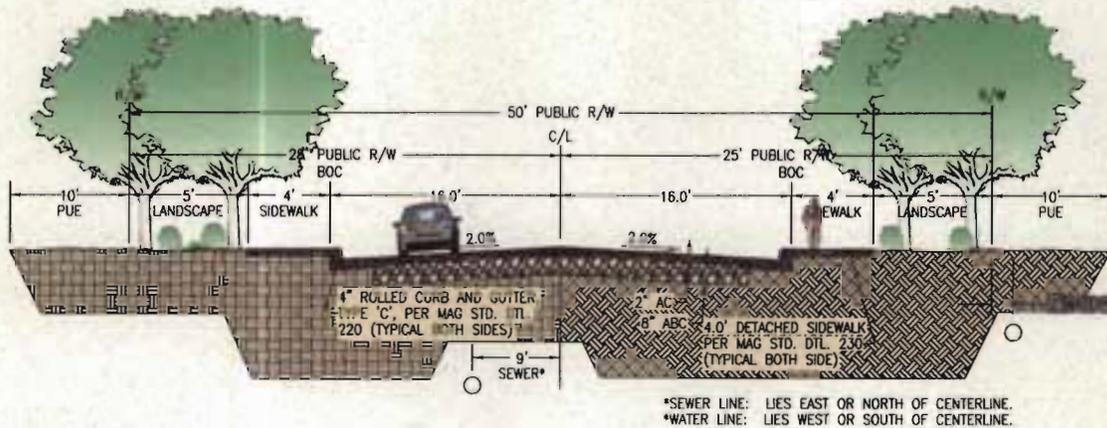


# Marabella



Planned Area Development – City of Casa Grande

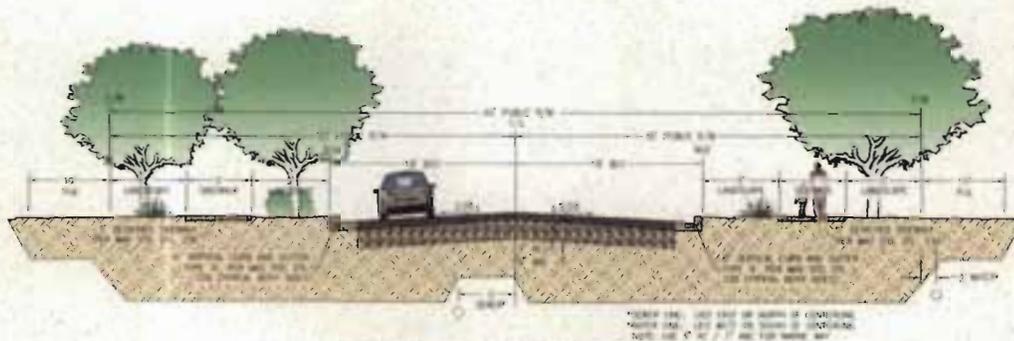
## Exhibit 3 – Typical Local Street R.O.W. Section



TYPICAL LOCAL STREET  
(NOT TO SCALE)

C/L - CENTERLINE  
R/W - RIGHT OF WAY  
BOC - BACK OF CURB  
PUE - PUBLIC UTILITIES

## Exhibit 4 – Alternative Minor Collector Street R.O.W. Section



\*ALTERNATIVE MINOR COLLECTOR  
AT ENTRANCES ONLY  
(NOT TO SCALE)

C/L - CENTERLINE  
R/W - RIGHT OF WAY  
BOC - BACK OF CURB  
PUE - PUBLIC UTILITIES

## Utilities and Services

### Assured Water Supply

Arizona Water Company (AWC) has done an analysis of assured water supply in this area. Based on this analysis, they believe that there is an excess available for new development. Upon acceptance of a Water Facility Agreement (WFA), it is anticipated that the developer will be able to apply for and receive an assured water supply certificate from AWC. If, for some reason, the developer is unable to obtain an assured water supply certificate from AWC, then a 100-year assured water supply analysis will be performed in order to assure the water supply for the site.



### **Existing Facilities**

There is an existing twelve inch (12") water line located within McCartney Road adjacent to the property frontage. The developer will be working diligently with AWC to expand service to this area by constructing eight inch (8") local water lines and a twelve inch (12") main line within the new Henness Road. The exact line sizes, and any future well sites will be coordinated with AWC during the final design phase of this project.

### **Proposed Facilities**

It will be necessary to expand the existing infrastructure of the AWC to include local eight inch (8") lines that will be sufficient to provide potable water to the residents of Marabella. AWC would prefer that a looped system be provided for this project. However, no other adjacent facilities are present at this time. Therefore, the developer will work with AWC on the necessary facility requirements for this project.

All proposed facilities will be designed to AWC standards and as specified by the WFA. Once the construction of key water facilities are completed, they will be turned over to the AWC.

## **Wastewater**

### **Existing Facilities**

Currently, there is an existing twelve inch (12") sewer line within McCartney Road. The depth of cover over the existing line is approximately 12.8 feet. Preliminary estimates show that the majority of parcel #1 can gravity sewer to this existing line.

A preliminary regional study has been prepared for the City of Casa Grande by Carollo Engineers. This study proposes a new parallel fifteen inch (15") sewer line within McCartney Road and a new ten inch (10") line within the Henness alignment.

### **Proposed Facilities**

Based on the preliminary regional study, we propose the following improvements for this site:

1. The developer will connect into the existing twelve inch (12") line within McCartney Road, and provide gravity sewer for the majority of parcel one.
2. A new ten inch (10") line within the new Henness Road is proposed to replace the future ten inch (10") line within the Henness alignment.
3. The developer proposed to connect a 12" or 10" line into the existing system within the Mission Ranch project in order to provide sewer service for portions of Parcel 1, and all of Parcels 2 & 3. Note there is a major gas line corridor which would need to be crossed during construction of the off-site line. In the event that the minimum ADEQ vertical separation can not be maintained between the gas and sewer lines; a lift station may be necessary and would be constructed during Phase 2.
4. The developer will need to work with the City of Casa Grande concerning impact fees, credits, potential CFD monies and construction timing of the facilities.
5. All sewer infrastructure will be designed in accordance with ADEQ and The City of Casa Grande requirements.

**Electric**

Marabella is located within the Electric District #2/Hohokam and potentially APS service area. The chosen utility provider will determine the future infrastructure network and corridor alignments throughout the area. New electrical facilities will be underground and existing overhead facilities will be underground where feasible.

**Telephone**

Deregulation requirements will enable any telecommunications provider to service the site. Service providers would need to expand their facilities to accommodate the project.

All telephone providers have the legal right to service the site. However, the developer will likely work closely with one company to ensure that their infrastructure is constructed at the onset of the project.

**Cable Television**

Cox communications is the current service provider with facilities closest to Marabella. Providers will need to expand their facilities to accommodate the project. The developer will work with one company to ensure that the infrastructure is constructed at the onset of the project.

**Natural Gas**

The Applicant plans to provide the intended Land Use Plan to Southwest Gas. Southwest Gas will need to expand its existing facilities in order to service the Marabella Community. Individual Homebuilders will elect whether or not to provide natural gas within their respective subdivisions.

**Refuse Collection**

The City of Casa Grande will be responsible for refuse collection services for residential lots.

**Utilities**

Utility extensions/connections will be constructed as development dictates. These will be designed and constructed by the developer and owned and operated by the City.

AWC will provide water service to the subject property. An assured water supply certification will need to be applied for, once platting has been finalized. AWC operates and maintains all water supplies, wells and pumping facilities that will serve the supply lines to the site.

The City of Casa Grande will provide sanitary sewer service for this development and is responsible for operating all sanitary sewer facilities, including treatment plants, lift stations and mains, which will receive the wastewater from this development.

**Dry Utilities**

Local utility companies shall provide dry utility services such as electrical power, natural gas, cable television, telephone, etc. Upon construction completion and acceptance, operation and maintenance of all utilities and facilities shall rest with the operating agency. As stated, all utility extensions will be installed as services are required and per City of Casa Grande standards.

# Marabella

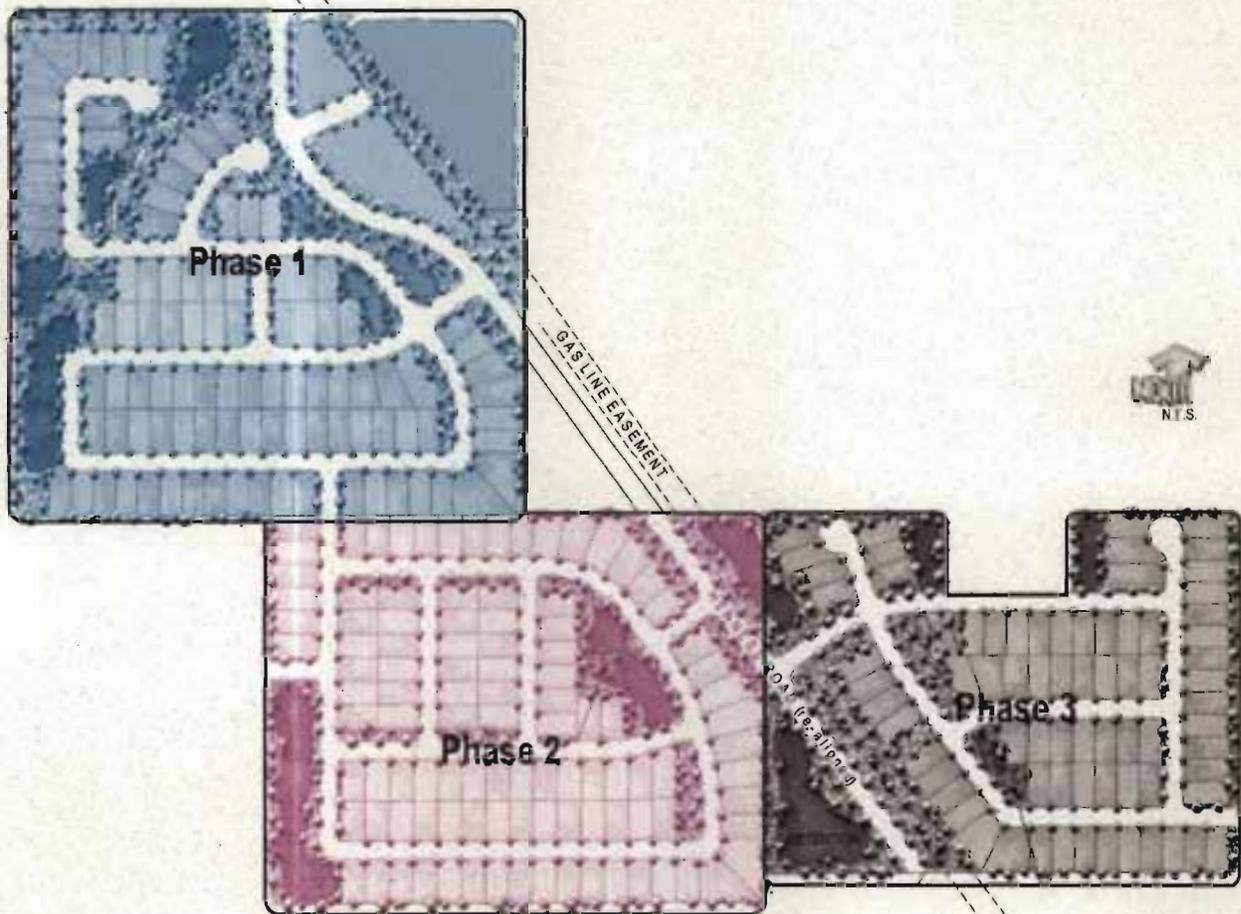
Planned Area Development – City of Casa Grande

## Construction Phasing

The phasing of the subdivisions may need to be revised based on future market conditions, construction logistics, and economic factors. The following exhibit shows the Applicant's preliminary phasing plan. The master plan will be divided into three general phases of development coinciding with each of the three parcels. Phase 1 includes both the residential and commercial component of Parcel one. Phases 2 and 3 includes all the residential component of parcels 2 and 3 which consists of the construction of roadways, trail systems, utilities and landscaping.

Proposed phasing for the project is shown below. There are three major phases planned. It is anticipated that development will begin in the north along McCartney Road and migrate to the south towards the Henness Alignment. Sub-areas of each of the major phases could be phased based on market conditions. While individual parcels may be phased, the backbone improvements – arterials, collectors, water and sewer – will be completed for the major phase all at one time.

**Figure 9 – Construction Phasing**



## **Conclusion**

The Applicant is excited to be working with the City of Casa Grande. As described in this narrative, this development will enhance the surrounding community and reflect the quality, diversity and compatibility of the area. We look forward to working with the City of Casa Grande and the community in the development of this project. We respectfully ask for your support.

As demonstrated, the development team strongly desires to bring forth an appealing neighborhood to complement and enrich the City of Casa Grande. We envision a development that both enhances and respects the surrounding district. Marabella reflects quality, diversity and compatibility with the area and will provide both future and existing City of Casa Grande residents with a high quality living environment of which residents and the City will be proud. Marabella PAD allows the development of a diversified residential community in a park-like setting centered on common use open space. A variety of residential lots have been created to enhance the uniqueness of this master-planned community. Marabella is a diverse, well designed and attractive planned area development that builds upon the City of Casa Grande General Plan, as well as the area's history and character to create a development that exceeds the goals and vision encouraged by The Plan. We respectfully request your approval.

**Attachment 1 – Legal Description**

**PARCEL NO. 1: (Phase 1)**

GLO LOT 3, SECTION 3, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;  
EXCEPT THE WEST 642.44 FEET THEREOF;  
EXCEPT ONE-HALF OF ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 163, PAGE 3, RECORDS OF PINAL COUNTY.  
AND:  
THE WEST HALF OF GLO LOT 2, SECTION 3, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;  
EXCEPT ONE-HALF OF ALL COAL, OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 163, PAGE 3, RECORDS OF PINAL COUNTY.

**PARCEL NO. 2: (Phase 2)**

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN.  
EXCEPT THE SOUTH 250 FEET THEREOF.

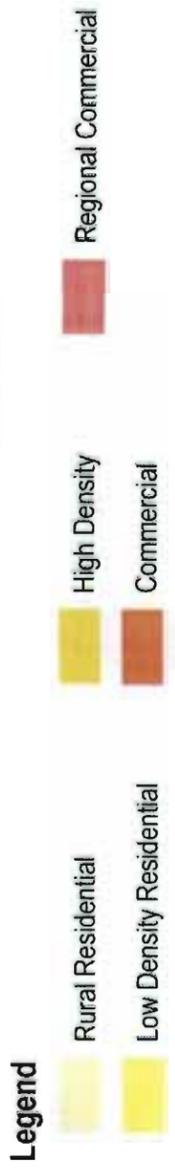
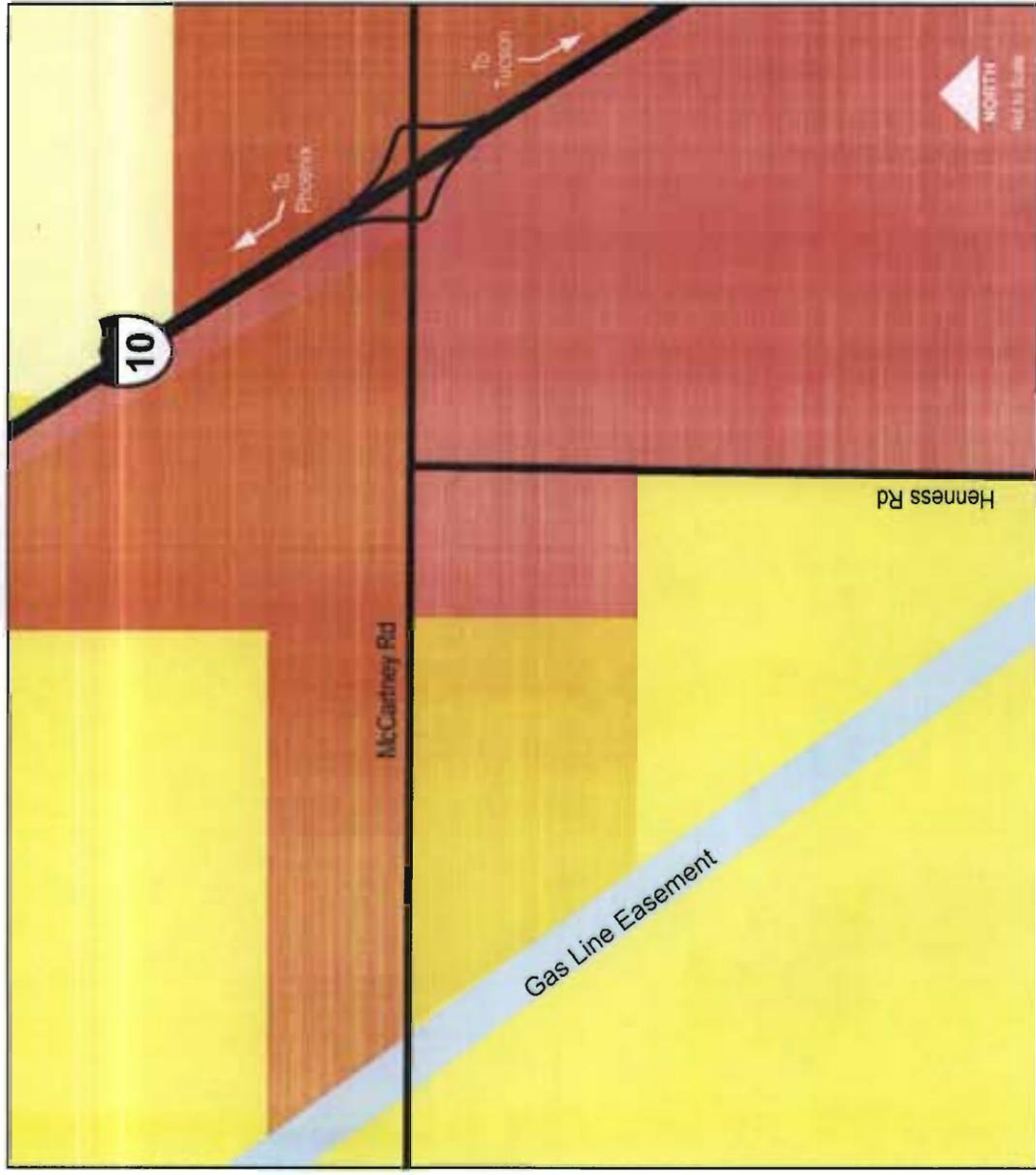
**PARCEL NO. 3: (Phase 3)**

THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER;  
AND  
THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;  
EXCEPT ONE-HALF OF ALL COAL, OIL, GAS, AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 163, PAGE 2; AND  
EXCEPTING THEREFROM THE FOLLOWING-DESCRIBED PARCEL:  
BEGINNING AT THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 3;  
THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER A DISTANCE OF 485.00 FEET TO THE TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUING EAST ALONG SAID NORTH LINE A DISTANCE OF 350.00 FEET;  
THENCE SOUTH A DISTANCE OF 220.00 FEET;  
THENCE WEST A DISTANCE OF 350.00 FEET;  
THENCE NORTH A DISTANCE OF 220.00 FEET TO THE TO THE TRUE POINT OF BEGINNING.

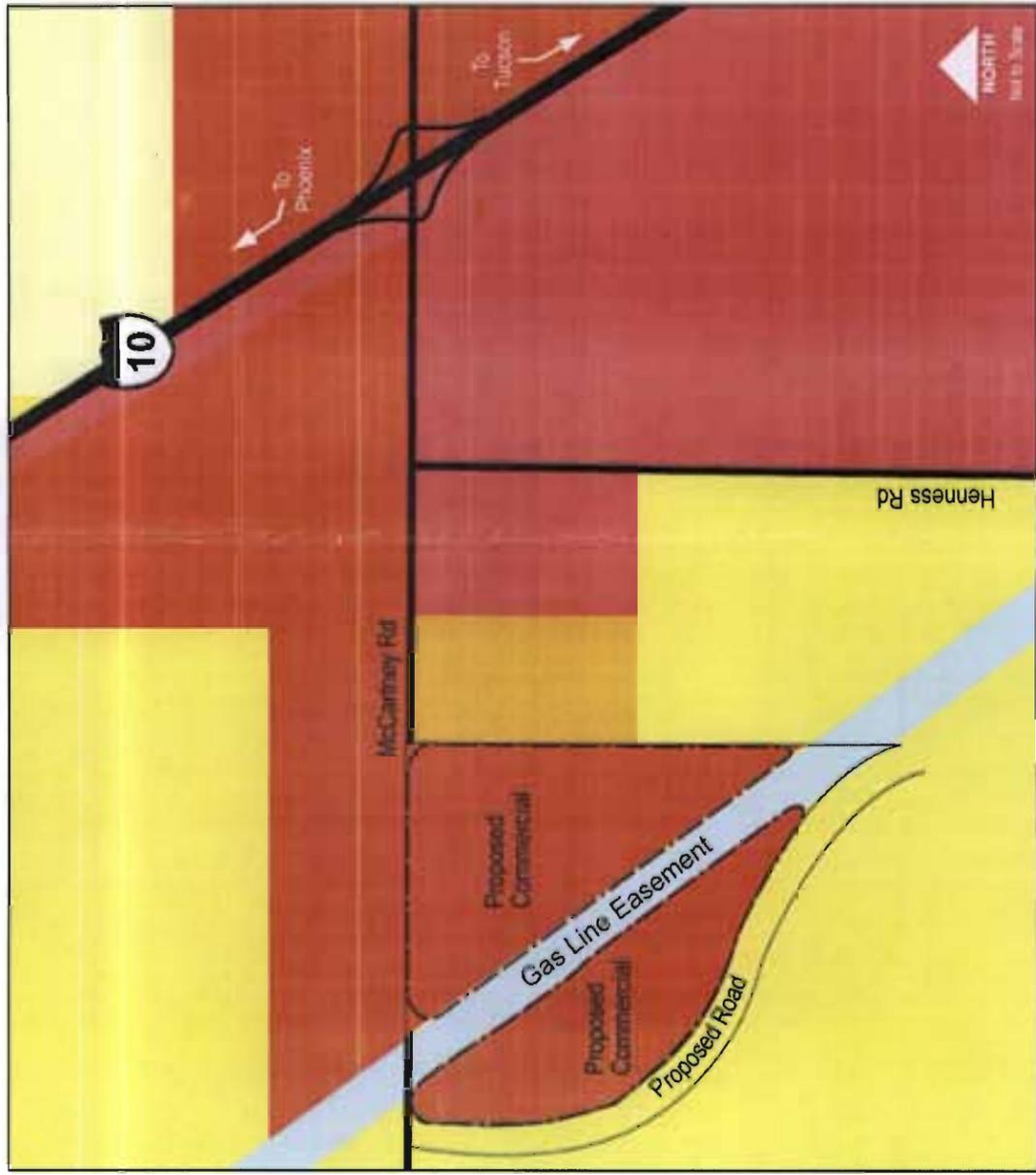


Planned Area Development - City of Casa Grande

### City of Casa Grande General Plan 2001



### Proposed Minor General Plan Amendment



362-05