

**MISSION RANCH @ CASA GRANDE
PAD DEVELOPMENT GUIDE**

A Planned Residential Community
by
A.R. Kennedy Company

City Council Submittal
for
February 3, 2003

Prepared
for
The City of Casa Grande

Prepared
by

Mansfield Associates - Land Planning . Project Management
Keogh Engineering, Inc.
McGough Group Landscape Architecture

Mission Ranch @ Casa Grande PAD Guide

Table of Contents	Page
1. Project Introduction	1
▪ Request Summary	
▪ Location	
2. Current Conditions	1
▪ Land Use	
▪ Zoning	
▪ Circulation/Access	
▪ Drainage	
▪ Schools	
3. Proposed Land Use	3
▪ Land Use Table	
▪ Conformance with General Plan	
4. Phasing of Project	4
5. On and Off-site Improvements	4
6. Development Standards including Setbacks	5
7. Streets and Public Utilities	6
▪ Accessibility	
▪ Circulation	
▪ Streets	
▪ Public Utilities	
8. Control of Open Space and Common Facilities	7
9. Design Themes	8
▪ Landscape Architecture Including Hardscape	
▪ Signs	
10. Amenities	9
11. Landscape Architecture and Amenities Exhibits	12
Appendix	
1. Mandatory and Selected PAD Layout and Design Standards	14
2. Mandatory and Selected Residential PAD Architectural Standards	15
3. Lot Size Exhibit	16
4. Planning Commission Stipulations	17

PAD DEVELOPMENT GUIDE NARRATIVE

for *MISSION RANCH @ CASA GRANDE*

PROJECT REQUEST SUMMARY *Mission Ranch @ Casa Grande* proposes a 102-acre, residential community of 344 single family detached lots located north of the northeast corner of Peart and Rodeo Roads. This Development Guide provides the narrative portion of overall standards and requirements for the necessary rezoning application requesting that the existing Urban Ranch district be rezoned to the proposed Planned Area Development zoning district.

PROJECT LOCATION

The proposed *Mission Ranch @ Casa Grande* PAD community lies in the southwest quarter of Section 3, Township 6 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona. See Site Vicinity Exhibit and attached ALTA Survey.

CURRENT CONDITIONS

The 102 acre *Mission Ranch @ Casa Grande* PAD begins 666' north of Rodeo Road on the east side of Peart. The property is vacant creosote desert with some fallow land and no improvements. Although it is dominated by sandy desert and small desert vegetation, one significant, north-south wash includes some native trees of Mesquite and Palo Verde. An El Paso Natural Gas easement runs adjacent to the north property line, which also is straddled by a narrow sandy bottom wash. This small wash eventually runs into the larger north-south wash.

- **Site and Surrounding Land Use Designations** The City of *Casa Grande General Plan* designates the site land use category as Low Density Residential. Existing surrounding land uses includes vacant desert on the north, east, south and about 1/3rd of the west property line. The Stoneridge subdivision of 45' wide lots backs up to the NWC of Avenida Ellena and Peart Roads, across from this site.
- **Site and Surrounding Current Zoning** The Stoneridge subdivision across the street is zoned as part of the Mountain View Ranch PAD. The current zoning of the subject and remaining surrounding property, is Urban Ranch.
- **Current Circulation** The *Mission Ranch @ Casa Grande* is located approximately one mile west of the Interstate 10 Highway, which includes a full interchange to McCartney Road. The site lies ½ mile south of McCartney Road and accessed by the Peart Road arterial. Peart Road has an existing strip of pavement ending at the SWC of Rodeo and Peart. A west portion of Peart Road adjacent to the Stoneridge subdivision, is fully improved north of Avenida Ellena Road. Rodeo Road and the north-south mid-section road alignment

Current Circulation continued

between Henness and Peart Road roads, are undedicated and unimproved south and adjacent to the site, respectively.

- **Current Drainage** One significant wash and two narrow washes cross the property in various locations including one along the west property line created by the development of Peart Road. Details on these and other project drainage impacts will be addressed in the *Mission Ranch @ Casa Grande* Preliminary Plat Drainage Report.
- **Schools Districts** *Mission Ranch @ Casa Grande* is located in the Casa Grande Elementary School District with Cholla School for K-5 and Cactus Middle School for the 6th-8th grades. Casa Grande Union is the High School District.

Planned Area Development (PAD) Development Guide

PROPOSED LAND USE

Mission Ranch @ Casa Grande proposes a mixed residential community of single family detached products and three lot widths as follows:

Mission Ranch @ Casa Grande PAD Land Use Table				
SF Residential Minimum Lot Size	Acres	Units	Lot Area (%)	Du/Ac
55' Wide @ 6000+ sq. ft	19.5+/-	68 (20 %)	55 lots >6000' <7000' 10 lots >7000' 3 lots >8000	N/A
60' Wide @ 7000+ sq. ft	62.2+/-	196 (57%)	151 >7000' 43 >8000'	
65' Wide @ 7000+ sq. ft	20.3+/-	80 (23%)	58 >7000' 24 >8000'	
Open Space	(17.2 Ac./ 17+%)	-	NA	N/A
TOTAL	102 Acres	344 ¹	55 Lots > 6000' (16%) 219 Lots > 7000' (63.7%) 70 Lots > 8000' (20.3%)	3.37 du/ac.

Land Use Table

CONFORMANCE WITH THE GENERAL PLAN

This property has an existing Low-Density land use category. Therefore, the proposed Planned Area Development density of 3.37 du/ac conforms to the City of Casa Grande General Plan.

Low Density Residential The 102 acres of Low Density Residential are proposed to only include single family detached residential homes ranging from 55' to 65' and wider lots, for a total of 344 lots ranging from 55 lots <7000 sq. ft. (16%) to 70 lots greater than 8,000 square feet (20.3%).

¹ Exact unit counts cannot be determined until final plat.

PHASING OF PROJECT

This single-family residential development will sequence construction beginning with sewer and water connections, drainage ways, and roadway access locations from Peart Road.

A detailed phasing plan will be provided along with the preliminary plat. Phasing will be subject to the approval of the City Engineer and Planning Director.

ON AND OFF-SITE IMPROVEMENTS (Public Utilities)

- **Sewer capacity** shall not be reserved for any parcel until a Final Subdivision Plat is approved for the *Mission Ranch @ Casa Grande* PAD.
- **Preliminary water and sewer reports** will be prepared with the Preliminary Plat. Water will be provided by the Arizona Water Company. Sewer access will be provided from one of the following: 1) McCartney Center line remaining capacity; 2) a sewer district formed by area property owners; or, 3) developer of Mission Ranch will provide a line in Kortsen Road.
- A **Traffic Report** will be submitted with the Preliminary Plat. Traffic impacts are tentatively based on projected residential dwelling unit counts by type.
- A **Preliminary Drainage Report** for *Mission Ranch @ Casa Grande* will be provided with the preliminary plat. A final report will be submitted prior to final plans. These will address the one significant and two small washes bordering and generally running north and south adjacent and through the site. These washes are designed for use in accordance with Federal 404 permitting regulations. The drainage report will be accompanied by the *Determination of Potential Jurisdictional Waters of the U.S.* The significant wash, which runs north and south through the center of the site, will be preserved and maintained as a natural open space and recreational amenity with paths and passive recreational amenities nearby. The smaller washes will be rerouted and/or maintained in their existing location and enhanced with desert landscaping, as permitted.
- **Final Reports** for Drainage, Traffic, Water and Sewer, meeting the approval of the City Engineer, are *required prior to approval of any final subdivision plats for this project.*
- **Public utilities** The City and the locally established electric, water, gas, telephone and cable companies will provide public utilities for this site. Utilities shall be placed underground unless otherwise approved by the City Council.
- **Streetlights and Hydrants** will be provided in accordance with City codes and the recommendations of the City Engineer and Fire Department.

On And Off-Site Improvements (Public Utilities) continued

- **Mail gang boxes** will be built within a decorative block structure meeting U.S.P.O. requirements.

Development of the PAD shall be in substantial accordance with the approved Final Development Guide, all applicable City Codes and ordinances, and all conditions required by the City Council.

**DEVELOPMENT STANDARDS for the
MISSION RANCH @ CASA GRANDE PAD**

Single Family Detached Residential (Low Density)

Three lot widths form the basis for the Low Density Single Family Residential in the *Mission Ranch @ Casa Grande* PAD. These Development Standards are designed to provide for pedestrian and friendly neighborhoods.

Mission Ranch @ Casa Grande Single Family Residential Development Standards									
Lot Width	Lot Depth	Minimum Lot Area ²	Front Living ³	Garage ⁴	Interior Sides	Corner Side ⁵	Rear Yard	PAD Perimeter Setback	Lot Coverage
55'	110' min.	6,075 sq. ft min.	15'	20'/15'	5'/10'	15'	20'	20'	50%
60'	117' min.	7,020 sq. ft min.	15'	20'/15'	5'/10'	15'	20'	20'	50%
65'	112' min.	7,280 sq. ft min	15'	20'/15' ⁶	5'/10'	15'	20'	20'	50%

Mission Ranch @ Casa Grande Planned Area Development (PAD)

² All *Mission Ranch @ Casa Grande* lots are greater than 6,000 square feet.

³ Living space or porch areas which protrude in front of garage spaces on all single-story dwelling units.

⁴ Front-loaded garage setbacks will be staggered every 3rd or 4th house to 23'.

⁵ An adjacent Landscape tract may count towards up to 10' of the corner setback.

STREETS AND PUBLIC UTILITIES

Accessibility

Principal entry into the *Mission Ranch @ Casa Grande* neighborhoods will be from Peart Road at locations strategically located for visibility of the open space and character provided by the washes through the site, as well as City Engineer design requirements. An additional access into *Mission Ranch @ Casa Grande* will be provided from the east perimeter collector, once improved.

Connections with future projects abutting the north and south boundaries will be provided from the mid-section collector Road on the east. The wide El Paso Gas Line easement that abuts the complete northern boundary of this site prohibits additional road crossings.

Circulation System

General As noted above, a preliminary traffic study will be submitted during the preliminary subdivision plat process. Any final traffic reports and plans shall be submitted for approval by the City Engineer, prior to the approval of a final subdivision plat for this PAD.

Entry Alignments The centerlines of the two entries into *Mission Ranch* from Peart Road are located 666' north of Rodeo Road alignment centerline and 630' north of Avenida Ellena centerline. The entry roads to *Mission Ranch @ Casa Grande* are sufficiently offset to avoid conflict with the Rodeo Road intersection and the entry to the Stoneridge neighborhood, as shown on the PAD Plan.

Street Names All street names are subject to the review and approval of the City Building Division.

Arterial The Developer/builder will be responsible for the engineering and construction of the east half of Peart Road adjacent to *Mission Ranch @ Casa Grande*. A 55' half-street right-of-way (ROW) is required for the arterial road. Such ROW shall include a 37' half street of paving to back of curb; a 6' stripped bike lane; and the installation of a 6' meandering sidewalk with buffering landscaping. Such roadway may be installed with phased development as approved by the City Engineer. Deceleration lanes will be provided at subdivision entries.

Collector Street *Mission Ranch @ Casa Grande* will be responsible for the west half of the proposed 60' collector located along the eastern property line. The half-street improvements shall include a meandering 5' sidewalk and landscaping within the ROW; one 12' travel lane and 14' landscaped median / turn lane; a 6' bike lane; and curb and gutters. The home builder shall be responsible for the dedication, engineering and construction of this section of the road to City standards. One centrally placed local street into *Mission Ranch* will access the west side of this collector, as shown on the PAD Plan. A 15' landscape tract buffers the residential lots adjacent to the ROW.

Residential Local Streets The developer of *Mission Ranch @ Casa Grande* shall construct the local 44' ROW cross sections which include 32' of paving and curbs to back; and a 4' wide sidewalk and 2' landscaping.

Pedestrian Circulation Concrete sidewalks are planned along all roadways, except at intersections, and meander within arterial and collector right of ways. The *Mission Ranch @ Casa Grande* provides an internal path system which will provide convenient and enjoyable north-south pedestrian and recreational access along the major wash, connected with each neighborhood by trails or sidewalks to the homes and neighborhood parks.

PUBLIC FACILITIES

Public Safety Police and Fire service will be provided to *Mission Ranch @ Casa Grande* by the City of Casa Grande. The City will also provide refuse collection.

Schools Currently, The Casa Grande Elementary School District has indicated that students within *Mission Ranch @ Casa Grande* will attend Cholla School for K-5 and Cactus Middle School for the 6th-8th grades. Casa Grande Union is the High School District.

Operation, Maintenance and Control of Open Space and Common Facilities The *Mission Ranch @ Casa Grande* Home Owner's Association as permitted by law will maintain all open space areas and adjacent Rights-Of-Way landscaping.

DESIGN THEMES

Architectural Theme

Single-family residential homes for *Mission Ranch @ Casa Grande*, will meet all design standards and codes of the City of Casa Grande. All model floor plans and elevations will be presented for Planning and Zoning Commission review and approval prior to any final plat approvals.

Landscape Theme

The landscape architecture conceptual design for *Mission Ranch @ Casa Grande* is shown in the following pages under Open Space and Landscape indicating style, character, and materials to be used throughout the community.

- **Plant materials** The central natural wash will remain native and native species only will be used for adjacent enhancement. All plant material and design will be native or low water use except for several turf nodes. Tracts of vegetation will soften privacy walls which face fronting lots.
- **Front Yard Landscaping** The Builders will offer the homebuyer a diversity of front yard landscape design packages, which will be installed by the builder and maintained by the homeowner. Front yard landscape packages will include a variety of drought-resistant ground covers, plants and trees and automatic irrigation systems to conserve water and be consistent with the desert environment.

Other Design Theme (Hardscape)

- **Privacy Walls** Exterior, privacy and view walls will use the following materials of concrete smooth and split-face 8" block, and stone veneers. Plant and hardscape building materials complimentary with desert colors will be used for consistency. All design theme, colors and materials will be consistent with the architectural character and the theme used in the model homes.
- **Design Elements** Traffic calming devices such as traffic circles or roundabouts, as well as entry architectural features such as monuments, shade structures, project identity columns and lighting posts, are linked with architectural design themes and materials. Low level light elements are included for safety and added drama.
- **Entries and Sign Monumentation** Entry and sign monumentation will include detailed plans to be consistent with all conceptual exhibits submitted with this PAD application and preliminary plat submittals. Please see attached exhibits.

SIGN DETAILS Signs will carry the same architectural theme and design character of shade structures, entries, wall and lighting elements.

Prior to approval of any final subdivision plat a final signs plan shall be submitted to and approved by the Planning and Development Director

PROJECT AMENITIES

OPEN SPACE

The Mission Ranch @ Casa Grande is designed to accommodate two strong open space amenities: the native washes impacting the site, and the provision of three centrally placed parks which create the focus for traditional neighborhoods, giving them an invaluable sense of place.

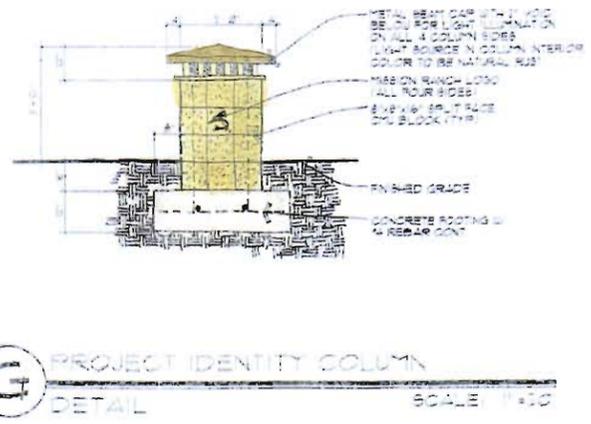
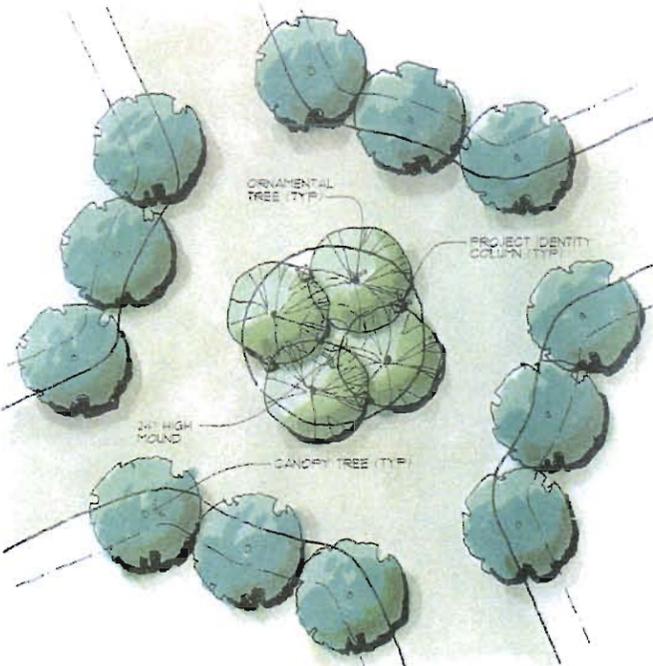
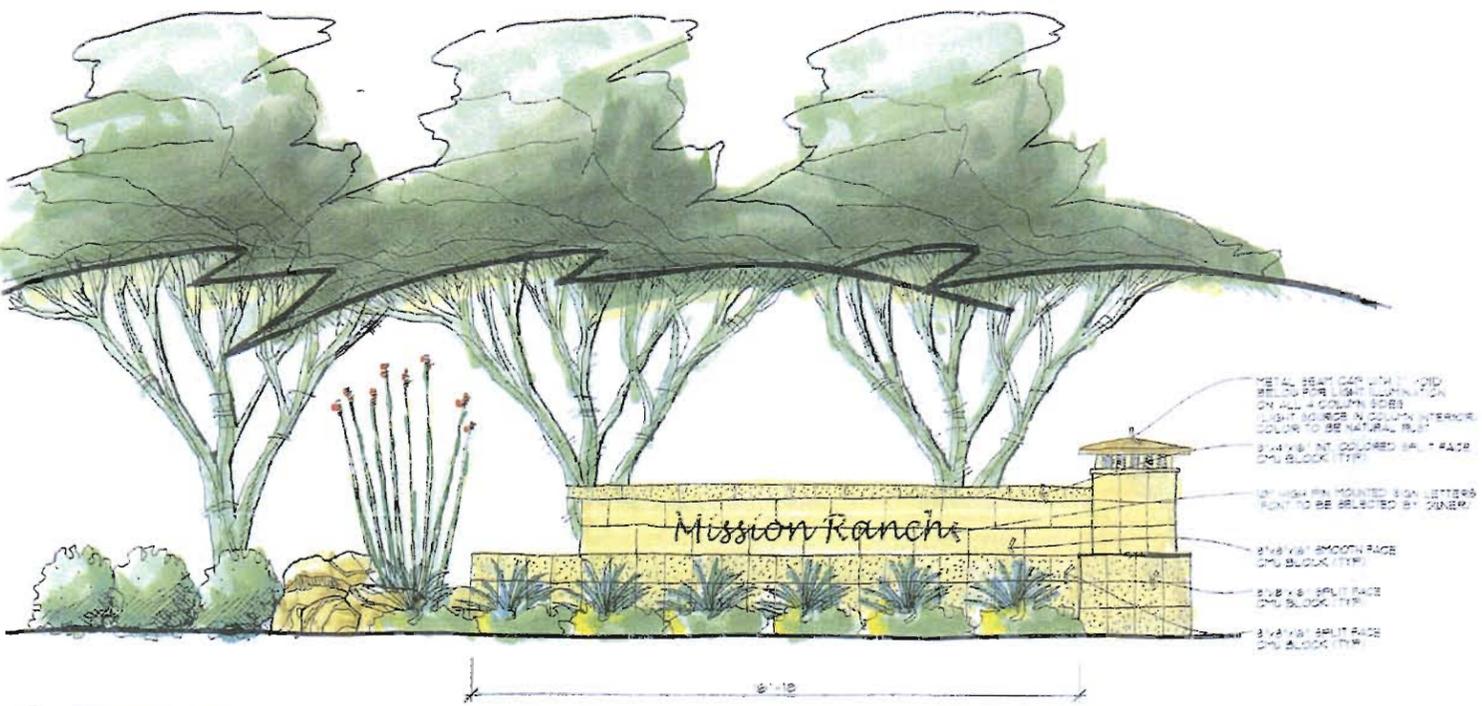
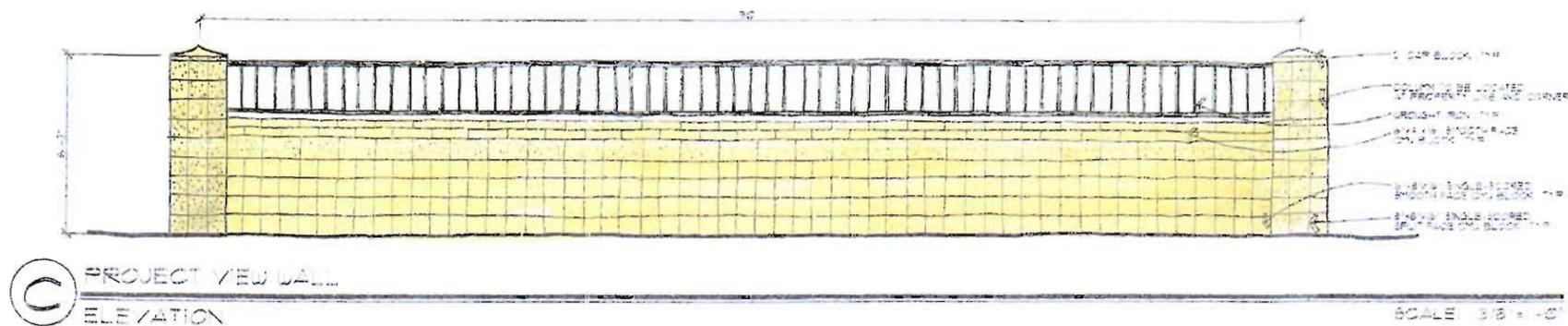
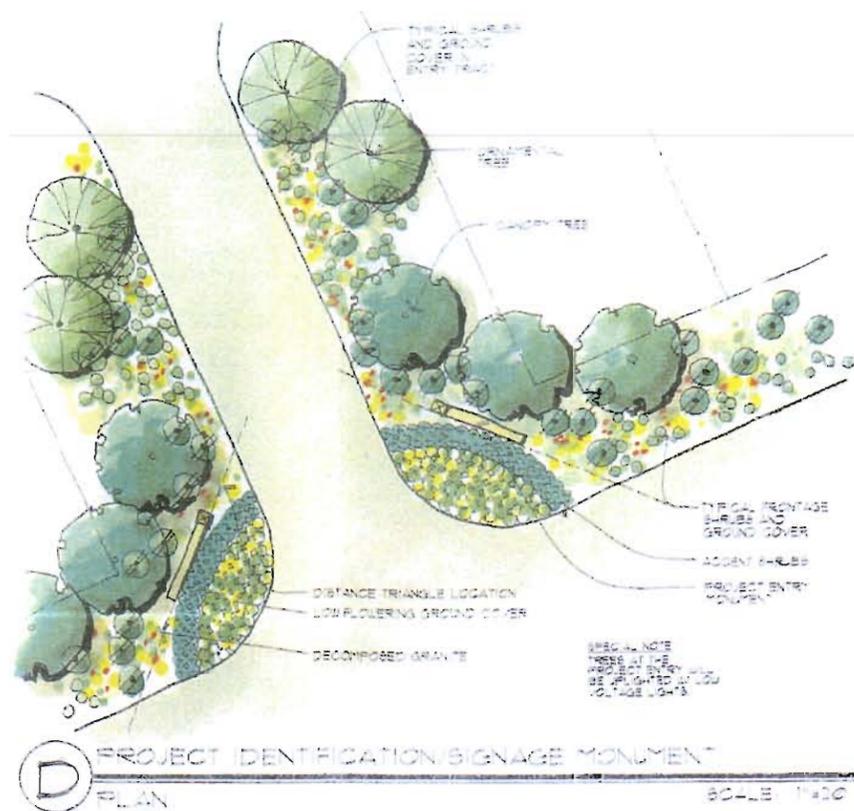
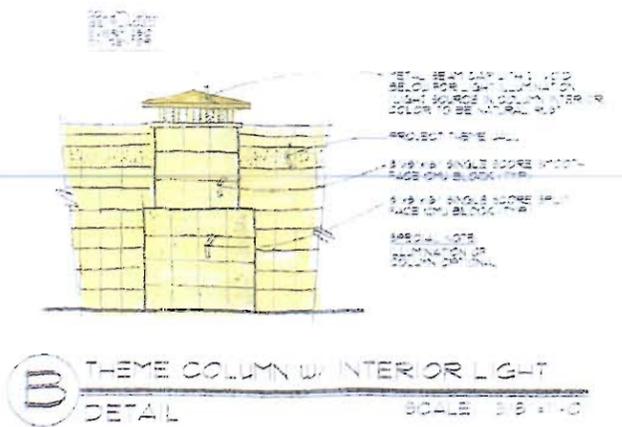
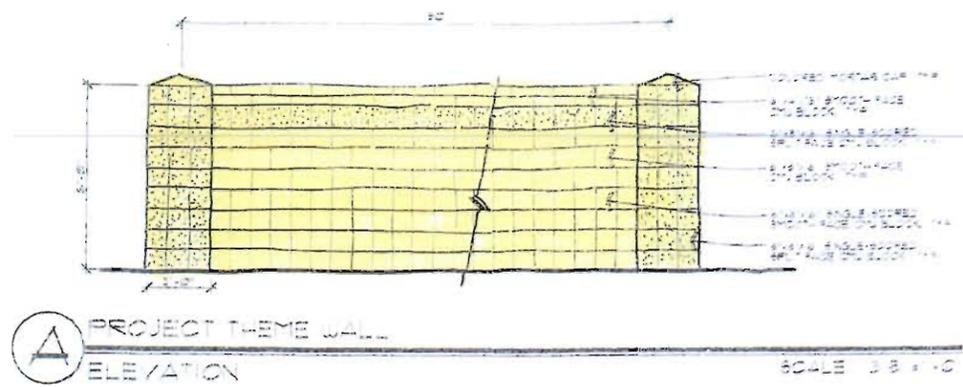
- **Desert Wash as Neighborhood Identity and Connection** The significant wash traversing this site through the center from north to south, as well as two rerouted washes paralleling the north boundary and Peart Road, create maximum visual enjoyment for every resident as they drive, ride, walk or jog through their community. The connecting streets and trails between neighborhoods always encounter the central wash to remind residents of their environment and identity. The approximately 100' wide wash easement combines nodes of open space enhanced by ample native shade trees and a 10' concrete multi-purpose trail along the west side, and a granite path along the east side. It includes a water fountain and tot lot centrally placed, and benches per the Landscape Concept Plan.
- **Parks and Open Space** Of the seventeen acres devoted to common open space in *Mission Ranch*, a majority are provided in combination with drainage and retention use: three internal parks - one in each neighborhood; and the extensive wash tract. Streets are placed adjacent to all of these open spaces as often as possible making them more public and accessible. These ample spaces combine landscaping with retention and passive recreation, and more importantly, *expose the open space* to passers-by, and add a premium value to those 40% of lots which front, back or side them! These parks include such amenities as shade structures and picnic facilities, drinking fountain, and useable turf areas. Other amenities are noted in the Landscape Concept Plan.
- **Trails and Sidewalks** The ten foot (10') concrete trail ties this community together along the wash as it connects with the 4' sidewalks on the local streets. Sidewalks and trails shall be designed to AASHTO standards and ADA compliance. The compacted granite path along the east side of the wash provides a softer impact for joggers. These paths will provide excellent continuous walking and jogging opportunities for residents through out the community.
- **Traffic Calming** *The Mission Ranch @ Casa Grande* will incorporate shorter or curvilinear, connecting streets and traffic calming devices to reduce internal trip lengths and provide for a safe, livable, and pedestrian friendly street scene. Traffic circles combine safe intersections with smooth traffic movement while replacing the need for cul-de-sacs or dead ended streets to slow or reduce traffic, with attractive landscaped islands.
- **Bike Paths** are provided for with stripped lanes in the collector and arterial right-of-ways. The multi-functional concrete path along the wash accommodates bicycles.

- **Equestrian Access** to the wash shall be determined during the review of the first preliminary plat.

Prior to approval of any final subdivision plat a final Landscape and Open Space Amenity Plan shall be submitted to and approved by the Planning and Development Director.



LANDSCAPE CONCEPT PLAN
and
AMENITIES EXHIBITS



E PROJECT SIGN WALL ELEVATION SCALE: 3/8" = 1'-0"

F PROJECT TRAFFIC CIRCLE PLAN SCALE: 1" = 10'

G PROJECT IDENTITY COLUMN DETAIL SCALE: 1" = 1'-0"

MISSION RANCH AT CASA GRANDE

Casa Grande PRELIMINARY LANDSCAPE CONCEPT Arizona



SHEET
L-2

Mission Ranch @ Casa Grande Appendix

1. Mandatory and Additional PAD Layout and Design Standards and Requirements
2. Mandatory and Additional Residential PAD Architectural Standards
3. Planning Commission Recommended Stipulations

RESIDENTIAL DESIGN STANDARDS FOR MISSION RANCH @ CASA GRANDE PLANNED AREA DEVELOPMENT

The City of Casa Grande Residential Design Standards are divided into "Mandatory" and "Additional" standards for both Subdivision Layout and Architectural Standards. *Mission Ranch @ Casa Grande* PAD compliance with the Mandatory standards are shown below.

Additional Standards (in addition to the Mandatory Requirements) allow developers and/or builders to choose from a larger list, requirements they wish to implement in their projects.

SELECTION of 'ADDITIONAL' REQUIREMENTS FOR PAD LAYOUT AND DESIGN' STANDARDS:

In addition to the previously stated mandatory requirements, the four standards listed below have been selected from a 'menu' of optional selections. The selected requirements shall apply to the entire development.

The Mission Ranch @ Casa Grande has selected numbers 1, 3, 5, and 6, of the Additional Requirements for PAD Layout and Design.

1. Traffic calming devices including cul-de-sacs with landscaped islands, roundabouts, T-intersections and complete streets adjacent to open space incorporating a central, gentle curvilinear set of streets which follows the natural curve of the desert wash; short blocks, and other devices to break any monotony of a *conventional* straight street system.
3. *Mission Ranch @ Casa Grande* provides a 10' wide multi-use concrete path meandering the complete length of the site along the west side of the preserved wash.
5. *Mission Ranch @ Casa Grande* has provided between every residential portion of the PAD, an increased width of the required landscape tract for the Peart Road arterial ROW, to 30'-40' (25' to qualify) with native landscaping and meandering sidewalks. (Landscape buffering tracts ranging from 15' to 150' surround the site separating lots from all street ROW and abutting properties.) See PAD Concept Plan.
6. Stagger front setbacks by at least three feet. Every third or fourth setback must be staggered. Setback staggers must be predetermined by the home builder. Such setbacks are accounted for in the Development Standards.

MANDATORY RESIDENTIAL PAD ARCHITECTURAL STANDARDS

The *Mission Ranch @ Casa Grande PAD* will meet Mandatory Requirements of the *Residential Design Standards for Planned Area Developments* and all applicable City Codes and is subject to the final review and approval of the Planning and Zoning Commission.

ADDITIONAL SELECTED REQUIREMENTS FOR PAD RESIDENTIAL ARCHITECTURE

In addition to the Mandatory residential pad architectural standards, four of the Additional standards listed below will be selected. The selected requirements shall apply to the entire development.

Because several builders may develop different portions of Mission Ranch @ Casa Grande, selection of Additional PAD Residential Architecture Requirements cannot anticipate currently unknown homebuilders. Therefore, floor plans and elevations shall be presented to the Planning and Zoning Commission for their review and approval before approval of Final Plats.

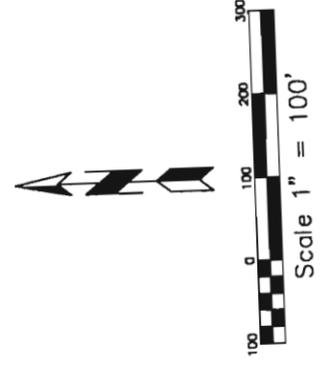
1. Incorporate a variety of durable exterior materials and finishes such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
2. Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use more notably unique house styles, such as craftsman, Tudor, Spanish mission and pueblo.
3. Provide significant architectural features such as covered front entries, covered front porches, and front and corner side bay windows, as standard features on all elevations.
4. Reduce number of standard front-loaded garages. At least one floor plan per product type shall have the garage oriented towards the rear of the home as a standard feature. In addition the number of plans using side-loaded garages as standard features shall be increased from the minimum required.
5. Place emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and using pop-outs and/or similar architectural embellishments on all windows.
6. Provide covered rear patios as standard features on all homes.
7. Applicant's choice: An opportunity for creativity and design innovation is provided here.

The residential product for Mission Ranch @ Casa Grande has not been determined at this time. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for their review and approval prior to the City Council approval of the final subdivision plats.

City Council Submittal 01/17/03



LOT SIZE EXHIBIT



MISSION RANCH @ CASA GRANDE

CASA GRANDE PLANNING COMMISSION STIPULATIONS
for
Mission Ranch @ Casa Grande

STAFF REPORT

To: Planning and Zoning Commission
From: Mark Eckhoff, Senior Planner
Rick Miller, Planning and Development Director
Date: January 9, 2002
Re: CGPZ-88-02: "Mission Ranch" PAD

Alan R. Kennedy requests approval of a Zone Change from UR (Urban Ranch Residential) to PAD (Planned Area Development) for a proposed single-family residential development on 102 acres m.o.l., located north of the northeast corner of Rodeo and Peart Roads, A.K.A. a portion of Section 3, T6S, R6E, G&SRM, Pinal County, Arizona, APN 505-03-9A, 9B, 10A, and 10B.

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

Location	Zoning	Current Uses
North	UR (Urban Ranch)	El Paso gas line/Undeveloped
South	UR (Urban Ranch)	Undeveloped
West	PAD (Planned Area Development)	Mountain View Ranch PAD
East	UR (Urban Ranch)	Undeveloped

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.

Peart Road to the west, a new ½ section collector to the east, and undeveloped land to the north (except the existing El Paso gas line)+ and south bound this project. Half street improvements to the adjacent arterial and collector roadways, including curb, gutter, sidewalks, and decel lanes will be completed with this subdivision. Full street improvements will be provided for all roadways within this PAD. All streets will be built to City standards.

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 a future sewer line extended for the McCartney Center development, but realizes that other options, including a new line extended by this development, may be necessary. 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 65 feet wide and 6,075 to 8,000+ square feet in area. All of the 344 lots proposed will be at least 6,000 square feet in area, approximately 16 percent of the lots are less than 7,000 square feet, and

approximately 20 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 3.37 d.u./acre density is lower than allowable per the General Plan.

At least 17 percent of the site is designated for open space by this plan. Open space is largely concentrated within a centralized natural wash area that will have walkways, tot lots, ramadas, and other amenities. There are also two large turf areas with additional amenities. 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 voluntary donation agreements are being finalized between the applicant and school districts.

Mission Ranch utilizes the City's new PAD development standards, and in fact, goes beyond the adopted standards to follow the more stringent requirements of the revised draft guidelines. 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.

Mission Ranch will also comply with the City's PAD architectural requirements to improve housing quality and diversity. Preliminary housing guidelines are included in the PAD Guide, but as a builder(s) has yet to be selected for this community, elevations will be presented for Commission approval at a later date.

A phasing plan will be provided along with the preliminary plat request.

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-88-02 (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 roadways shall be designed and built to City standards. The right-of-way width and design for the mid-section collector, which must include a left turn bay into the subject site, shall be subject to further review from the City Engineer.
3. Deceleration lanes shall be provided for both Peart Road entrances.
4. The minimum pavement width for the half-local street along the south property line shall be 24 feet.
5. An additional local street connection shall be provided from the subject property to the property to the south if requested by the City prior to the approval of the preliminary plat.

6. Development of the site shall be in accordance with the Mission Ranch Development Guide/Plan and all applicable City codes and ordinances.
7. Any conditions the Commission deem necessary.