

# **NALTEC (PhoenixMart)**

## PLANNED AREA DEVELOPMENT

### AMENDMENT

### June 1, 2015

ORIGINAL PREPARED BY:

**EARL, CURLEY & LAGARDE, P.C.**  
3101 North Central Avenue, Suite 1000  
Phoenix, AZ 85012

**GREEY-PICKETT**  
7051 East 5<sup>th</sup> Ave., Suite 200  
Scottsdale, AZ 85251  
(480) 609-0009 office  
(480) 609-0068 fax

AMENDED BY:

**AZ SOURCING, L.L.C.**  
7047 East Greenway Pkwy., Suite 190  
Scottsdale, AZ 85254



CASA GRANDE, ARIZONA  
**PHOENIXMART**  
America's Global Commerce Center



## DEVELOPMENT TEAM

---

<b>DEVELOPER:</b>	<b>AZ Sourcing, Inc.</b> 7047 E Greenway Pkwy, Suite 190  Scottsdale, AZ 85254 480-525-8138 office 602-457-6779 fax	Elizabeth Mann <a href="mailto:emann@azsourcing.com">emann@azsourcing.com</a>
<b>PROPERTY OWNERS:</b>	<b>AZ Sourcing, LLC.</b> <b>PhoenixMart LLC.</b> 7047 E Greenway Pkwy, Suite 190 Scottsdale, AZ 85254; and  <b>Everbright, LLC</b> 6501 E Greenway Pkwy Scottsdale, AZ 85254	
<b>LEGAL REPRESENTATIVES:</b>	<b>Earl, Curley &amp; Lagarde, P.C.</b> 3101 North Central Avenue, Suite 1000 Phoenix, AZ 85012 (602) 265-0094 office	Stephen C. Earl <a href="mailto:searl@eclaw.com">searl@eclaw.com</a>
<b>AS OF 01-20-14</b>	<b>Matthew Yingling</b> (480) 428-1479 (office)	<a href="mailto:myingling@azsourcing.com">myingling@azsourcing.com</a>
<b>LAND PLANNING &amp; LANDSCAPE ARCHITECTURE</b>	<b>Greey-Pickett</b> 7051 East 5th Ave., Suite 200 Scottsdale, AZ 85251 (480) 609-0009	Wendell Pickett <a href="mailto:wpickett@greepickett.com">wpickett@greepickett.com</a>
<b>AS OF 10-06-14</b>	<b>StudioDPA, PLLC</b> P O Box 7999 Tempe, AZ 85281 (480) 577 5818	Andrea Pedersen, PLA <a href="mailto:asp@studiodpa.com">asp@studiodpa.com</a>
<b>ARCHITECTURE:</b>	<b>H&amp;S International</b> 15100 N 78 <sup>th</sup> Way, Suite 202 Scottsdale, AZ 85260 (480) 585-6898	Bing Hu
<b>AS OF 08-25-14</b>	<b>Ware Malcomb</b> 8181 N Via De Negocio Scottsdale, AZ 85258 (480) 767-1001	Nicole Darling, LEED AP BD+C <a href="mailto:ndarling@waremalcomb.com">ndarling@waremalcomb.com</a>
<b>CIVIL ENGINEER:</b>	<b>SKG Enterprises, Inc.</b> 9260 E Raintree Drive, Suite 140 Scottsdale, AZ 85260 (480) 998-5600	Shakir Gushgari <a href="mailto:shakirg@skgaz.com">shakirg@skgaz.com</a>
<b>AS OF 10-02-14</b>	<b>Hunter Engineering, Inc.</b> 10450 N 74 <sup>th</sup> St Scottsdale, AZ 85258 (480) 991-3985	Jeff Hunter <a href="mailto:jhunter@hunterengineering.com">jhunter@hunterengineering.com</a>
<b>TRAFFIC ENGINEER:</b>	<b>Kimley-Horn &amp; Associates</b> 7878 N. 16th Street, Suite 300 Phoenix, AZ 85020 (602) 944-5500	Chuck Wright <a href="mailto:Chuck.Wright@kimley-horn.com">Chuck.Wright@kimley-horn.com</a>



## Table of Contents

<b>1.0 PURPOSE AND INTENT of REQUEST .....</b>	<b>1</b>
1.1. Regulatory Provisions .....	3
1.2. Zoning Ordinance Applicability.....	3
<b>2.0 LAND USE PLAN.....</b>	<b>4</b>
2.1 Commerce and Business.....	4
2.2 Neighborhoods .....	5
<b>3.0 PHASING .....</b>	<b>11</b>
<b>4.0 SITE LOCATION AND CONDITIONS .....</b>	<b>11</b>
4.1. Acreage and Size of Property .....	11
4.2. Topography and Physical Features.....	11
4.3. Surrounding Context.....	11
<b>5.0 GENERAL PLAN CONFORMANCE .....</b>	<b>16</b>
5.1. A Statement of Conformity .....	16
5.2. Conformance with General Plan Objectives.....	16
<b>6.0 COMMERCE AND BUSINESS DEVELOPMENT.....</b>	<b>19</b>
6.1. Types of Uses.....	19
6.2. Table 1: Table of Allowed Uses .....	20
6.3. Table 2: Development Standards; Yard, Height and Area Requirements.....	26
6.4. Design Guidelines .....	27
<b>7.0 NEIGHBORHOODS.....</b>	<b>35</b>
7.1. Types of Use .....	35
7.2. Table 3: Table of Allowed Uses.....	36
7.3. Table 4: Development Standards; Yard, Height and Area Requirements.....	38
7.4. Design Guidelines .....	40
<b>8.0 PARKING AND LOADING .....</b>	<b>45</b>
8.1. Table 5, Off-Street Parking Spaces Required .....	45
8.2. Table 6, Off-Street Loading Spaces Required.....	45
<b>9.0 PHOENIX MART LANDSCAPING, OPEN SPACE &amp; PEDESTRIAN LINKAGES .....</b>	<b>46</b>
<b>10.0 CIRCULATION SYSTEM AND STREET IMPROVEMENTS .....</b>	<b>56</b>
<b>11.0 PUBLIC FACILITIES &amp; SCHOOLS.....</b>	<b>57</b>
<b>12.0 INFRASTRUCTURE AND UTILITIES .....</b>	<b>68</b>
12.1. Sewer .....	68
12.2. Potable Water.....	68
12.3. Electric Power .....	73
12.4. Natural Gas.....	73
12.5. Telephone and Data.....	73
12.6. Sanitation .....	73
12.7. Irrigation Districts.....	73
<b>13.0 GRADING AND DRAINAGE .....</b>	<b>74</b>
<b>14.0 RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS.....</b>	<b>77</b>
<b>15.0 HOMEOWNERS/PROPERTY OWNERS ASSOCIATION .....</b>	<b>77</b>

**16.0 SIGNS ..... 77**  
 16.1. Sign Plan Overview ..... 77  
 16.2 Allowable Signs..... 77  
**17.0 DEVELOPMENT AGREEMENT ..... 78**  
**18.0 LAND USE DEFINITIONS ..... 85**

**INDEX OF EXHIBITS.....Page No.:**

Exhibit A1 Regional Vicinity Map..... 2  
 Exhibit B1 Conceptual Land Use Plan-Gross Acreage..... 6  
 Exhibit B1b Conceptual Land Use Plan..... 7  
 Exhibit B2 Preliminary Land Use Summary..... 8  
 Exhibit B3 Conceptual Illustrative Master Plan..... 9  
 Exhibit B4 Conceptual Master Plan Character Perspective..... 10  
 Exhibit C1 Conceptual Phasing Plan..... 12  
 Exhibit C2 Preliminary Phasing Plan Summary..... 13  
 Exhibit D1 Existing Conditions Map..... 14  
 Exhibit D2 Local Vicinity Map – Casa Grande Current Zoning Map..... 15  
 Exhibit E Local Vicinity Map – Casa Grande 2020 General Plan..... 18  
 Exhibit 6.3 Table 2, Building Setbacks..... 26  
 Exhibit F1-6 Conceptual Phoenix Mart Architectural Renderings..... 29  
 Exhibit G1-3 Conceptual Architectural Prototypes..... 42  
 Exhibit H Conceptual Landscape Master Plan..... 48  
 Exhibit I1 Walls & Fencing Master Plan..... 49  
 Exhibit I2 Conceptual Walls and Fencing..... 50  
 Exhibit J1 Conceptual Open Space Master Plan..... 52  
 Exhibit J2-4 Park Prototypes..... 53  
 Exhibit K1 Transportation Street Network Plan..... 58  
 Exhibit K2 ROW and Street Sections..... 59  
 Exhibit L1-2 Pedestrian Circulation and Streetscape Theming Plan..... 60  
 Exhibit L3-8 Conceptual Streetscape..... 62  
 Exhibit M Conceptual Sewer Design – Phase 1..... 69  
 Exhibit M2 Conceptual Sewer Design – Offsite..... 70  
 Exhibit M3 Conceptual Sewer Design – Ultimate..... 71  
 Exhibit N Conceptual Water Design..... 72  
 Exhibit O Conceptual Drainage Master Plan..... 75  
 Exhibit O2 Conceptual Drainage Channel Sections..... 76  
 Exhibit P Conceptual Monumentation & Signage Plan..... 79  
 Exhibit Q1-5 Conceptual Monumentation & Signage Sketches..... 80

**APPENDICES**

- Appendix A: Reserved – Adoption Ordinance with Conditions of Approval
- Appendix B: Master Circulation Study
- Appendix C: Preliminary Water Distribution System Basis of Design Report
- Appendix D: Preliminary Wastewater Collection System Basis of Design Report
- Appendix E: Preliminary Drainage Report
- Appendix F: Preliminary Dry Utility Report

## 1.0 PURPOSE AND INTENT OF REQUEST

This request is an amendment to update the PAD name to NALTEC (Phoenix Mart) Planned Area Development and to explain further the intent or purpose of this development such as changes in use for Lot 7 (SOHO site) and Lots 15 -17 (the office warehouse sites to the north and east of the Mart), the change of the cross sections of the roadways, the changes in the landscaping tract widths, and all other proposed changes that need to be covered for this amendment. The amended NALTEC (Phoenix Mart) PAD Master Plan is a 585-acre multi-use and multi-phased commercial, business and residential Planned Area Development ("PAD") located on the north side of Florence Boulevard /SR 287 at Toltec Buttes Road as illustrated on **Exhibit A1; Regional Context Map**. The name change more accurately reflects the development of the entire site. The overall 585 acres were granted PAD zoning in 2012.

### Phoenix Mart

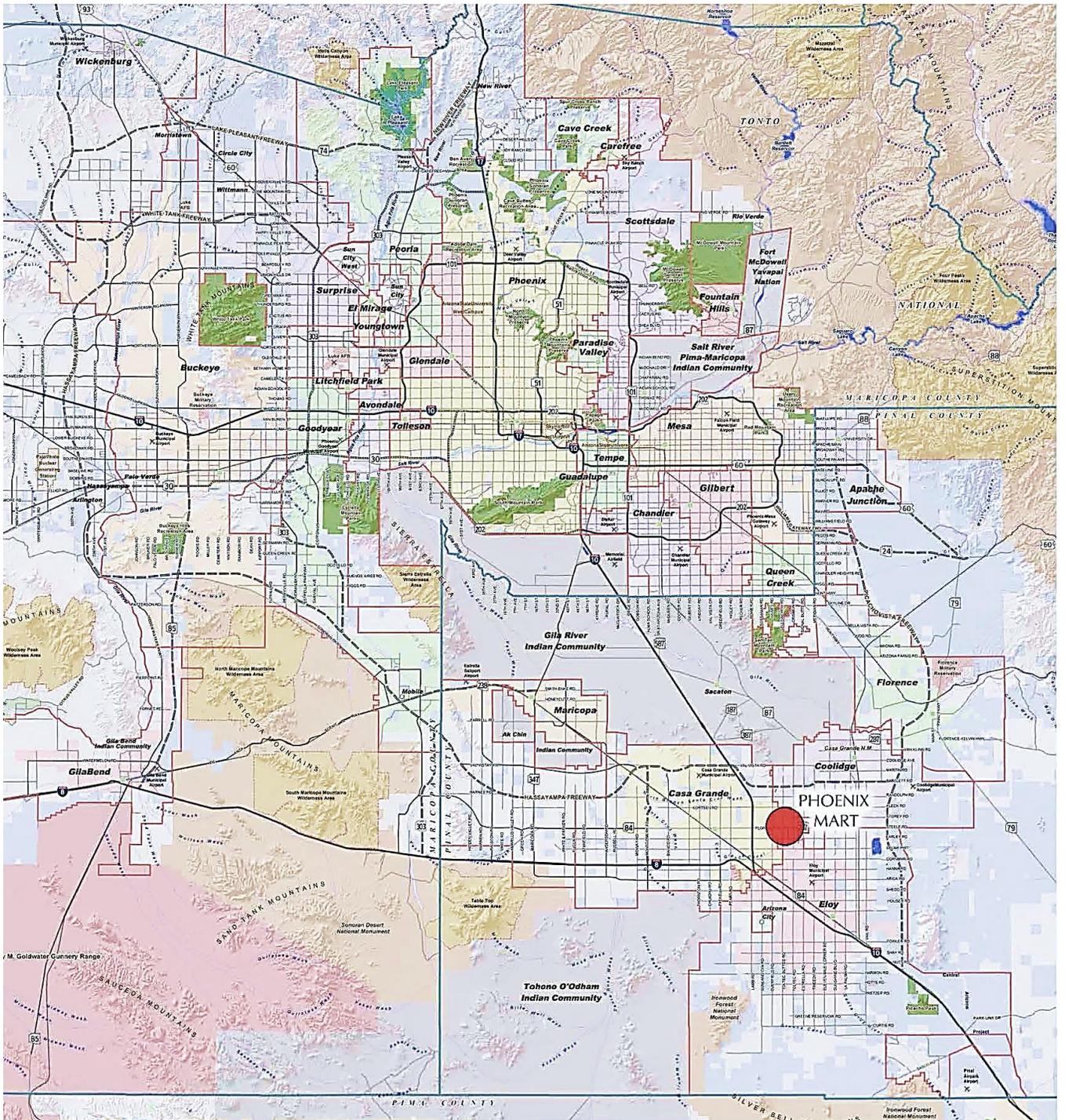
The primary component and first Phase of this PAD is the Phoenix Mart itself. Phoenix Mart is being designed to become the first multi-industry permanent sourcing and distribution center of its kind in the United States. Phoenix Mart is comprised of a building containing approximately 1.6 million sq. ft. in floor area that is divided into over approximately 1,740 multi-functional business units (vendor booths or stalls – many of which will be combined for larger vendors). This main facility is surrounded by support uses that include; hotel(s), office/business complexes, retail, education and medical facilities and residential uses including multi-family apartments and single family neighborhoods. The vision of Phoenix Mart is to ultimately become the largest self-contained wholesale/retail distribution complex in North America. In fulfilling that vision, over the years the Phoenix Mart PAD will bring thousands of new jobs to this area.

The site has excellent regional and local access. It is located just a few miles from both Interstate Highways 10 and 8, which connect the site to the entire United States from California to Florida and to locations throughout Arizona on State Routes 84 and 287. Major transcontinental rail access is also available several miles to the west. In addition, Phoenix Mart enjoys excellent local access by being adjacent to Florence Boulevard, one of the main arterial roads in Casa Grande, as well as Toltec Buttes Road, Cottonwood Lane, Evans Road and Casa Bonita Road.

Phoenix Mart is based upon the same business model that "Dragon Mart" and "YiWu" have used so successfully to become economic drivers in Dubai in the Arab Emirates and in Yiwu, China. Phoenix Mart provides a place for small and mid-sized businesses to position themselves to market their goods on a global scale. Phoenix Mart will serve as America's only one-stop shop for sourcing professionals handling six generalized product areas: automotive, food and beverage, home and hotel, youth, women's, and men's. These product areas will be laid out in the form of paseo's inside the main building. These product areas are:

- Home and Hotel
- Electronics and Accessories
- Office and Recreation
- Food and Beverage
- Industrial and Automotive
- Fashion and Variety

All-in-all, the Phoenix Mart complex will feature more than 500,000 products, creating enormous opportunity for buyers to source from the highest quality suppliers any time of the year. With approximately 1,740 product suppliers from around the globe under one roof, Phoenix Mart – America's Product Center represents one of the top destinations for small/medium business and corporate buyers alike.



# Regional Vicinity Map

CASA GRANDE, ARIZONA



**PHOENIXMART**  
America's Product Center

Exhibit A1

## **Support Uses**

The secondary components of the PAD include separate sites for an array of support uses. A key element of the NALTEC (Phoenix Mart) development is to provide living, working and convenience retail opportunities on-site for employees, as well as similar services for guests/visitors of Phoenix Mart, such as hotels, restaurants, retail shopping and amenities. Several sites are identified for office, commercial and retail uses. Many of the vendors who will choose to relocate prefer to live in the vicinity of Phoenix Mart and so it is important to provide a range of rental and ownership housing opportunities. Approximately 855 residential units are proposed at densities from 3 du/ac to 20 du/ac with an overall maximum target of 5 du's/ac.

### **1.1 Regulatory Provisions**

This PAD has been prepared pursuant to Chapter 17.40 of the Zoning Ordinance of the City of Casa Grande in order to establish the regulatory framework for this master planned development. This PAD is a stand-alone document comprised of specific zoning regulations, including permitted uses, development standards and design guidelines.

All images including the site plan are conceptually representative of the character and quality of the development. Plans and documents with specific designs will be processed through the City of Casa Grande Final PAD review process.

### **1.2 Zoning Ordinance Applicability**

Unless a use or standard for development is specifically re-stated herein, the Zoning Ordinance of the City of Casa Grande, Arizona as adopted and periodically amended, is applicable to the NALTEC (Phoenix Mart) PAD. It is the intent of this PAD to establish the permitted uses and the development standards that will govern this development. Where there is a conflict with the Zoning Ordinance, the PAD shall control. Similarly, where the PAD narrative is silent on a requirement, the applicable Zoning Ordinance provision shall control.

## **2.0 LAND USE PLAN**

The multi-phased land use plan is designed around the proposed Phoenix Mart, which is intended to become the first multi-industry permanent sourcing and distribution center of its kind in the United States. Only two other sourcing centers like the proposed Phoenix Mart exist in the world. While the other two sourcing centers are also stand-alone developments, those centers have existed long enough to clearly establish their use characteristics and their influence on the establishment of related support land uses in their vicinity. This land use plan seeks to proactively incorporate those support land uses into the master plan.

### **2.1 Commerce and Business**

In addition to the Phoenix Mart, the master plan also proposes future employment sites and various types of neighborhood and community level commercial opportunities in support of the Phoenix Mart. The employment uses will be located in the Phoenix Mart, the Office and Office Mixed Use land use designations. Neighborhood and community level commercial centers will focus on providing residents with day to day goods and services including but not limited to grocery, drug, dry cleaning and banking establishments. Community and neighborhood level commercial sites will be located in the areas designated as Support Retail and possibly at the southwest corner of Toltec Buttes Road and Cottonwood Lane and will develop as the master plan builds out.

The areas that have a Mixed-Use designation are a blend of the regional and global employment uses and the local and community level commercial uses. This designation allows the greatest amount of land use flexibility in order for this mixture of uses to integrate in a harmonizing site plan. A specific design intent associated with this designation is the creation of unique lifestyle designation with the aim to attract regional (national and international) employment and retail uses.

The Phoenix Mart itself is comprised of a single building containing approximately 1.6 million sq. ft. in floor area. Commerce that is conducted within the Phoenix Mart creates a demand for distribution facilities, hotel(s), office/business complexes, education and medical facilities, retail services and residential housing for daily needs. These uses will occur in the various land use designations identified in the PAD; Phoenix Mart & Parking, Business Park, Retail/Mixed Use (MU), Office & Office Mixed Use (MU), Support Retail, Resort and residential (as noted below).

The significance and character of Phoenix Mart is evident in the existing design of the primary entry off of SR 287 - Florence Boulevard. This park-like setting is comprised of three (3) elements totaling approximately 1800 ft. in length. Traffic entering the master plan will pass thru the first element (approximately 300 ft. wide by almost 600 ft. long) of this entry and will then be directed to the spectrum of locations in the master plan, including the Phoenix Mart itself, parking, offices, retail services, hotels and amenities and other uses. The second element is a 1.2-acre park in front of the primary entry into the Phoenix Mart building. The third element is a significant water feature that is the centerpiece of the two Mixed Use Districts on each side and it also connects the first stage with the third stage. This area is approximately one-half acre in size (50 ft. by 600 ft.).

Inside Phoenix Mart will be the myriad of permanent vendor sites laid out very much like a trade show in the form of six (6) "paseo's" as noted earlier. These vendor sites surround an open area approximately 63,000 sq. ft. in size that will be periodically used for exhibitions/mini trade shows.

A ring road off of Toltec Buttes Road, a minor arterial, encircles the Phoenix Mart building and the shallow parking fields, and provides access to other land uses in the master plan. To the east of the Phoenix Mart building, will be general and medical offices and various retail pads. To the south and west, one or more hotels, retail shopping and additional office elements are envisioned.

A resort site with related casitas and residential units that are part of the pool of resort rooms/units is proposed at the northeast corner of Florence Boulevard and Evans Road. The Phoenix Mart serves a global market and customers or buyers of goods will typically spend several days at Phoenix Mart before completing their purchases. These buyers also typically enjoy staying at close-by very attractive resort facilities.

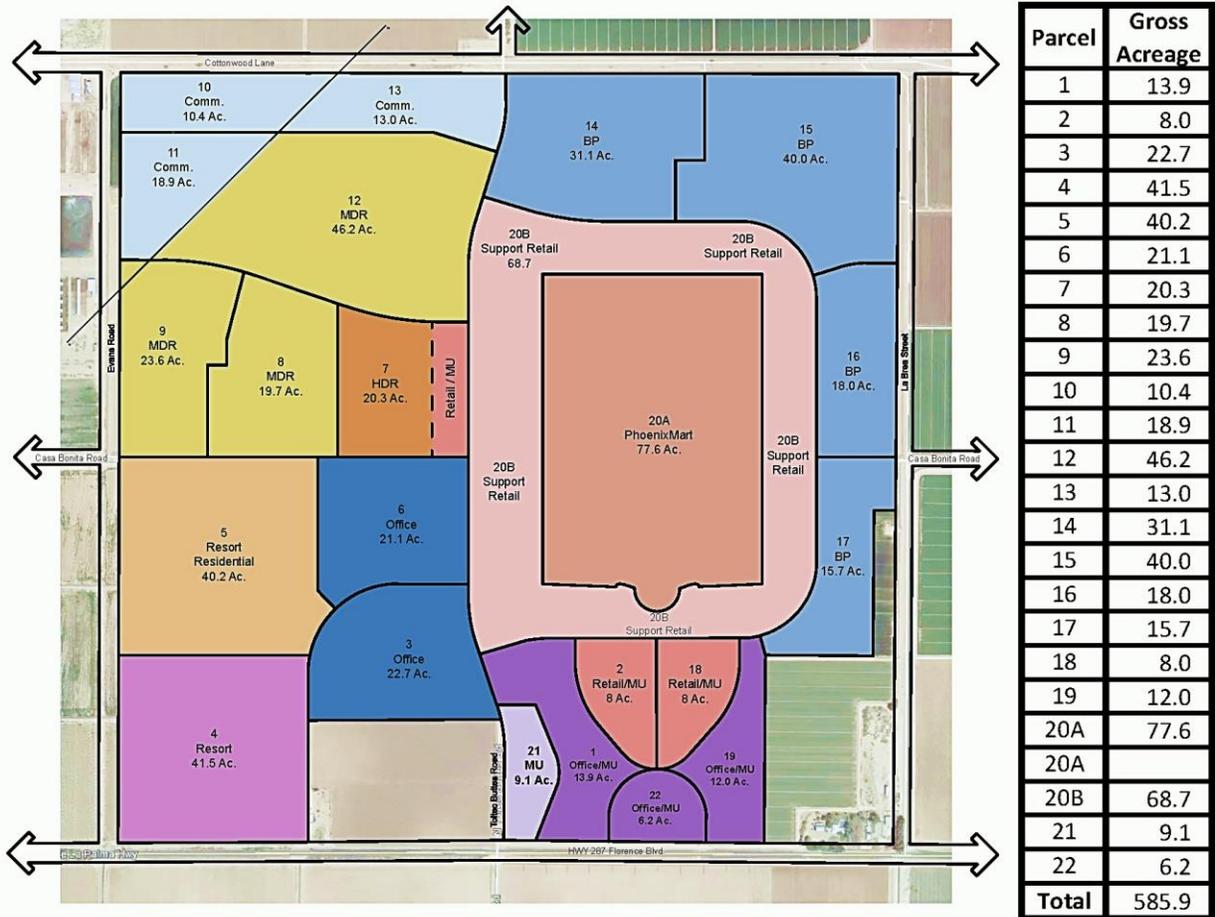
## 2.2 Neighborhoods

The demand for an array of residential uses, including multi-family apartments and single family ownership housing at a range of densities from 3 du/ac to 20 du/ac (overall net density of 8 du/ac. in PAD) is created primarily by owners, investors and employees wanting or needing to live in proximity to the sourcing center. These uses will occur in the land use designations; Medium Density Residential (MDR), and Resort Residential. These are all complimentary land uses which will help to create a vibrant destination location.

The residential land uses will be developed as Medium Density (MDR) and Resort Residential. One site is proposed for Mixed Use in Phase I to provide homes for the first phase employees wanting to live close to the Phoenix Mart. Two adjacent sites are proposed for Medium Density residential development in later phases. A small commercial site for either convenience commercial or Medium Density Residential is provided for at the southwest corner of Toltec Buttes Road and Cottonwood Lane. The MDR land use of 12 acres is equivalent to 30% of the site. The residential land uses transition down in density towards the perimeter of the 585 acre master plan. Each of the three neighborhood areas is served by a park/open space. **(See Exhibit B1, B1b; Conceptual Land Use Plan and Exhibit B2; Preliminary Land Use Summary)**

Access into and out of the master plan is excellent. The property's main entry is from Florence Boulevard (SR287) and the entire master plan is accessed from Toltec Buttes Road, a minor arterial, and from Cottonwood Lane on the north and Evans Road on the west. A four (4) lane collector with deep landscape easements on each side of the street loops around the Phoenix Mart providing access to all parking areas and for deliveries. Regional access is also excellent. The property fronts onto Florence Boulevard/SR 287, the Interstate 10 freeway is approximately 2.5 miles to the west and the Interstate 8 is approximately 4 miles to the south.

Phoenix Mart is a unique one-of-a-kind development in this country, with its own mix of complimentary commercial uses, resort, hotel(s), office and retail and appropriate development standards to address its unique character as a manufacturer's outlet center with retail and hotel uses. The proposed land use categories and development standards promote flexibility in uses and design necessary to ensure that the Phoenix Mart vision is achieved. **(See Exhibit B3; Illustrative Master Plan and B4; Perspective Master Plan).**



## Land Use Plan - Gross Acreage

CASA GRANDE, ARIZONA

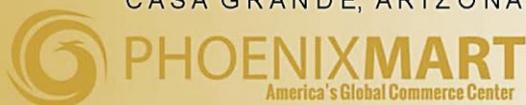
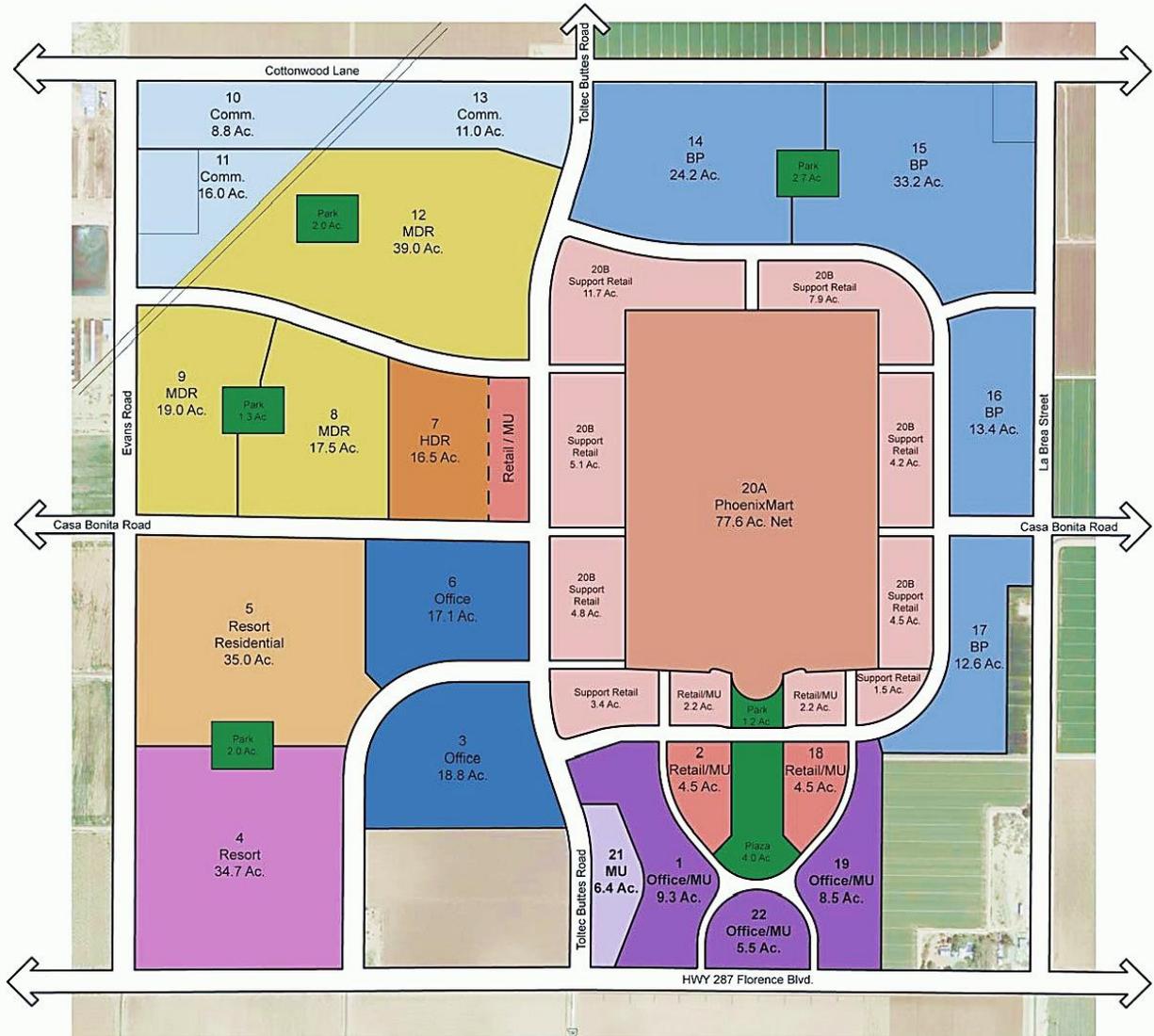


Exhibit B1



## Conceptual Land Use Plan

CASA GRANDE, ARIZONA



Exhibit B1b

PHOENIX MART Preliminary land Use Summary							
Parcel	Gross Acreage	Net Acreage	Parcel Open Space	Proposed Land Use	Residential Density	Proposed Unit #	Non-Res Bldg SF
1	13.9	9.3	2.0	Office/MU			195,600
2	8.0	4.5	0.8	Retail/MU			109,000
3	22.7	18.8	6.8	Office			410,000
4	41.5	34.7	10.4	Resort			500,000
5	40.2	35.0	7.0	Resort Res	5.0	175.0	
6	21.1	17.1	6.3	Office			750,000
7	20.3	16.5	2.5	HDR & Retail/MU	20.0	330.0	30,000
8	19.7	17.5	2.6	MDR	5.0	88.0	
9	23.6	19.0	2.9	MDR	4.5	86.0	
10	10.4	8.8	4.0	Comm.			100,400
11	18.9	16.0	2.1	Comm.			90,000
12	46.2	39.0	5.8	MDR	4.5	176.0	
13	13.0	11.0	1.0	Comm.			101,600
14	31.1	24.2	3.6	BP			490,000
15	40.0	33.2	5.0	BP			600,000
16	18.0	13.4	5.4	BP			252,000
17	15.7	12.6	4.7	BP			194,000
18	8.0	4.5	0.8	Retail/MU			109,000
19	12.0	8.5	1.5	Office/MU			240,000
20A	77.6	40.0	7.8	Phoenix Mart			1,600,000
20A		37.6		Phx Mart Parking			
20B	68.7	47.5	6.9	Support Retail			640,000
21	9.1	6.4	0.6	MU			206,400
22	6.2	5.5		Office/MU			50,000
<b>Total</b>	<b>585.9</b>	<b>480.6</b>	<b>90.5</b>			<b>855</b>	<b>6,668,000</b>

Arterial Roads	ROW width (feet)	Area (Acres)
Toltec Buttes Road	78	8.77
Florence Blvd (1/2)	70	4.44
Cottonwood Ln (1/2)	39	4.77
Evans Road (1/2)	39	4.71
Casa Bonita Road	78	4.85
La Brea Street (1/2)	39	2.64
<b>Total:</b>		<b>30.18</b>

Open Space & Recreation Areas Open Space Type	Acreage	Percent	* Per Casa Grande General Plan
Residential Parks	4.3		
Res. Paseos - Linear Park (Not Shown)	20.1	19.21%	Net Acres = 127.0
<b>Total Residential Open Space</b>	<b>24.4</b>		Residential
Non-Residential Parks	8.9		
Non-Res. OS within Parcels (Not Shown)	21.8	15.62%	Gross Acres = 435.9
Non-Res. Paseos - Linear Parks (Not Shown)	37.4		Non-Residential
<b>Total Non-Residential Open Space</b>	<b>68.1</b>		
<b>Property Gross Acreage</b>	<b>585.9</b>		

## Land Use Summary

CASA GRANDE, ARIZONA



Exhibit B2





## Conceptual Master Plan Character Perspective

CASA GRANDE, ARIZONA



Exhibit B4

### 3.0 PHASING

The proposed project phasing is shown on **Exhibit C1; Conceptual Phasing Plan and Exhibit C2 - Conceptual Phasing Summary**. Phase I includes the Phoenix Mart itself, a high density multi-family site to the west of the Phoenix Mart, a bank, a hotel, a grand entrance and park area on the south side of the Phoenix Mart. All utilities and infrastructure to serve these components of the master plan will be constructed in Phase I. The timing specifics of subsequent phases are subject to change.

### 4.0 SITE LOCATION AND CONDITIONS

#### 4.1 Acreage and Size of Property

The 585 acre site is generally bounded on the north by Cottonwood Lane, on the south by Florence Boulevard (SR 287), on the west by Evans Road and on the east by La Brea Street. The site straddles the Toltec Buttes Road alignment, which provides arterial road access through the site. The internal road system ties into Toltec Buttes Road.

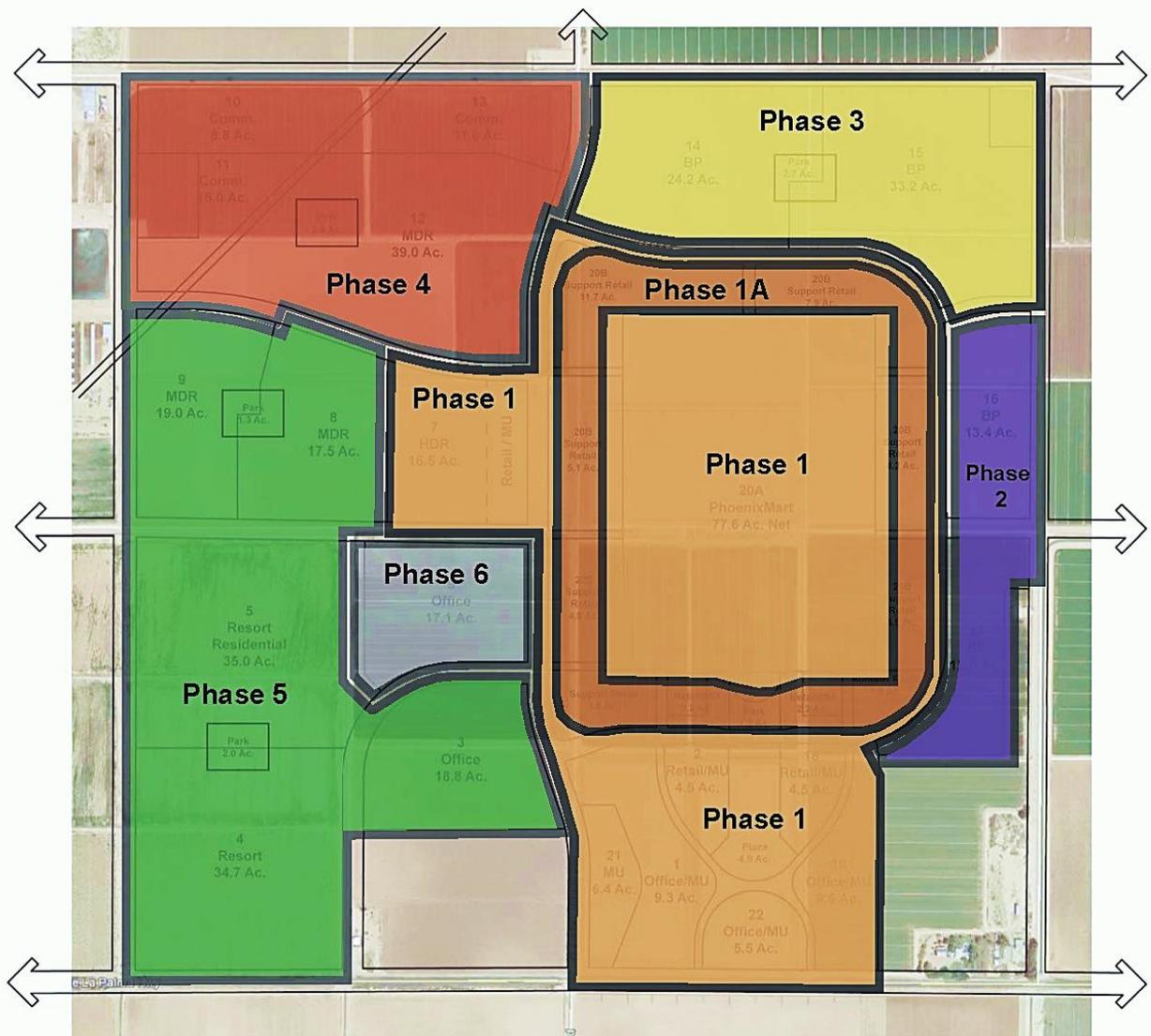
#### 4.2 Topography and Physical Features

The site has historically been farmed and is currently vacant. There are therefore no significant physical or cultural features on this flat, farm land. There is an existing high-pressure gas line located across the northwest corner (**See Exhibit D1; Existing Conditions Map and D2; Casa Grande Current Zoning Map**) The Kinder Morgan Natural Gas line easement will be zoned residential, will be developed as open space and maintained by the HOA or POA, as defined by Kinder Morgan Natural Gas. The specifics of the open space design will be handled during the pre-plot review stage. All structures will maintain the required setbacks from the gas line easement. Crossings of easements with utilities and roads may be necessary but will be limited.

The San Carlos Irrigation District Canal (also known as Casa Grande Canal) is located approximately half-a-mile south of Florence Boulevard (State Route 287). This "Casa Grande Canal" is considered the apex of the offsite drainage watershed contributing to the Phoenix Mart site. The Hohokam Irrigation District Canal runs through the Phoenix Mart site, along its westerly end, for approximately half-a-mile, and exits the site to the west, along Casa Bonita Road alignment. There are several private irrigation canals onsite, used for irrigation purposes. None of these canals are considered drainage canals, however.

#### 4.3 Surrounding Context

The surrounding property is also currently vacant, with the exception of the dairy abutting the northwest quadrant of the master plan. Virtually all of the land north of Florence Boulevard surrounding the master plan is in the Overfield PAD. One small parcel on the east side of the PAD that was originally part of the Storey Farms PAD is not part of this PAD application. The approved Post Ranch PAD and the EJR Ranch PAD are on the south side of Florence Boulevard.



## Conceptual Phasing Plan

CASA GRANDE, ARIZONA

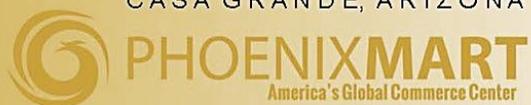


Exhibit C1

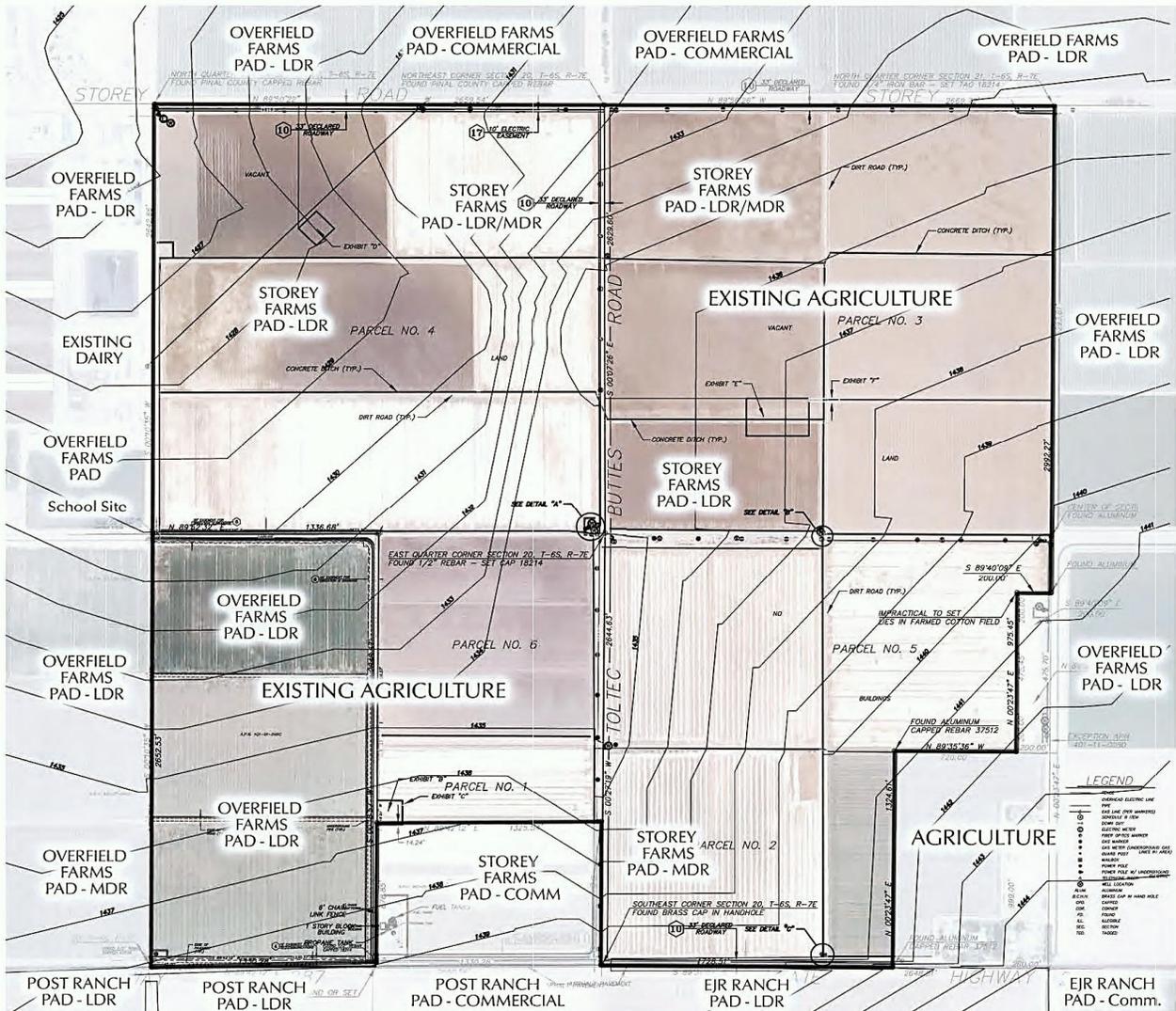
NALTEC (PhoenixMart)						
Preliminary Phasing Plan Summary						
Phase	Gross Acreage	Net Acreage	Proposed Land Use	Res. Density	Proposed Unit #	Non-Res Bldg SF
1	77.6	40.0	Phoenix Mart	-	-	1,600,000
1	-	37.6	Phx Mart Parking	-	-	-
1	20.3	16.5	HDR & Retail/MU	20	330	30,000
1	9.1	6.4	MU	-	-	206,400
1	13.9	9.3	Office/MU	-	-	195,600
1	8.0	4.5	Retail/MU	-	-	109,000
1	8.0	4.5	Retail/MU	-	-	109,000
1	12.0	8.5	Office/MU	-	-	240,000
1	6.2	5.5	Office/MU	-	-	50,000
<b>1 Total</b>	<b>155.1</b>	<b>132.8</b>			<b>330</b>	<b>2,540,000</b>
1A	68.7	47.5	Support Retail	-	-	640,000
<b>1A Total</b>	<b>68.7</b>	<b>47.5</b>			<b>-</b>	<b>640,000</b>
2	18.0	13.4	BP	-	-	252,000
2	15.7	12.6	BP	-	-	194,000
<b>2 Total</b>	<b>33.7</b>	<b>26.0</b>			<b>-</b>	<b>446,000</b>
3	31.1	24.2	BP	-	-	490,000
3	40.0	33.2	BP	-	-	600,000
<b>3 Total</b>	<b>71.1</b>	<b>57.4</b>			<b>-</b>	<b>1,090,000</b>
4	10.4	8.8	Comm.	-	-	100,400
4	18.9	16.0	Comm.	-	-	90,000
4	46.2	39.0	MDR	4.5	176	-
4	13.0	11.0	Comm.	-	-	101,600
<b>4 Total</b>	<b>88.5</b>	<b>74.8</b>			<b>176</b>	<b>292,000</b>
5	22.7	18.8	Office	-	-	410,000
5	41.5	34.7	Resort	-	-	500,000
5	40.2	35.0	Resort Res	5	175	-
5	19.7	17.5	MDR	5	88	-
5	23.6	19.0	MDR	4.5	86	-
<b>5 Total</b>	<b>147.7</b>	<b>125.0</b>			<b>349</b>	<b>910,000</b>
6	21.1	17.1	Office	-	-	750,000
<b>6 Total</b>	<b>21.1</b>	<b>17.1</b>			<b>-</b>	<b>750,000</b>
<b>Totals</b>	<b>585.9</b>	<b>480.6</b>			<b>855</b>	<b>6,668,000</b>

## Conceptual Phasing Summary

CASA GRANDE, ARIZONA



Exhibit C2



**Existing Conditions Map**  
 CASA GRANDE, ARIZONA  
  
**PHOENIXMART**  
 America's Global Commerce Center

Exhibit D1



## 5.0 GENERAL PLAN CONFORMANCE

### 5.1 Statement of Conformity

The Casa Grande General Plan designates the majority of the property for Commerce and Business and the rest as Neighborhoods in conformance with the General Plan. Overall density in the Neighborhoods land use designation is approximately 4.5 du/ac. **(See Exhibit E; Local Vicinity Map – Casa Grande 2020 General Plan).**

### 5.2 Conformance with General Plan Objectives

The Casa Grande General Plan 2020 acknowledges a shift from a farming and rail-based community to one that has a wide range of manufacturing and distribution, retail trade, and health care employers. In short, the community is maturing and the economy is becoming more complex. The proposed NALTEC (Phoenix Mart) master plan is additional evidence of this shift to a multi-faceted modern city. Its development will support the City's desire to draw other employment uses, including service industries to the City. The subject site was selected in part due to its proximity to Interstate 10 where the City hopes to capture more regional sales tax revenues, as witnessed by the successful Promenade Regional Mall at Casa Grande development. In an effort to guide new additions to the City that will help drive and improve the City's growing and broad based economy, the General Plan designates Economic Growth Areas along Interstates 10 and 8. These Growth Areas are designed to accommodate retail, manufacturing, industry and office service uses. The subject site is currently within the Phase 3 Growth Area depicted on Map C-2.1 General Plan - Growth Area Phases, provided in the City of Casa Grande 2020 General Plan on page 95. With the extension of the sewer line from the west side of I-10 on Kortsen Road to the Phoenix Mart site, the subject site will eventually be updated from Phase 3 Growth Area to Phase 1 Growth Area.

Development of the NALTEC (Phoenix Mart) master plan is consistent with and supportive of the following goals and policies:

GOAL C-5.3: Growth Areas along Interstate 10 and in the Historic Downtown maintain the City's position as the retail center of Pinal County.

Policy C-5.3.1:

Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.

Policy C-5.3.2:

Explore opportunities to create mixed-use zones anchored by retail development, particularly in the historic downtown.

This proposed development also furthers many of the objectives of the General Plan as noted below:

- The proposed master plan is consistent with the overall intent of the General Plan 2020, to concentrate more intense uses along arterials;
- The proposed master plan will have a positive impact on the City-wide balance and mixture of land uses;
- The proposed master plan is suitable in area and compatible with planned or existing surrounding land uses;
- The proposed master plan will not be detrimental to adjacent properties or residents;
- The proposed master plan will have adequate access from arterial and collector roadways to accommodate the proposed land uses;
- The proposed master plan encourages and facilitates greater employment opportunities and tax base by expanding retail and wholesale commercial, and manufacturing opportunities; and
- The site's proximity to Interstate 10 improves accessibility.

This proposed master plan also complies with following design guidelines for the Commercial and Business land use category in the General Plan 2020:

#### SPATIAL FORM AND DESIGN

Development of this land use category provides:

- Multiple buildings in a campus setting.
- Mixed of building forms and building heights.
- Consistent architectural styles.
- Direct pedestrian connections between buildings and public sidewalks.
- Internal pedestrian circulation and identified pedestrian districts.
- Shared parking that shall be maximized.
- Landscaped areas connected to other public open spaces.
- Residential uses that shall not comprise more than ten (10%) percent of the total area designated Commerce and Business on the Land Use Map.

#### INFRASTRUCTURE AND MOBILITY

Development within this land use category includes:

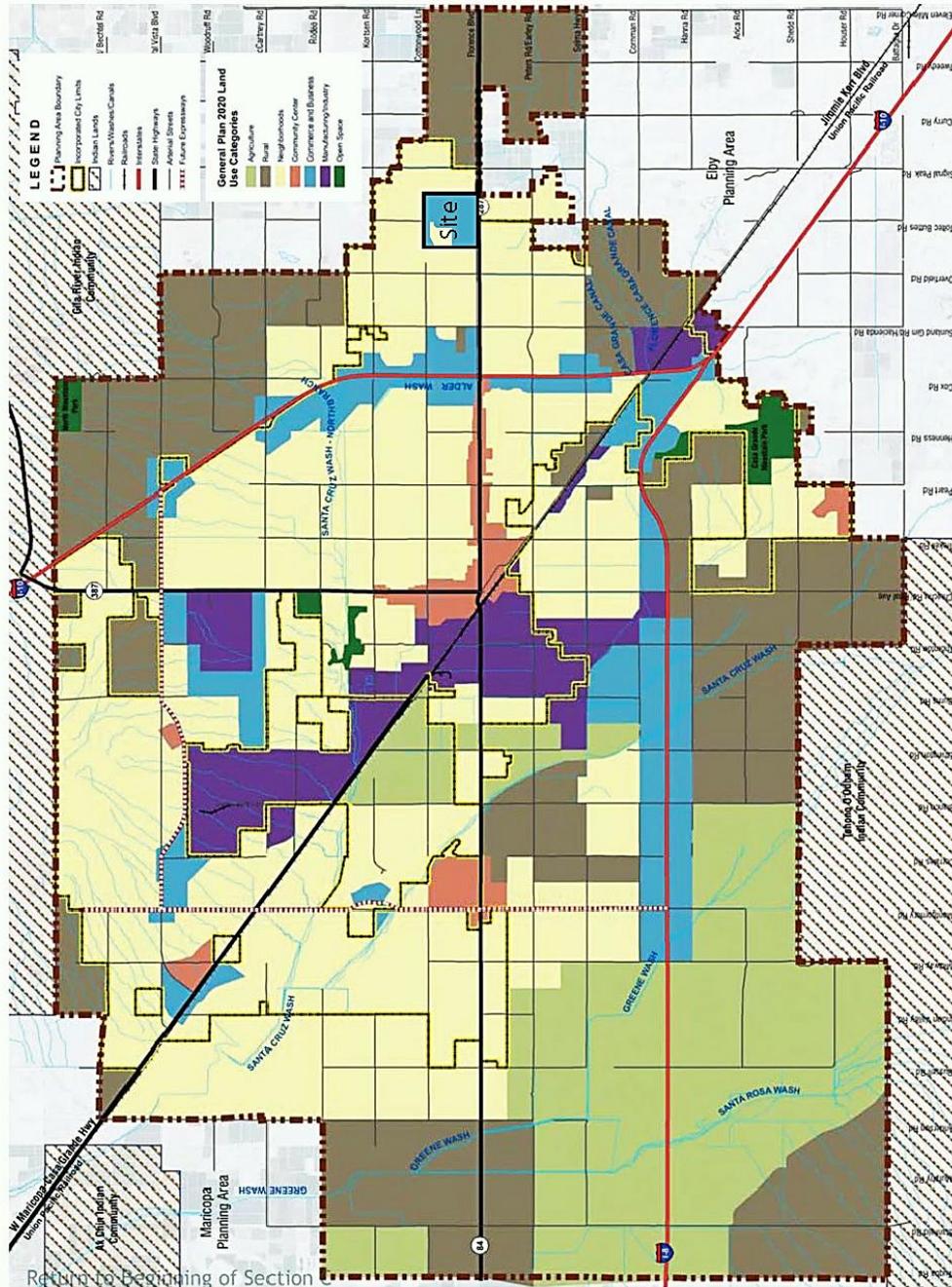
- Paved arterial streets connected to the City street-system.
- Emergency and other services provided to development within this land use category shall meet or exceed City norms.
- Pedestrian facilities between buildings and the street.
- Development connected to City sewer and an approved water provider system.
- Primary access and egress to collector or arterial streets. Access to primarily residential local or collector streets is discouraged.
- Utilities that are either above or below ground.

#### DENSITY AND INTENSITY

- Minimum site acreage shall be five (5) acres.
- Maximum residential land use is 30% of the gross site area.
- Where the land use is a business/office park, public open spaces (inclusive of landscape features) shall comprise a minimum of 30% of the gross site area.
- Where the land use is retail, public open spaces (inclusive of landscape features) shall comprise a minimum of ten (10%) percent of the gross site area.

This proposed master plan also complies with following design guidelines for residential development in the Neighborhoods land use category in the General Plan 2020:

- Streets that are united with common design elements.
- A variety of residential types and building design within neighborhoods.
- Mitigation, through setbacks, height limits, stepbacks and/or other design techniques of the negative impacts of height between buildings.



## Local Vicinity Map - Casa Grande 2020 General Plan

CASA GRANDE, ARIZONA

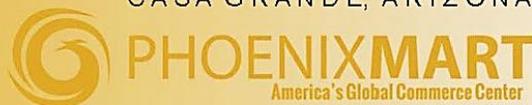


Exhibit E

## **6.0 COMMERCE AND BUSINESS DEVELOPMENT**

### **6.1 Types of Uses**

The following list of uses authorized in the PAD is set forth to define and differentiate between the permitted uses, those uses permitted as accessory uses, and those uses subject to identified performance standards. Any property owner may request an interpretation of analogous uses to the defined list below from the City of Casa Grande Zoning Administrator. The Zoning Administrator may administratively approve a use that is analogous to those listed below. A brief description of the three types of permitted uses is set forth below. A list of definitions for the uses to be allowed in the NALTEC (Phoenix Mart) PAD is provided in Section 18.

- a) Permitted Principal Uses (P)**  
Uses specifically permitted or analogous to those specifically permitted as determined by the City of Casa Grande Planning and Development Director.
- b) Permitted Uses Subject to a Conditional Use Permit (CUP) OR Performance Standards (PS)**  
Uses that are permitted within this PAD only when the use is consistent with the identified performance standards (PS) or when a conditional use permit (CUP) is granted in accordance to the procedures of the City of Casa Grande Zoning Ordinance (as may be amended from time to time).
- c) Permitted Accessory Uses (AU)**  
Uses specifically permitted as an accessory use to a permitted use. Permitted accessory uses are only allowed as an accessory use to a permitted use and may not be developed as a stand-alone use.

**6.2 Table 1: TABLE OF ALLOWED USES for Commerce and Business Uses**

<b>Commerce and Business Uses</b>						
<b>Uses</b>	<b>Support Retail/Commercial</b>	<b>Retail/MU</b>	<b>Phoenix Mart/Parking</b>	<b>Office &amp; Office/MU</b>	<b>Resort</b>	<b>Business Park</b>
Agricultural/Ranching Uses (as an interim use until a parcel is developed in conformance with the Land Plan) including: -Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, aviaries, and apiaries.	P	P''	P	P	P	P
Apartments		P				
Appliance sales, service (see retail sales)	P	P''	P			P
Appliance repair (see maintenance and repair)	P		P			P
Assembly Hall & Auditorium			P			
Athletic clubs	P	P	P	P		P
Automobile, boat or recreational vehicle sales, maintenance and rental; display only of models offered, no on-site inventory (see retail sales)	P	P''	P			P
Automobile repair service (major)	PS (see Casa Grande City Code Section)					
Automobile repair service (minor)	PS (see Casa Grande City Code Section)			P		P
Bakery for on-site sales, less than 3,500 square feet	P	P	P		AU	P
Banks and other savings and lending institutions	P	P	P	P	AU	P
Bar, lounge or tavern	P	P	P	P	AU	P
Barber shop, salon or parlor	P	P	P	CUP	AU	P
Biomedical and medical research office and/or laboratory (not involving the testing of live animals)				P		P
Blueprint shop and photo processing (see copying and reproduction)		P''	P	P		P
Bowling alley	P		P			
Bulk retail use or bulk sales	P	P''	P			P
Business and office machine sales, service and repair shop	P	P	P	CUP		P
Business Services	P	P	P	P	P	P
Business, technical or vocational school	P	P''	P	P		P

Uses	Support Retail/ Commercial	Retail/MU	Phoenix Mart/Parking	Office & Office/ MU	Resort	Business Park
Candy and ice cream store	P	P	P		AU	
Carpet, rug and furniture cleaners	P	P''	P			P
Caterers	P	P''	P		AU	P
Cigar and tobacco store (see retail sales)	P	P	P	P	AU	P
Civic event		P''	P	P		P
Clothing alteration		P	P	CUP	AU	P
Clothing and costume rental shop (see retail sales)	P	P	P			
Coin dealers	P	P''	P			
Commercial recreation		P''	P		AU	
Community center, public or private		P''	P		AU	
Condominium (Commercial and Non-Residential)	P	P	P	P	AU	P
Conference and reception center	P	P''	P		AU	
Congregate care facility		P''				
Convenience food restaurant <= 4 pumps^^^	PS ^^^	PS " ^^^	P ^^^			
Copying and reproduction	P	P	P	P		P
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less	P	P	P	CUP		
Dancing or theatrical studio (see fine arts studio)	P	P	P			P
Day Care Center *	PS *	PS *	P		AU	PS *
Day Spa		P	P		AU	P
Deferred presentment company as defined in Casa Grande City Code Section 17.12.415	P	P''		P		P
Delicatessen and catering establishment (see restaurant)	P	P	P		AU	
Dental laboratory	P	P''		P		P
Drive in restaurant	P	P''		P	P	P
Drive through establishment	P	P''	P	P	P	P
Dry cleaning and laundry establishment	P	P	P	CUP	A	P
Essential public service or utility installation (see public utility service)	P	P''	P	P	P	P
Exhibition Hall			P		P	
Exterminator business			P		P	P
Family game center	P	P''			P	
Farmers market	P		P	P		P
Financial institution	P	P	P	P	AU	P
Fine arts studio	P	P	P	P	P	P

Uses	Support Retail/ Commercial	Retail/MU	Phoenix Mart/Parking	Office & Office/ MU	Resort	Business Park
Florist	P	P	P	P	AU	P
Furniture, sales and repair (see retail)	P		P			P
Game rooms, pool halls (see family game center)		P	P		CUP	
General service uses including business, personal & professional service establishments (see business services)	P	P	P	P		P
General retail businesses engaged in direct sales to the ultimate consumer (see retail sales)	P	P	P			P
Glass shops, custom	P	P''	P			
Grocery	P	P''				
Health/recreation facility	P	P''	P		P	P
Health and support services	P	P''		P		
Hospital	P	P''				
Hotel or motel	P	P''		P	P	CUP
Importing and exporting			P			P
Interior decorator's shop		P	P	P		P
Laundromat, self-service (see dry cleaning)	P	P''			AU	
Leather goods: repairing, sales, custom or handcraft manufacturing			P			P
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted	PS (see Casa Grande City Code Section 17.24.120)	PS (see Casa Grande City Code Section				
Liquor store	P	P''	P			
Live entertainment, indoor <ul style="list-style-type: none"> <li>Hours of operation shall not occur between the hours of 2:00 a.m. and 7:00 a.m. (19 hours per day – permitted indoor use).</li> <li>No door or other opening (except fire exits), affiliated with a structure where this use is conducted shall be constructed within 150 feet of any residential use existing as of the date of this PAD approval.</li> </ul>		P''	P		AU	
Live entertainment, outdoor <ul style="list-style-type: none"> <li>Outdoor live entertainment shall not be located within 150 feet of any residential use existing as of the date of this PAD approval.</li> <li>Outdoor lighting restrictions apply. See Footnote (2)</li> <li>Hours of operation shall not occur between the hours of 11:00 p.m. and 7:00 a.m. (16 hours per day – permitted outdoor use).</li> <li>1.0 Extended hours of operation on an ad-hoc basis, with use permit.</li> </ul>		P''	P		AU	

Uses	Support Retail/Commercial	Retail/MU	Phoenix Mart/Parking	Office & Office/MU	Resort	Business Park
Live/Work Unit		P			P	
Mail order catalog store		P''	P	P		P
Manufacturing Light (indoor setting)			P			P
Medical, dental or health clinic		P	P	P		P
Microbrewery, Pub (see bar)	P	P	P		AU	
Mobile Food Vending Unit	P	P''	P		AU	
Mobile Food Vendor	P	P''	P		AU	
Mobile Vending Site	P	P''	P		AU	
Mobile Vending Unit	P	P''	P		AU	
Music studio		P''	P			
Newsstand	P	P''	P	P	AU	P
Night club (1) The stage or performance area shall be a maximum of eighty. (80) Square feet unless a use permit is obtained. (2) The average noise level, measured at the property line, shall not exceed 55 db when measured on an "a-weighted" sound level meter and according to the procedures of the environmental protection agency unless a use permit is obtained. An increase not to exceed 5 db for 5 continuous seconds or less shall not be deemed a violation of this section. (3) Music or entertainment shall not be construed to include an adult use.		P''	P		AU	
Offices, general, administrative and professional etc.		P	P	P		P
Optician	P	P	P	P		P
Outside retail food sales	P	P''	P		AU	P
Outdoor Advertising Structures	P	PS	PS			
Outdoor food preparation	P	P''	P		AU	P
Outdoor sales, display and storage as an accessory to the primary use • Areas of outdoor sales and display are permitted within the envelope of a cluster of buildings and therefore are not generally visible from the public right-of-way. • Areas of outdoor display outside of a building envelope and visible from a public right-of-way shall obtain approval of a temporary use permit. The area of the outdoor displays shall be designated on the site plan.	P	P''	P			P
	TUP	TUP	TUP			TUP
Outdoor recreational facilities and sports courts as an accessory use to hotel and motel.					AU	
Outdoor garden center or plant nursery	P		P			

Uses	Support Retail/ Commercial	Retail/MU	Phoenix Mart/Parking	Office & Office/ MU	Resort	Business Park
Pet Care Facility		P''	P			
Pharmacy	P	P	P			
Photographic studio (see fine arts studio)		P	P	P	AU	P
Printing and publishing house			P		AU	P
Product development and product testing			P	P		P
Professional Services	P	P	P	P	P	P
Public building	P	P''	P	P	P	P
Public utility service yard	P		P	P		P
Radio and television studio		P''	P	P		P
Recording studio (see fine art studio)		P''	P	P		P
Religious Institution	P	P''	P	P	P	P
Repair shops, not automobiles or trucks		P''	P			P
Residential (apartments and residential condominiums)		P				CUP (3)
Resort Hotel					P	
Restaurant	P	P	P	CUP	AU	CUP
Retail sales and storage, new and used such as but not limited to clothing, garments & accessories, jewelry, etc., electrical, sports, outdoor goods, etc., school supplies, toys, baby products, etc., restaurant supplies, dry foods, kitchen goods etc., automotive parts and tools etc., home decor, lighting, stationary, bedding, hotel products, etc.	P	P	P		AU	P
Schools; including but not limited to academic, religious, business and technical.		P''	P	P		P
Shoe repair and shoe shine shop	P	P	P	P	AU	P
Tavern, bar or lounge (see bar)	P	P	P	P	AU	P
Temporary Uses <ul style="list-style-type: none"> <li>The uses or structures shall comply with all applicable codes and ordinances.</li> <li>The approval shall not exceed a length of 30 consecutive days (excluding installation and removal). Temporary Uses needing more than 30 days shall obtain Board of Adjustment approval</li> <li>The use shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m.</li> <li>No direct light or sound associated with such use or structure shall be visible or broadcast beyond the boundaries of the lot.</li> </ul>	TUP (PS)	TUP (PS)	TUP (PS)	TUP (PS)	TUP (PS)	TUP (PS)
Theater, excluding drive-in theatre		P''	P		AU	
Tire sales, repair and mounting (see automobile repair services)		P''	P			CUP
Upholstery shop		P''	P			P

Uses	Support Retail/ Commercial	Retail/MU	Phoenix Mart/Parking	Office & Office/ MU	Resort	Business Park
Urgent care	P	P				
Video arcade (see family game center)		P	P			
Warehousing and storage for goods such as but not limited to clothing, garments & accessories, jewelry, etc., electrical, sports, outdoor goods, etc., school supplies, toys, baby products, etc., restaurant supplies, dry foods, kitchen goods etc., automotive parts and tools etc., home decor, lighting, stationary, bedding, hotel products, etc.	P		P			P
Watch repair shop (see retail sales)	P	P	P	CUP		P
Wireless telecommunication facilities (See note below for height limitations) <ul style="list-style-type: none"> <li>Height limit is 55 feet or less.</li> <li>The maximum height of any facility shall be 55 feet, except that facilities over 55 feet in height must be approved by the city.</li> <li>All telecommunications facilities shall be stealth designed.</li> </ul>			P	P	P	P
Wireless telecommunication facilities (See note below for height limitations) <ul style="list-style-type: none"> <li>For facilities 55 feet or greater in height only.</li> <li>All telecommunications facilities shall be stealth designed.</li> </ul>			CUP	CUP		CUP
Wholesale Sales		P"	P			P
^^^ Convenience stores with four or less gas pumps shall meet the requirements set forth in Casa Grande City Code Section 17.24.030.B.						
* Day Care Centers shall meet the requirements set forth in Casa Grande City Code Section 17.24.030.D						
" Use not allowed in Parcel 7 only. Residential dwelling unit/s may not be located on ground floor of any "mixed use building".						

**FOOTNOTES:**

(1) Sound Restrictions Apply: Maximum permissible amplified sound level (generated from an amplified sound system) shall not exceed 55 dBA at any property line that defines the NALTEC (Phoenix Mart) PAD. Noise shall be measured with a sound level meter meeting the standards of the American Noise Standards Institute, ANSI S1.4-1961 American Standard Specification for General Purpose Sound Level Meters." The instrument shall be conducted in accordance with ANSI S1.2-1962 "American Standard Meter for the Physical Measurement of Sound".

(2) Lighting Restrictions Apply: Outdoor lighting fixtures shall incorporate light cut off shielding as necessary to direct light downward and away from residential uses. Lighting may need to be controlled and mitigated through the use of mature landscape buffers or other shielding techniques as approved by the Planning and Development Department.

(3) Only 30% is allowed for residential in the Commerce and Business Land Use. Only 25 acres max in the BP area next to Neighborhood Land Use.

**Other Permitted Accessory Uses in all Land Use Categories:**

Business Signs, consistent with Casa Grande City Code City Sign Code Revised May 5, 2003

Temporary buildings incidental to construction

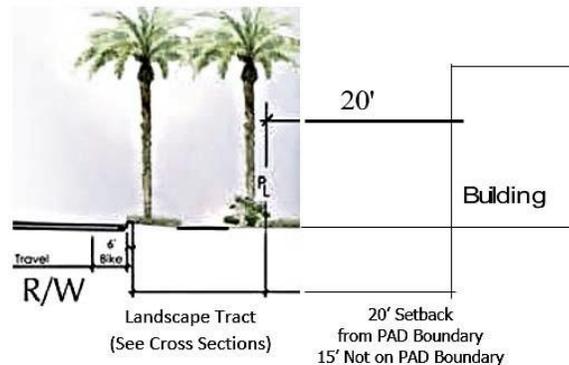
Trash receptacles consistent with Casa Grande City Code Section 17.58.050 Accessory buildings, auto parking lots and parking structures

Automatic Teller Machine

Drive-Thru/Up Facilities

**6.3 Table 2: Development Standards - Yard, Height and Area Requirements for Commerce and Business Uses**

	<b>PHOENIX MART</b>	<b>ALL OTHER NON-RESIDENTIAL DEVELOPMENT</b>
Minimum Lot Width/Depth	None	None
Lot Coverage	65%	50%
Building Height	Maximum building height is 75 ft. additional height up to 200 ft. is subject to Conditional Use Permit (CUP). No building shall be over 200' in height.	Maximum building height is 75 ft. additional height up to 200 ft. is subject to
Architectural Features	Max. 150' architectural features, additional height up to 200 ft. is subject to CUP.	Conditional Use Permit (CUP). No building shall be over 200' in height.
Building Setbacks (measured from property line or from back of the Landscape tract where applicable.	20 ft.	20 ft.
Landscape Standards	Per Standard City Landscape Code Requirements except that Section 17.40.020 S B ii shall be modified to allow an average 30' wide landscape buffer.	Per Standard City Landscape Code Requirements
Access Requirements	Per City Code	Per City Code
Building Setbacks from Single Family Development	550' minimum deviation from "Big Box" Standards, Section 17.40.020 S a ii	Per City Code



**6.3 Table 2 Building Setbacks**

## **6.4 Design Guidelines**

### **6.4.1 Architectural Design**

The provisions of this section seek to create a foundation for design that will ensure development of an attractive, high quality mixture of architectural styles. Buildings will feature creative applications of materials, colors and textures. The design of each building within the overall development, including complementary uses such as retail, restaurants and hotels, will be compatible through the use of similar or harmonious materials and colors while creating a strong individual identity consistent with their individual use and purpose. In this document, we provide representative examples of materials and colors. More specific information on materials finishes and color will be provided with each Final Development Plan/Major Site Plan applications.

The desirable architectural design elements for the office, retail and mixed use buildings include:

- Building modulation, indentations and architectural details;
- Building entry accentuation; and
- Four sided architecture.

Building entrances shall be emphasized through the use of special building materials, architectural design and enhanced landscaping. Windows and glazing areas should include a variety of shapes, insets, shading devices, accent mullions or other treatments that complement the overall building design.

### **6.4.2 Building Massing**

The visual impact of a building depends not only on its size, but also on the relationship between its length, width and height. Also, such features as prominent entries, windows, color and material are factors in the visual impression of a building.

Building wall articulation will be required on the office, retail and mixed-use buildings with appropriate details and elements to help create pedestrian scale and a sense of quality. Building design should incorporate the following techniques:

- Variation in the rooflines and form;
- Use of ground level arcades and covered areas;
- Use of protected and recessed entries;
- Use of vertical elements on or in front of expansive blank walls;
- Use of pronounced wall plane offsets and projections;
- Use of focal points and vertical accents;
- Inclusion of windows on elevations facing streets and pedestrian areas; and
- Retaining a clear distinction between roof, body and base of a building.

### **6.4.3 Roofs**

Any pitched-roof structures should be covered with "pre-finished" metal roofing or pre-cast "color-thru" flat concrete tile. Flat roofs shall be an earth-toned non-reflective material.

Variations in rooflines, parapets and/or other significant roof or canopy forms shall be used to reduce the scale of commercial and industrial-flex buildings. Roof size, shape, material, color and slope should be coordinated with the scale and theme of the building. Parapets for concealing flat roofs shall feature three dimensional cornice treatments (where appropriate) or other similar details that enhance the building architecture. Where not used in conjunction with other roof elements, parapets should vary in height.

#### **6.4.4 Elevations/Walls**

Particular attention to detail shall be given to all sides of buildings so that the main architectural theme/style is articulated on all sides. Materials shall be carried from the main elevation throughout the entire design of the building.

#### **6.4.5 Entrances**

All buildings shall have clearly defined customer entrance(s) incorporating elements such as:

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

#### **6.4.6 Building Materials**

The office, retail and mixed use buildings may use common clay brick, granite, marble, or other natural stone, concrete masonry units (provided that surfaces are integrally colored, painted, stained or have attractive exposed aggregate which must be approved as to color and texture) and shall have architectural relief, architectural metal, and stucco or plaster (synthetic systems simulating stucco or plaster are permitted) provided that finishes must be smooth, sand, or ceramic tile. Concrete may be allowed provided that the building is highlighted with architectural features that create a corporate image. All exterior wall materials and design must be approved in conjunction with the Final Development Plan (FDP).

#### **6.4.7 Color Palette**

All exterior walls shall be painted, stained, or integrally colored in neutral desert earth tones. Flexibility is given to the Phoenix Mart building due to its size. Accent colors found in the native desert palette are encouraged to provide design interest and diversity. All colors and combinations of colors, as well as color scheme for each elevation, must be reviewed and approved with the Final Development Plan (FDP).

**See Exhibits F1-6; Conceptual Architectural Renderings for illustrations of these concepts.**

Phoenix Mart Facade



Phoenix Main Entry



Conceptual Architectural Renderings

CASA GRANDE, ARIZONA



Exhibit F1



Phoenix Mart Plaza  
- Daytime View



Phoenix Mart Plaza  
- Night View

Conceptual Architectural Renderings

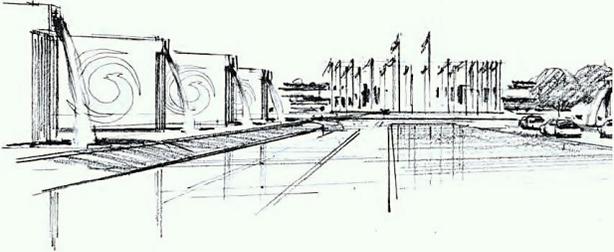
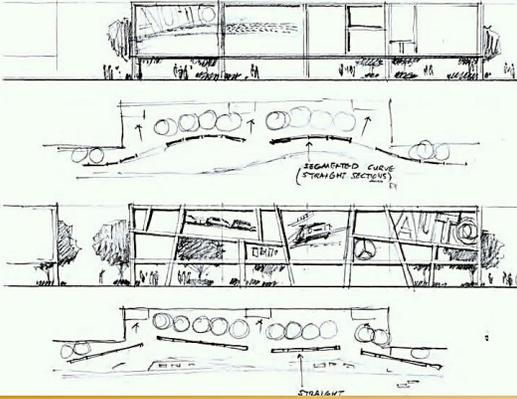
CASA GRANDE, ARIZONA



Exhibit F2



Phoenix Mart Perimeter Walk



### Conceptual Architectural Renderings

CASA GRANDE, ARIZONA



Exhibit F3



\*Architectural images are representative.

# Support Retail Conceptual Architectural Prototypes

CASA GRANDE, ARIZONA



Exhibit F4



\*Architectural images are representative.

\*Residential Mixed-Use is representative.

# Low Rise Architectural Prototypes

CASA GRANDE, ARIZONA



Exhibit F5



\*Architectural images are representative.

### Mid Rise Architectural Prototypes

CASA GRANDE, ARIZONA



Exhibit F6

## 7.0 NEIGHBORHOODS

All residential uses at NALTEC (Phoenix Mart) Master Plan shall comply with, and be governed by, all applicable City standards with the exception of the following standards. The following are the permitted uses and development standards for residential land uses within the NALTEC (Phoenix Mart) PAD:

### 7.1 Types of Uses

The following list of uses authorized in the PAD is set forth to define and differentiate between the permitted uses, those uses permitted as accessory uses, and those uses subject to identified performance standards. Any property owner may request an interpretation of analogous uses to the defined list below from the City of Casa Grande Zoning Administrator. The Zoning Administrator may administratively approve a use that is analogous to those listed below. A brief description of the three types of permitted uses is set forth below. A list of definitions for the uses to be allowed in the Phoenix Mart PAD is provided in the Appendices to this PAD.

- a) **Permitted Principal Uses (P)**  
Uses specifically permitted or analogous to those specifically permitted as determined by the City of Casa Grande Planning and Development Director.
- b) **Permitted Uses Subject to a Conditional Use Permit (CUP) OR Performance Standards (PS)**  
Uses that are permitted within this PAD only when the use is consistent with the identified performance standards (PS) or when a conditional use permit (CUP) is granted in accordance to the procedures of the City of Casa Grande Zoning Ordinance (as may be amended from time to time).
- c) **Permitted Accessory Uses (AU)**  
Uses specifically permitted as an accessory use to a permitted use. Permitted accessory uses are only allowed as an accessory use to a permitted use and may not be developed as a stand-alone use.

**7.2 Table 3: TABLE of ALLOWED Residential Uses**

Uses	Medium Density	High Density	Resort Residential
Single-family dwelling unit	P		P
Two family structure	P		P
Three family structure	P		P
Four family structure	P	P	P
Multiple family structure		P	P
Residential facility	P	P	P
Townhomes	P	P	p*
Public and private parks and subdivision open spaces	P	P	P
<p>Commercial Agricultural Uses (as an interim use until a parcel is developed in conformance with the Land Plan) including:</p> <ul style="list-style-type: none"> <li>• -Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, aviaries, and apiaries.</li> <li>• -A stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises, provided said stand is not more than 10 feet to any street right-of-way line and not closer than 20 feet to any other lot line.</li> <li>• -Public riding stables and boarding stables, providing the site contains not less than 10 acres and the buildings housing animals set back from all lot lines a distance of not less than 100 feet.</li> </ul>	P	P	P

<b>B. Conditionally Permitted Uses (CUP) or Uses Permitted Subject to Performance Standards</b>	<b>Medium Density</b>	<b>High Density</b>	<b>Resort Residential</b>
Bed & breakfast establishments (tourist home)	CUP	CUP	CUP
Day care centers ^^	CUP/PS	CUP/PS	CUP/PS
Dependent Care Facility	CUP/PS	CUP/PS	CUP/PS
Electrical sub-stations	CUP	CUP	CUP
Gas regulating stations	CUP	CUP	CUP
Group homes	CUP	CUP	
Model homes, temporary	CUP	CUP	CUP
Public/quasi-public buildings and uses (all buildings to be located at least 50' from property lines)	CUP	CUP	CUP
Religious Institution	CUP	CUP	CUP
Schools	CUP	CUP	CUP
Sewer lift station	CUP	CUP	CUP
Temporary sales and office buildings, buildings incidental to construction work	CUP	CUP	CUP
Water pump station	CUP	CUP	CUP
Water tower	CUP	CUP	CUP
Wireless telecommunication facilities (28 feet and under) <ul style="list-style-type: none"> <li>• Height limit is 28 feet or less.</li> <li>• All telecommunications facilities shall be stealth designed.</li> </ul>	P	P	P
Wireless telecommunication facilities (over 28 feet) <ul style="list-style-type: none"> <li>• Height limit is 55 feet or less.</li> <li>• All telecommunications facilities shall be stealth designed.</li> </ul>	CUP	CUP	CUP
<b>C. Permitted Accessory Uses (AU)</b>			
Fences	P	P	P
Home occupations	P	P	P
Private garage	P	P	P
Private or jointly owned community center, recreational facilities, pools, tennis courts, spas	P	P	P
Tool sheds, for storage of domestic supplies	P	P	P
^^ Day care center involving minor children shall meet the requirements set forth in Casa Grande City code section 17.24.030D.			

**7.3 Table 4: Development Standards – Yard, Height and Area Requirements for Residential Uses**

	MDR		HDR	Resort Residential	MU
	SF Detached/Lot	SF-MF Attached/Du (9)	Attached	Attached and Detached	Attached
<b>Min. Lot Area (Sq. Ft.)</b>	4,000	4,500 (12)	5 ac.	n/a	3 ac.
<b>Min. Lot Width</b>	45'	45'	100'	20'	100' (5)
<b>Min. Outdoor Living Area (1,2)</b>	n/a	600 s.f.	180 s.f.	n/a	(6)
<b>Min. Lot Depth</b>	-	-	-	-	-
<b>Building Setbacks (measured from property line or from back of the Landscape easement or tract where applicable)</b>					
<b>Front (3)</b>	15' proposed front setback shall be the minimum front setback except for garage doors facing the street a minimum of 20' front setback is required. (10)(11)	15' proposed front setback shall be the minimum front setback except for garage doors facing the street a minimum of 20' front setback is required. (9)(10)	15' proposed front setback shall be the minimum front setback except for garage doors facing the street a minimum of 20' front setback is required.	15' proposed front setback shall be the minimum front setback except for garage doors facing the street a minimum of 20' front setback is required. (9)(10)	15' proposed front setback shall be the minimum front setback except for garage doors facing the street a minimum of 20' front setback is required.
<b>Rear</b>	10' min. (7)(8)	20' (7)(8)	20'	0'	20'
<b>Side (Interior)</b>	Min. 3'; 10' aggregate	0' for attached, Min. 3' if detached; 10' Aggregate	20'	0' for attached, Min. 3' if detached; 10' Aggregate or as required by the Building Code for detached product	0' for attached, Min. 3' if detached; 10' Aggregate or as required by the Building Code for detached product
<b>Side (Corner) (4)</b>	15'	15'	15'	15'	15'
<b>Max Building Height</b>	28'	28'	38'	28'	45'

- Outdoor living areas must be provided on any lots occupied by multiple residents of townhouse buildings. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having less than 20 feet), and required side or front yards shall not be considered as an Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the interior living area shall be the width of the lot.
- May be calculated as average lot size per unit per structure.
- 15 feet from the edge of the right-of-way or landscape easement to livable portion of the home or covered porches. 20 feet to front-loaded garage. Side-loaded garages 15 feet from the edge of the right-of-way. Setbacks will be staggered 3 feet every 3<sup>rd</sup> house to create a more aesthetically pleasing streetscape.
- Common area landscape tracts will be provided adjacent to corner entry lots. HOA-maintained landscaped tracts adjacent to corner lots shall count towards the setback. A minimum 10 feet tract and a minimum 5 feet building setback from the tract is required for a total of 15'. No side yard walls will be allowed to be built within 10 feet of the front-yard or side-yard (without a landscape tract) right-of-way to provide for the public utility easements (P.U.E.).
- Minimum building frontage shall be 60%.
- 80 sq ft minimum at first floor and 40 sq ft minimum at upper floors.
- Accessory structures within single family detached, building setback may be a min. of 3'-0" from Rear Property Line.
- Single family detached rear setback may be 10'-0" in Communal Courtyard Concept Plan (Exhibit G3).
- Building frontages within Motorcourt of the Motorcourt Concept Plan (Exhibit G3), building and landscape tract setbacks may be 0'-0".
- 10'-0" neighborhood street landscape tract may be included in meeting building setback requirements from R.O.W.
- 5'-0" building front yard setback from the neighborhood street landscape tract where applicable.
- Lot area square footage applies to allowable density.

### 7.3.1 General Provisions

The NALTEC (Phoenix Mart) Master Plan overall is planned to accommodate a variety of housing types and densities averaging 8 du/ac. (**See Exhibit B2; Land Use Summary**). The overall density of the PAD is higher than a typical residential family community due to the role it serves. This is a master plan having several neighborhoods with the primary purpose of providing close-in housing for employers and employees at Phoenix Mart. As such, several adjustments to the Residential Design Standards for Planned Area Developments are necessary and appropriate. The following are the proposed adjustments the single-family housing portion of PAD:

- No MDR (single-family detached) lot shall be less than 4,000 square feet; Lots for SF-MF attached shall be a minimum of 4,500 square feet per dwelling unit.
- Allow a minimum 45 ft. width for all MDR lots.
- A variety of higher density ownership housing is needed to meet the lifestyle demands of the projected buyers in this master plan.
- Increase the minimum side yard fence returns for all interior lot walls from 10 ft. to 20 ft. of the front corner of the home.
- Allow an aggregate of 10 ft. for side yards due to the higher density of the product types.
- Allow multi-family structures to be setback 40 ft. from an existing single-family house (measured from lot boundary line).
- The timeframe to install front yard landscaping is proposed to be increased to 60 days.
- Provide a minimum of six (6') ft. wide concrete multi-use path in the open space corridors.
- Allow roof materials in addition to concrete tile for sloped roofs including clay and architectural metal. No flat roofs will be allowed.
- Allow solar panels on roofs with appropriate design considerations.
- All garages will be accessed from the street. A small number of garages will be located in the rear of the lot behind the house but would still be accessed from the street – not an alley.

### 7.3.2 Front Yard Landscaping

Front yard landscaping is required for all homes and, unless approved by the Planning and Development Director, will be provided by the homebuilder. Front yard landscaping provided by the homebuilder or their representative will be installed within 60 days of closing on each unit. The Planning and Development Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots.

Front yard landscape packages offered by builders shall be subject to the review and approval of the Planning and Development Director, and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs. If turf/lawn is provided for front yards, it shall be kept to no more than 20 percent of the front yard and include a concrete header or similar border.

## 7.4 Design Guidelines

### 7.4.1 Parcel Layout and Design

NALTEC (PhoenixMart) residential parcels will provide a mix of short blocks and cul-de-sac designs for a human scaled neighborhood and character as well as openness through a variety of view corridors at the end of some of the cul-de-sacs. The majority of parcel entries will enter on to open space tracts and/or parks.

### 7.4.2 Residential Architecture Standards at Master Plan

Builders will present single family home floor plans and elevations to the Planning and Zoning Commission for their review and approval prior to obtaining permits for the homes. In order to avoid repetition and encourage architectural diversity, the following mandatory standards are provided:

#### a. Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, will be required per project and within each definitive housing or product type.
- A minimum of five distinct exterior home color schemes will be required per project within each definitive housing product type.
- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each parcel.
- Homes with the same elevation or color schemes shall not be located adjacent (side by side) or across from each other.
- There shall not be any more than three consecutive similar rear home elevations for homes backing an arterial or collector roadway.
- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries must face the street.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission.

#### b. Roofs

- A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- Variation in roof ridgelines and designs is encouraged.
- Unique roof colors shall be matched to each home color scheme.
- No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment (e.g., HVAC, evaporative coolers) except solar panels. All such equipment must be ground-mounted.

#### c. Garages

- No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than ten feet.
- At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.
- Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

- d. **Patio Covers**
- Rear or side yard covered patios or covered courtyards are required on every home.
  - Where it is possible, covered patio areas should be incorporated into the architecture of the homes.
  - Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.
- e. **Additions and Modifications**
- All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.
  - Garages shall not be converted or enclosed for other uses, if doing so would reduce the garage capacity to less than two parallel bays.
  - Accessory buildings shall only be located within walled rear yards.
  - Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.
  - Accessory buildings, uses and equipment not specifically addressed herein shall comply with the Casa Grande City Code.
- f. **Additional Requirements for PAD Residential Architecture**
- In addition to the previously stated mandatory requirements, four of the standards listed below must be selected by builders at NALTEC (Phoenix Mart) PAD. The selected requirements shall apply to the builder's entire development parcel. The homebuilder must illustrate compliance as part of their presentation of the elevations to Planning and Zoning Commission.
- Incorporate a variety of durable exterior materials and finishes, such as brick, 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 or parcels of a PAD. Depart from monotonous 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 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, arrangements and/or using bay windows on elevations facing streets and open space areas.

**(See Exhibits G1-G3; Conceptual Architectural Prototypes)**



\*Architectural images are representative.

## High Density Residential Architectural Prototypes

CASA GRANDE, ARIZONA



Exhibit G1



Motor Court Concept - Building Elevations dominate in lieu of Garage Doors.



Intimate Shared Entry Courtyard Concept.



Motor Court Concept.



Intimate Shared Entry Courtyard Concept.



Communal Courtyard Concept.

## Medium Density Residential Architectural Prototypes

CASA GRANDE, ARIZONA

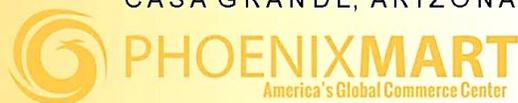


Exhibit G2



Conceptual "Motor Court" Plan Design



Conceptual "Motor Court" Entry.



Conceptual "Communal Courtyard" Plan Design



Shared Rear Lot Access to Communal Courtyard Tract



Conceptual "Porch" Plan Design



Porches reaching to the Street reinforce a strong sense of Community

## Medium Density Residential Architectural Prototypes

CASA GRANDE, ARIZONA



Exhibit G3

**8.0 PARKING & LOADING**

**8.1 Table 5: Off-Street Parking Spaces Required**

The amount of required parking and parking space dimensions for uses in the NALTEC (Phoenix Mart) PAD shall be governed by Section 17.56 of the Casa Grande City Code (as may be amended from time to time) except for the Phoenix Mart building itself which shall be parked at the following ratio:

PhoenixMart	1 parking space shall be provided for each 600 square feet of net floor area.
-------------	---

NOTE: Bike racks are required at each non-residential use in the NALTEC (PhoenixMart) land use master plan. Bike spaces provided shall be 1 Bike space per 40 car spaces provided (1:40) with a Maximum of 100. (Exception: PhoenixMart/Parking)

**8.2 Table 6: Off-Street Loading Space Requirements**

<b>Square Feet of Aggregate Gross Floor Area Devoted To Non-Residential Land Uses Other than Phoenix Mart</b>	<b>Required No. of Berths</b>
---	-------------------------------

15,000 square feet up to and including 40,000 square feet	1
40,001 square feet up to and including 100,000 square feet	2
100,001 square feet up to and including 160,000 square feet	3
160,001 square feet up to and including 240,000 square feet	4
240,001 square feet up to and including 320,000 square feet	5
320,001 square feet up to and including 400,000 square feet	6
400,001 square feet up to and including 490,000 square feet	7
For each additional 90,000 square feet	1 additional

Any office building 100,000 square feet or larger shall have at least one (1) off-street loading berth.  
 PhoenixMart 8 Berths Required

## **9.0 NALTEC (Phoenix Mart) PAD Landscaping, Open Space and Pedestrian Linkages**

A unique and cohesive theme for Phoenix Mart has been created with the intent of establishing NALTEC (Phoenix Mart) Master Plan as a destination location. The theme is defined by a comprehensive series of community elements including signature landscape features, conceptual wall designs, signage, and landscape treatments. The goal is also to provide a unique and comfortable pedestrian environment using shade trees and pedestrian amenities, color and plant variety. Perimeter walls and walls adjacent to roadways will be decorative and constructed with a unique blend of textured and smooth masonry blocks and materials. View fencing along collector and arterial roadways as well as open space corridors will be applied under appropriate circumstances. Walls along collectors and arterials will vary horizontally and contain breaks and/or columns for vertical and horizontal relief. Provision of a three foot (3') screen walls or the use of landscape hedges on parking lots adjacent to a public and private roadway is required. Final wall details are subject to the Final Development Plan or subdivision.

A minimum twenty two foot (22') wide landscape tract shall be provided between every residential parcel and an adjacent arterial or collector right-of-way. The main entrances into a subdivision shall be designed to create a sense of arrival, including entry into well-conceived landscape treatments and landscaped open space tracts. The subdivision entries will have monument signage and a complimentary low water use landscape palette that will include mature vegetation. The landscape tract may be used to satisfy the on-site frontage landscape required for adjacent development except for single family residential.

In the non-residential areas adjacent to a residential zoned property or Neighborhoods land use category, a minimum of twenty two foot (22') wide landscape tract shall be provided along all property lines and along all street frontages, broken only by approved driveways.

The Kinder Morgan easement area provides an open space area of 50' across the northwest corner of the PAD.

A minimum of 26' Landscape tract shall be provided with an eight (8') foot sidewalk along Florence Boulevard/SR 287.

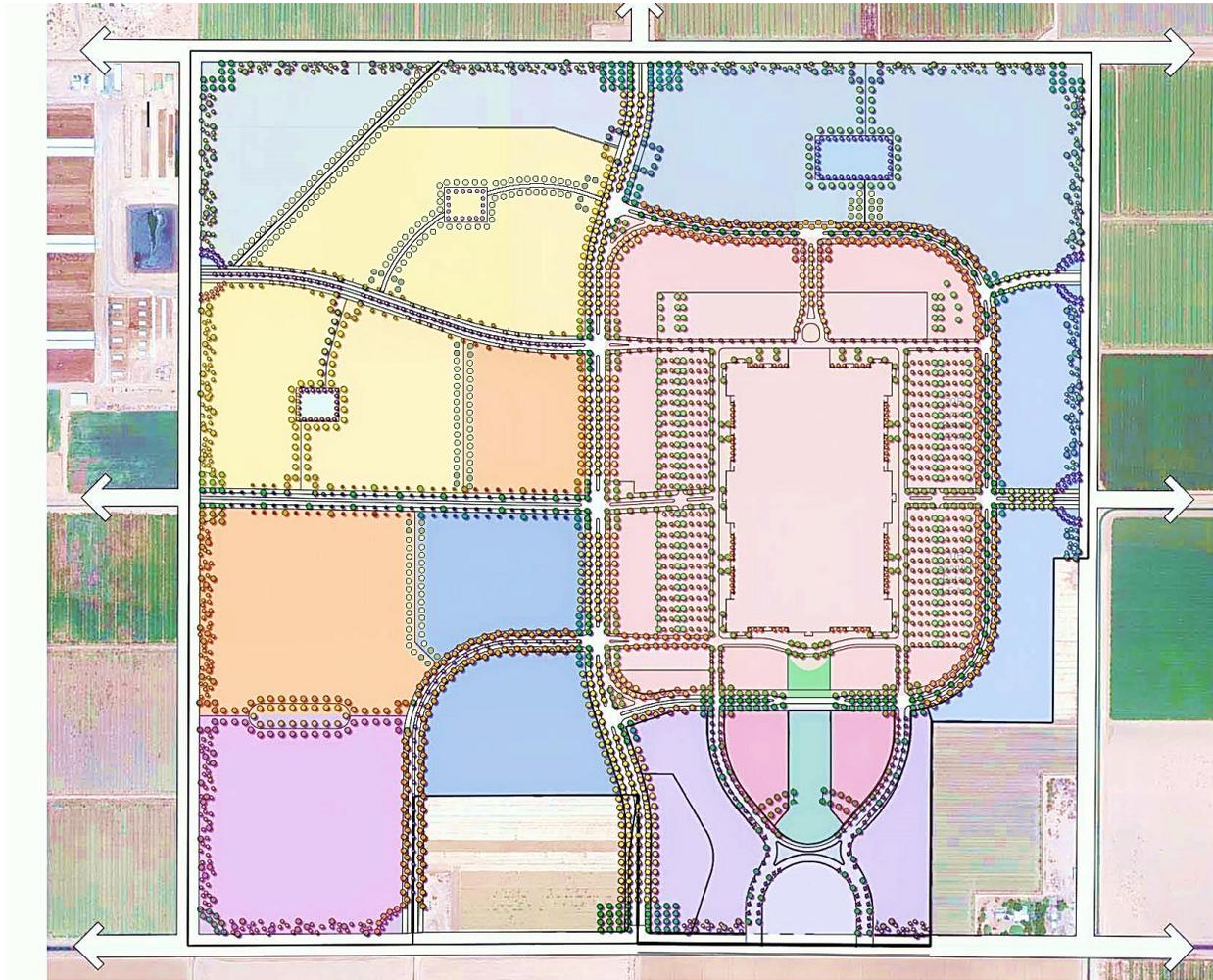
The City acknowledges that the NALTEC (Phoenix Mart) PAD intends to use turf grasses to create a large inviting green main entranceway feature, and that some level of variance from the standard landscape plant material list will be necessary to achieve this design intent. The specific amount of turf grasses allowed, and the scope of the variance requested, will be reviewed and decided in conjunction with each Final Development Plan and associated Preliminary Landscape Plan. NALTEC (Phoenix Mart) PAD intends to use a maximum of 15% of the total landscape area for aesthetic turf in Phase I. This percentage will be applied to Phase I of the project. If a particular phase is divided into separate plan sets, the percentages may vary on each plan set, but the cumulative total of aesthetic turf for Phase 1 will not exceed 15%. All other turf areas will be recreational turf. Recreational turf is defined as an area that allows for functions such as (but not limited to) community gathering, sports, trail walking/jogging, display of public art, and picnicking. The recreational turf areas are exempt from restriction. Remaining phases will be subject to the 10% aesthetic turf limit for landscaped areas.

The majority of planting areas will use the species from the Standard Plant Palette as shown on Exhibit H, or from the City of Casa Grande Low Water Use Plant List (Table 17.52.410 of the Municipal Code). Specialized areas such as entries and pedestrian nodes may utilize species from the Ornamental Plant Palette shown on Exhibit H. The species from the Ornamental Plant Palette will not be utilized in the right of way, and will be reviewed and approved in conjunction with each Final Development Plan and associated Landscape Plan. A maximum of 15% of the total trees will be from the Ornamental Plant Palette.

Additional enhancements will include a creative combination of some of the following features: lighting, landscape medians, water elements, and architectural accents. **(See Exhibit H; Conceptual Landscape Master Plan, Exhibit I1; Walls & Fencing Master Plan and Exhibit I2; Conceptual Walls and Fencing)**

Open space and recreation is the major organizing principle at NALTEC (Phoenix Mart) Master Plan. As such, a large portion of the PAD is planned as passive open space. At a minimum fifteen percent (15%) of the project's residential acreage will be designed and developed as open space. A landscape tract may be used to satisfy the on-site frontage landscape required for adjacent development except for single family residential.

Phoenix Mart will serve as an important catalyst in the development of the area east of Interstate 10, and will provide a link to the future development of regional open space connections and services. Open space areas have been designed to tie into these future regional links both to the east and west of the site, including the Overfield Farms Planned Area Development site.



Symbol	Botanical Name	Common Name	Symbol	Botanical Name	Common Name	Ornamental Plant Palette	
	Caesalpinia cacalaco	Casacalote		Pinus eldarica	Elder Pine	Bauhinia variegata	Purple Orchid Tree
	Chitalpa tashkentensis	Chitalpa		Parkinsonia	Palo Verde	Citrus spp.	Citrus
	Vitex agnus-castus	Chaste Tree		Ulmus panifolia	Evergreen Elm	Prunus cerasifera	Purple Leaf Plum
	Fraxinus velutina	Fantex Ash		Acacia minuta	SW Sweet Acacia	Sapium japonicum	Japanese Tallow
	Jacaranda mimosifolia	Jacaranda		Callistemon viminalis	Weeping Bottlebrush		
	Olea europaea	Olive		Pistacia chinensis	Pistache		

Landscaping along with Fencing and Walls shall be reviewed and approved at Final Development Plan or at Platting

## Conceptual Landscape Master Plan

CASA GRANDE, ARIZONA

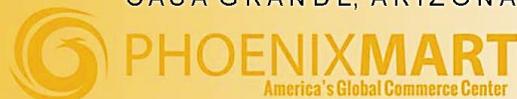
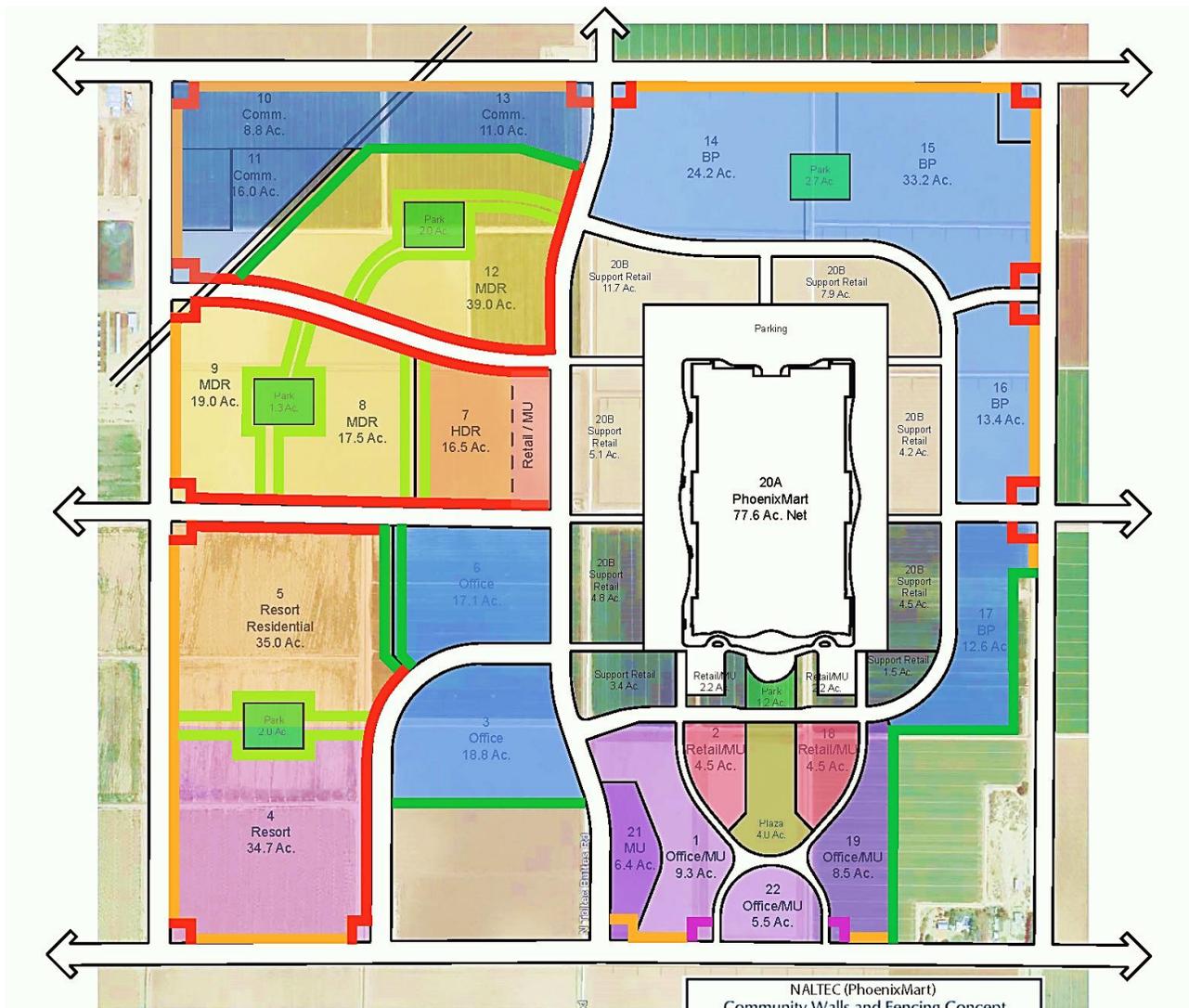


Exhibit H



NOTE:  
Landscaping along with Fencing and Walls shall be reviewed and approved at Final Development Plan or at Platting.

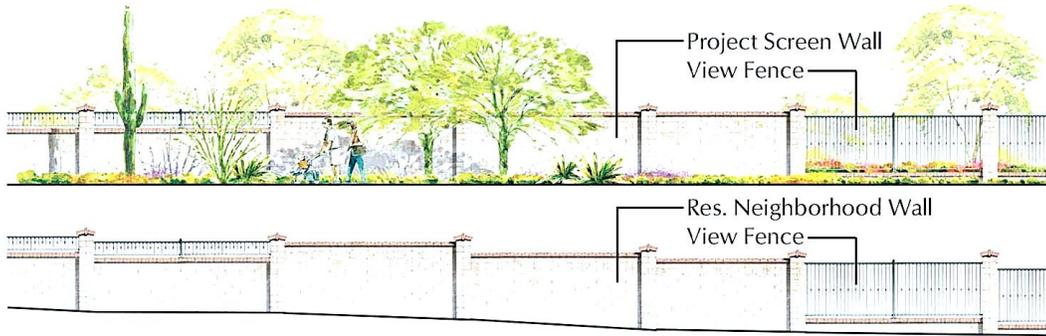
NALTEC (PhoenixMart) Community Walls and Fencing Concept	
Color	Description
Purple	Project Entry Wall
Red	Community Screen/Secondary Entry Wall
Orange	Community Edge Wall
Green	Residential Neighborhood Wall
Light Green	Project Screen Wall

## Conceptual Walls & Fencing Master Plan

CASA GRANDE, ARIZONA



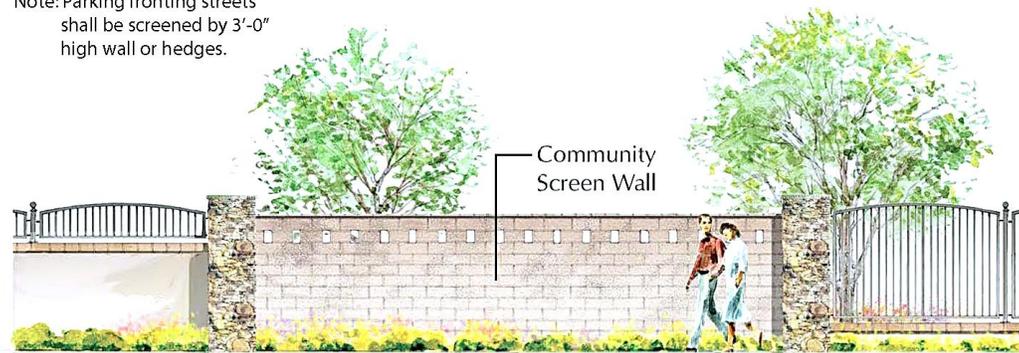
Exhibit I1



### Conceptual Walls & Fencing Options



Note: Parking fronting streets shall be screened by 3'-0" high wall or hedges.



Landscaping along with Fencing and Walls shall be reviewed and approved at Final Development Plan or at Platting

## Conceptual Walls & Fencing

CASA GRANDE, ARIZONA



Exhibit I2

The off-street open space trail network will serve as passive use areas in addition to connecting all of NALTEC (Phoenix Mart) Master Plan for those who live and visit. Within the trail network, a series of rest and accent nodes will occur every three hundred to five hundred feet. Within the residential areas, neighborhood parks/open space areas will be a minimum of 15% accessible to the public and will be the focal point for each individual neighborhood. These parks will be mostly passive in nature, yet providing ample room for many types of recreation and community events.

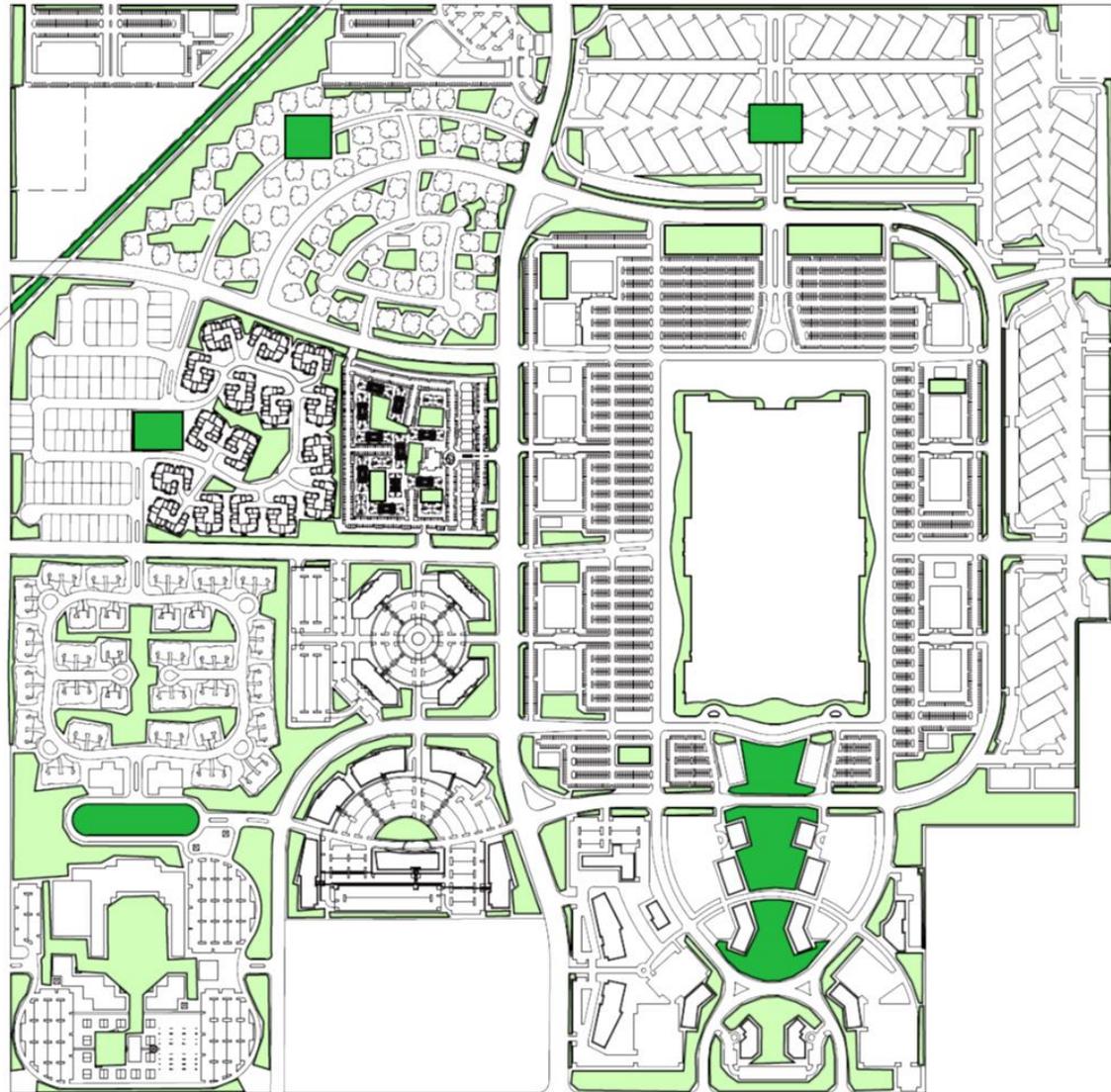
Final open space will be in compliance with the Community Service Department Master Plan as well as the Open Space Development Standards for the City of Casa Grande.

### **Project Specific Open Space Amenities**

Project-wide open spaces will be landscaped to provide inviting recreational areas and greenbelt corridors. The internal project-specific open spaces will be strategically located for high visibility and usability. Neighborhood entries, as well as many of the local roads, will terminate with views into open space areas, where appropriate. In addition, the greenbelts will serve as non-vehicular connections through the site. Multi-use pathways, including hard surface trails will connect the various land uses. This trail system serves to physically and visually tie the various neighborhoods together while also providing regional open space and connections. The internal multi-use path walkway network will be designed to provide safe and convenient connections between the open spaces and land uses. All walkways and paths will be constructed of City approved materials. All lots will be within approximately six hundred feet (600') of a park, passive recreation area, open space corridor, or multi-use path. **(See Exhibit J1; Conceptual Open Space Master Plan and Exhibits J2-J4 Park Prototypes).**

Additional Open Space Standards:

- At least fifty percent (50%) of the required open space must include parks, multi-use trails, bike paths, and/or other outdoor active or passive recreational improvements.
- When retention areas are designed for recreational usage, at least fifteen percent (15%) of the basin needs to be elevated above a twenty-five (25) year flood water surface elevation. Where possible, drywells shall be used for all retention basin areas.
- All open space not considered natural preservation areas, shall be landscaped according to an approved water-conserving final landscape plan.
- Landscape, landscape lighting, and open space amenity plans shall be subject to the review and approval of the Planning and Development Director.
- All open space, parks, and landscaping on private property and within the landscape easements within NALTEC (Phoenix Mart) will be maintained by an HOA or property association as applicable.



	Parks	(13.2 Ac.)	Total Open Space: 90.5Ac., 15.4% of Property
	Linear Parks Paseos/OS	(77.3 Ac.)	

## Conceptual Open Space Master Plan

CASA GRANDE, ARIZONA



Exhibit J1



## Park Prototypes

CASA GRANDE, ARIZONA



# PHOENIXMART

America's Product Center

Exhibit J2

53



Pocket Park



Paseo

Park Prototypes

CASA GRANDE, ARIZONA



**PHOENIXMART**  
America's Global Commerce Center

Exhibit J3



Conceptual Resort Park



Conceptual Resort Residential Park

## Conceptual Park Prototypes

CASA GRANDE, ARIZONA



**PHOENIXMART**  
America's Product Center

Exhibit J4

## 10.0 CIRCULATION SYSTEM AND STREET IMPROVEMENTS

### 10.1 Vehicular

Primary access to the site is provided from Florence Boulevard (SR 287) and Toltec Buttes Road. Toltec Buttes Road bisects the site from north to south approximately 1300 feet west of the main entrance. A collector level loop road within the PAD (connects to Toltec Buttes Road to provide access to development parcels throughout the master plan) travels north from the main entry and continues north through the site.

Regional traffic to and from the site will travel along the Florence Boulevard (SR 287) from Interstate 10, and over time along the northern border by Cottonwood Lane from the future Kortsen Road/ I-10 interchange, two (2) miles to the north. Local traffic will use the system of arterials and collectors that will be built in the area east of the I-10 Freeway. Various minor collector connections will also be made to Toltec Buttes Road inside the master plan in accordance with sound planning and engineering principles as illustrated by the traffic and circulation exhibit and the Phoenix Mart Master Circulation Study.

The primary entry to Phoenix Mart itself will be 1,300 feet east of the intersection of Toltec Buttes Road and Florence Boulevard (SR 287). This main entry also connects into the internal loop road to properly disperse project trips. The half streets for Cottonwood Lane, Evans Road, the future street on the east side of the PAD and Florence Boulevard and full street for Casa Bonita Road and all of Toltec Buttes Road will be developed and improved by the developer as outlined in Exhibits K1 and K2, and as traffic counts warrant in the Phoenix Mart Master Circulation Study. All roads will be improved to AASHTO and/or current City of Casa Grande engineering standards. See Exhibit **K1; Transportation/ Street Network Plan and Exhibit K2** for typical road cross-sections and for locations and classifications of roadways.

The Master Circulation Study identified the recommended improvements to provide adequate access to the development for the initial phase of the project. The two access points onto Florence Boulevard-SR 287 will include separate westbound left turn lanes for entering traffic, along with separate left and right turn lanes for southbound traffic at both the main entrance and the Toltec Buttes Road alignment. Additional future improvements to provide additional through lanes and turn lanes on Florence Boulevard-SR 287 and complete the ultimate ½ street improvements adjacent to the site will be identified with future phases of the project.

The Master Circulation Study also reviewed the impact of Phase I traffic, the existing intersections along Florence Boulevard-SR 287 at Hacienda Road and Overfield Road. The analysis showed that the Phase I traffic can be accommodated at those intersections with the current geometric improvements. Ultimate street cross-sections, based upon the build out traffic demand, the future planned street system and projected future traffic volumes, were also established and are documented in the traffic report.

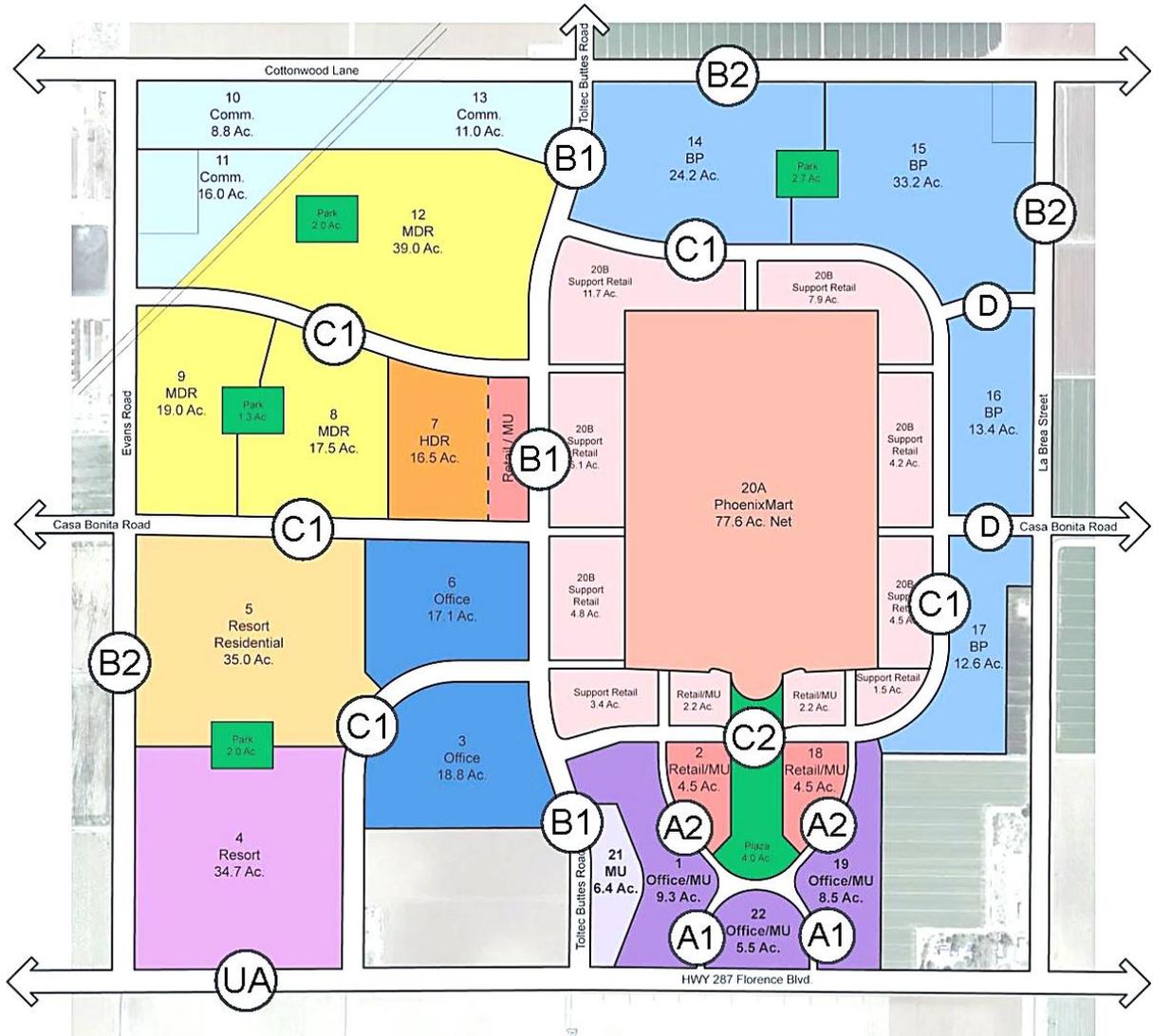
The Master Circulation Study has been approved by the City of Casa Grande and ADOT. In conjunction with each Final Development Plan, a Traffic Impact Analysis shall be required that meets the requirements of the Casa Grande Small Area Transportation Study (SAT's) and ADOT requirements as applicable. Upon completion of Phase Two, a second ingress and egress to the site should be constructed on the North edge of the development from Toltec Buttes Road along Cottonwood Lane to Overfield Road.

### **10.2 Pedestrian**

Pedestrian linkages are provided along the internal streets of the master plan. The design of the streetscapes along these right-of-ways is intentionally human scaled to enhance and encourage the use of these links for biking or walking. **(See Exhibit L1; Pedestrian Circulation and Streetscape Theming Plan and Exhibits L2-8; Streetscape Character).**

### **11.0 PUBLIC FACILITIES & SCHOOLS**

Phoenix Mart is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The high school district previously declined a site in the Phoenix Mart property (previously the Storey farms PAD) due to the proximity of another site near Interstate 10 & Florence Boulevard (SR 287).



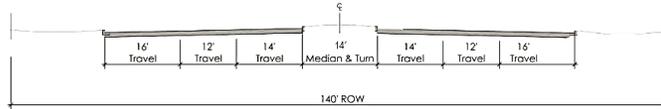
- Ⓐ - PRINCIPAL ARTERIAL (6 LANE)
- Ⓑ - PERIMETER MINOR ARTERIAL
- Ⓐ1 - PRIMARY ENTRY (4 LANE)
- Ⓐ2 - PRIMARY ENTRY (ONE-LANE)
- Ⓑ1 - MINOR ARTERIAL (4 LANE)  
(TOLTEC BUTTE ROAD)
- Ⓒ1 - COLLECTOR (4 LANE)
- Ⓒ2 - COLLECTOR (4 LANE)
- Ⓓ - COLLECTOR (3 LANE)
- ⒰A - PRINCIPAL ARTERIAL (6 LANE)

## Transportation/Street Network Plan

CASA GRANDE, ARIZONA

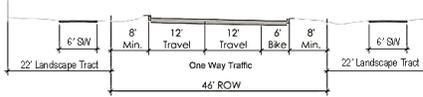


Exhibit K1



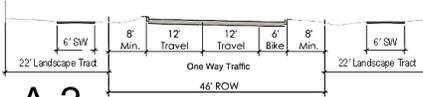
**UA**

Principal Arterial - 6 Lane Section



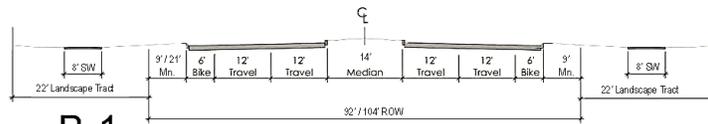
**A-1**

Primary Entry (Collector)  
Minimum 4 Lane Section



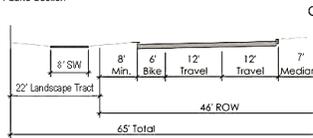
**A-2**

Primary Entry (Collector)  
2 Lane One-Way Section



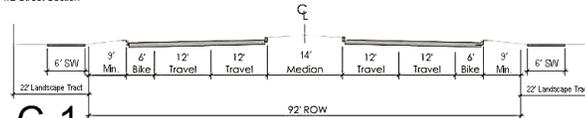
**B-1**

Toltec Buttes Road (Minor Arterial)  
4 Lane Section



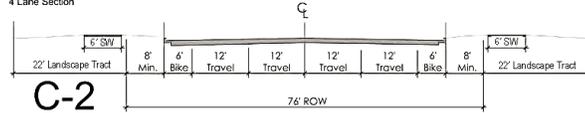
**B-2**

Perimeter Minor Arterial  
1/2 Street Section



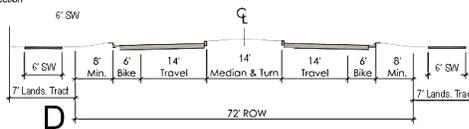
**C-1**

Collector & Loop Road  
4 Lane Section



**C-2**

Collector Loop Road - Plaza Crossing  
4 Lane Section



**D**

Collector & Loop Road  
3 Lane Section

\*All Wet & Dry Utility Locations/Easements will comply with City Standards & specific utility companies

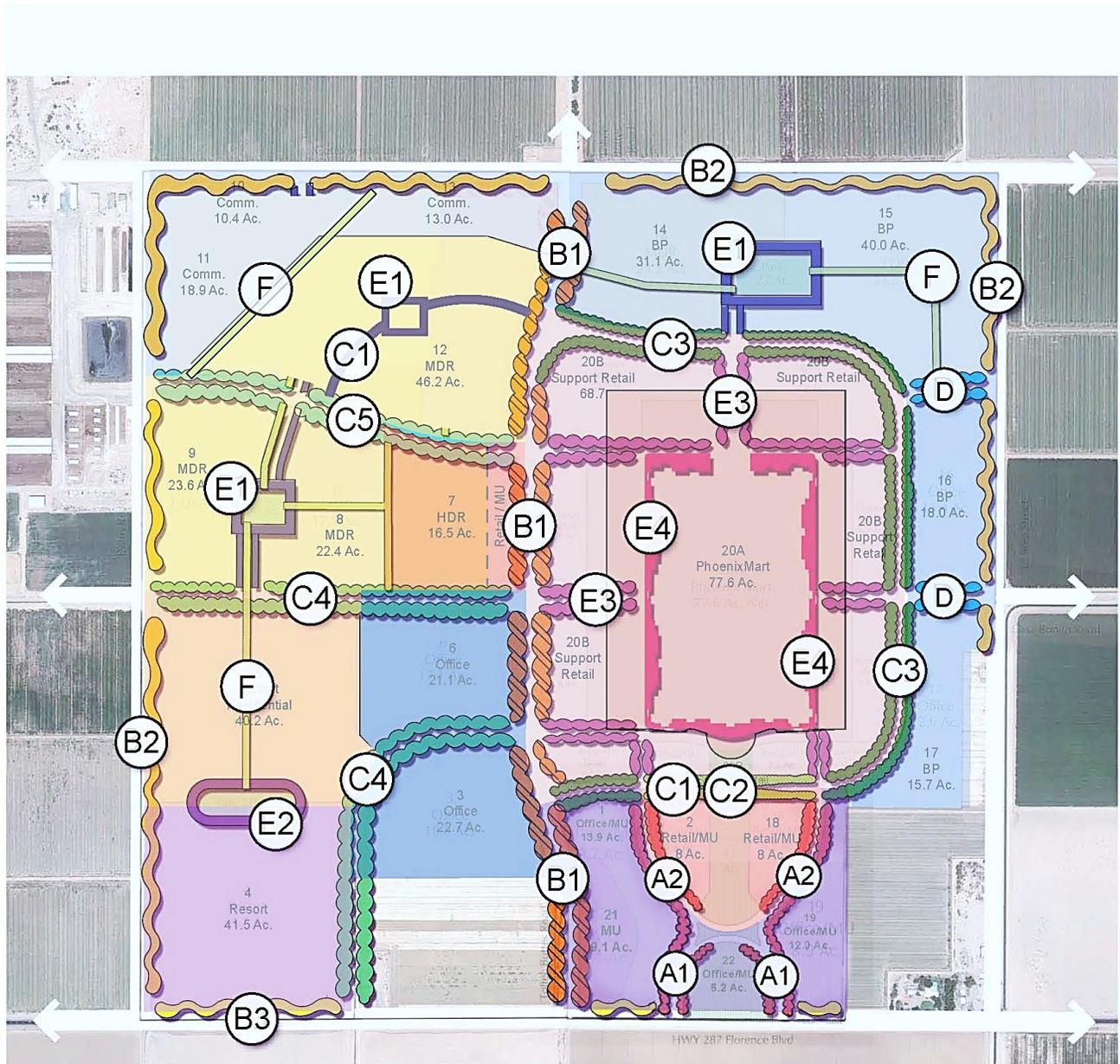
\*Note: Raised, curbed medians are optional

**ROW's & Street Sections**

CASA GRANDE, ARIZONA



Exhibit K2



## Pedestrian Circulation & Streetscape Theming Plan

CASA GRANDE, ARIZONA

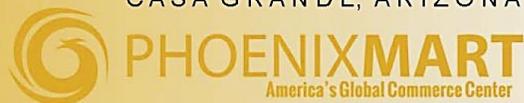


Exhibit L1

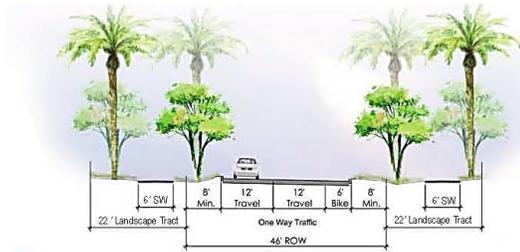
NALTEC (PhoenixMart) Pedestrian Circulation & Streetscape Description		
Color	Classification	Streetscape Description
	A1	Primary Entry - 6' sidewalk integrated into the grand entry statement in the 22' landscape tract.
	A2	Primary Entry - 6' sidewalk integrated into the grand entry statement in the 22' landscape tract.
	B1	Toltec Buttes Road - 8' linear or meandering sidewalk in 22' landscape tract.
	B2	Perimeter Arterial/Collector - 8' meandering sidewalk in 22' landscape tract.
	B3	Perimeter Arterial - 8' meandering sidewalk in 26' landscape tract along Florence Blvd. frontage.
	C1	Loop Collector (Urban Linkage) - 6' sidewalk widens to plaza hardscape when crossing central park / plaza in a minimum 22' landscape tract.
	C2	Loop Collector (Plaza Crossing) - 6' sidewalk widens to plaza hardscape when crossing central park / plaza in a minimum 22' landscape tract.
	C3	Loop Collector - 6' linear sidewalk in 22' landscape tract.
	C4	Collector - 6' linear sidewalk in 22' landscape tract.
	C5	Collector - 6' meandering sidewalk in 22' landscape tract.
	D	Collector - 6' meandering sidewalk in 22' landscape tract.
	E1	Neighborhood Street with 10' landscape tract and 4' sidewalk.
	E2	Resort Park Street with 19' landscape tract and 6' sidewalk.
	E3	Internal Commercial Circulation - 6' linear sidewalk in 15' landscape tract.
	E4	Mall Pedestrian Connectivity.
	F	Residential Paseo

## Pedestrian Circulation & Streetscape Theming Summary

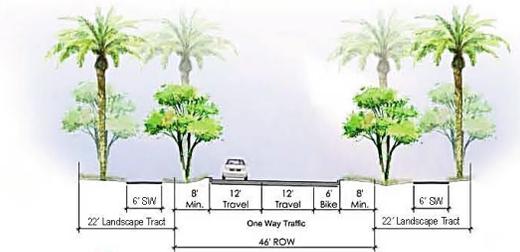
CASA GRANDE, ARIZONA



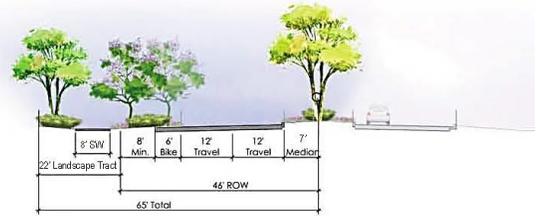
Exhibit L2



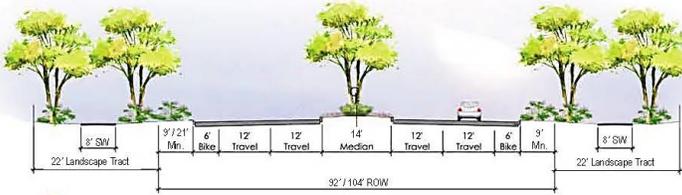
**A1 Primary Entry**



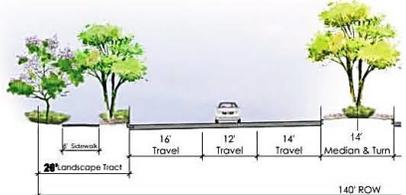
**A2 Primary Entry (One-Way)**



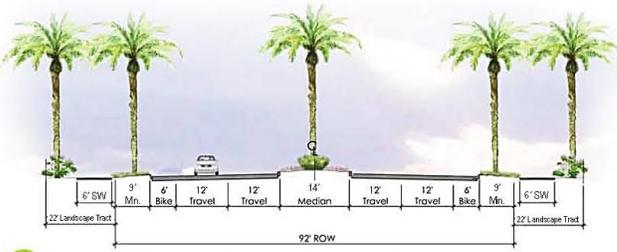
**B2 Perimeter Arterial/Collector**



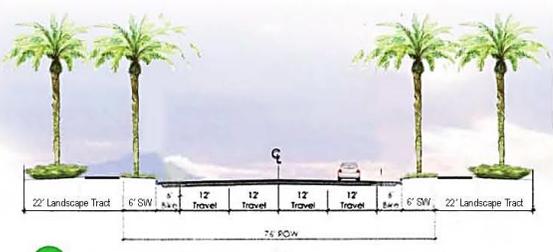
**B1 Toltec Buttes Road**



**B3 Principal Arterial/Collector**



**C1 Loop Collector (Urban Linkage)**



**C2 Loop Collector (Plaza Crossing)**

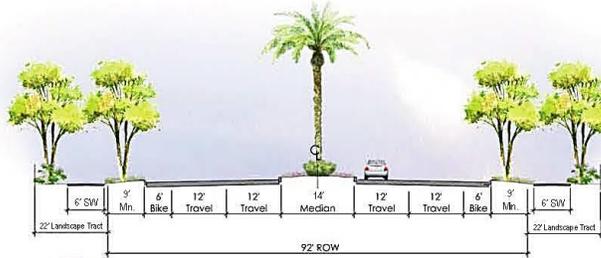
**Conceptual Streetscape**

CASA GRANDE, ARIZONA

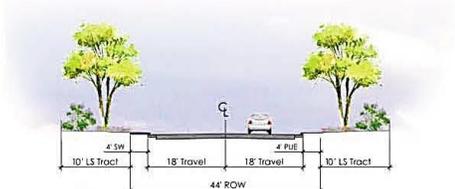
**PHOENIXMART**  
America's Global Commerce Center

\*Note: Raised, curbed medians are optional

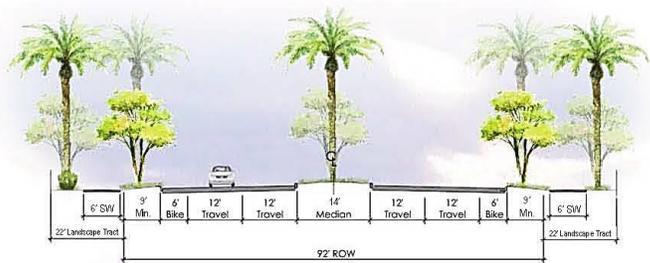
Exhibit L3



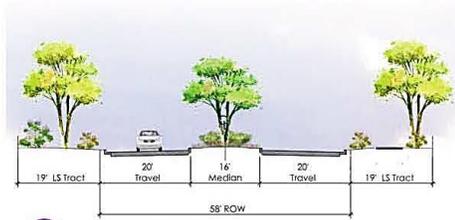
**C3 Loop Collector**



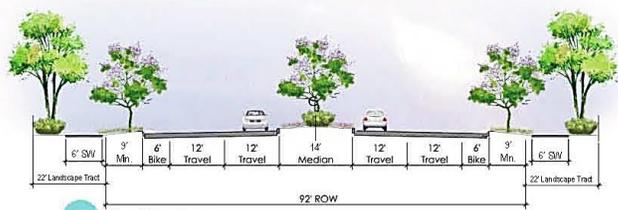
**E1 Neighborhood Street**



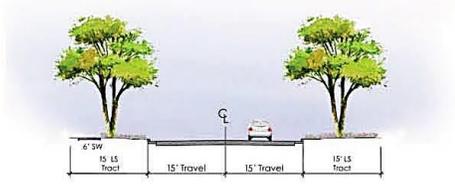
**C4 Collector**



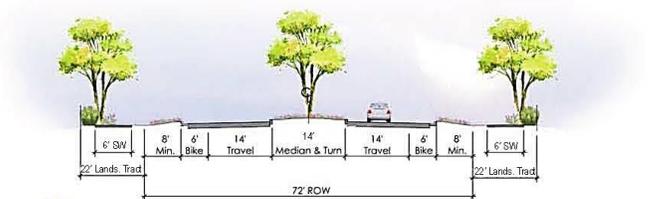
**E2 Resort Park Street**



**C5 Collector**



**E3 Internal Commercial Circulation**



**D Collector**

\*Note: Raised, curbed medians are optional

**Conceptual Streetscape**  
 CASA GRANDE, ARIZONA  
 **PHOENIXMART**  
 America's Global Commerce Center

Exhibit L4



Main Entry Road Streetscape Character



Conceptual Streetscape Character

CASA GRANDE, ARIZONA



Exhibit L5



Perimeter Arterial/Collector Road Conceptual Streetscape



Perimeter Arterial/Collector Road Conceptual Streetscape

## Conceptual Streetscape Character

CASA GRANDE, ARIZONA



Exhibit L6



Conceptual Collector Loop Road Streetscape



Conceptual Collector Loop Road Streetscape

## Conceptual Streetscape Character

CASA GRANDE, ARIZONA



Exhibit L7



Conceptual Collector Road Streetscape



Conceptual Neighborhood Entry Streetscape

## Conceptual Streetscape Character

CASA GRANDE, ARIZONA



Exhibit L8

## 12.0 INFRASTRUCTURE AND 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 directed by the City. Utilities will consist of both wet utilities (water, sewer, storm-drain, and irrigation) and dry utilities (electric, telephone, data cable, gas). All utilities will be further detailed in the preliminary plat phase of this development.

### 12.1 Sewer

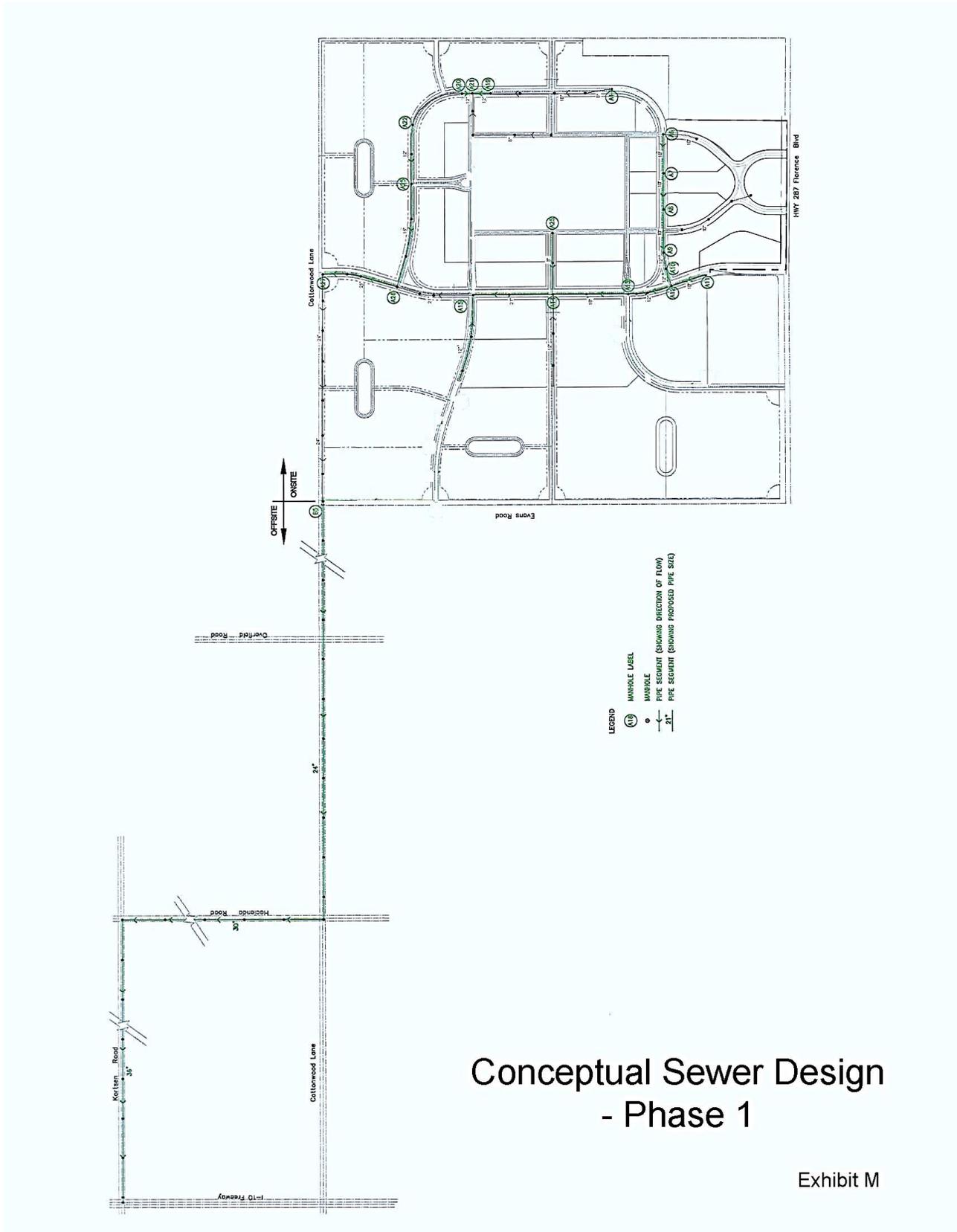
The NALTEC (Phoenix Mart) development sewer generated flow will be provided in two separate scenarios: 1) Phase 1; and 2) Ultimate Build-Out. The sewer design concept will be based on an average daily flow of 100 gallon-per-capita-per-day for residential development and 2,500 to 3,500 gallons-per-acre for commercial development. Average household size, for residential development, will range from 2.5 (high density residential) to 3.3 (low density single family residential) capita-per-household. All design concepts will adhere to the City of Casa Grande design guidelines.

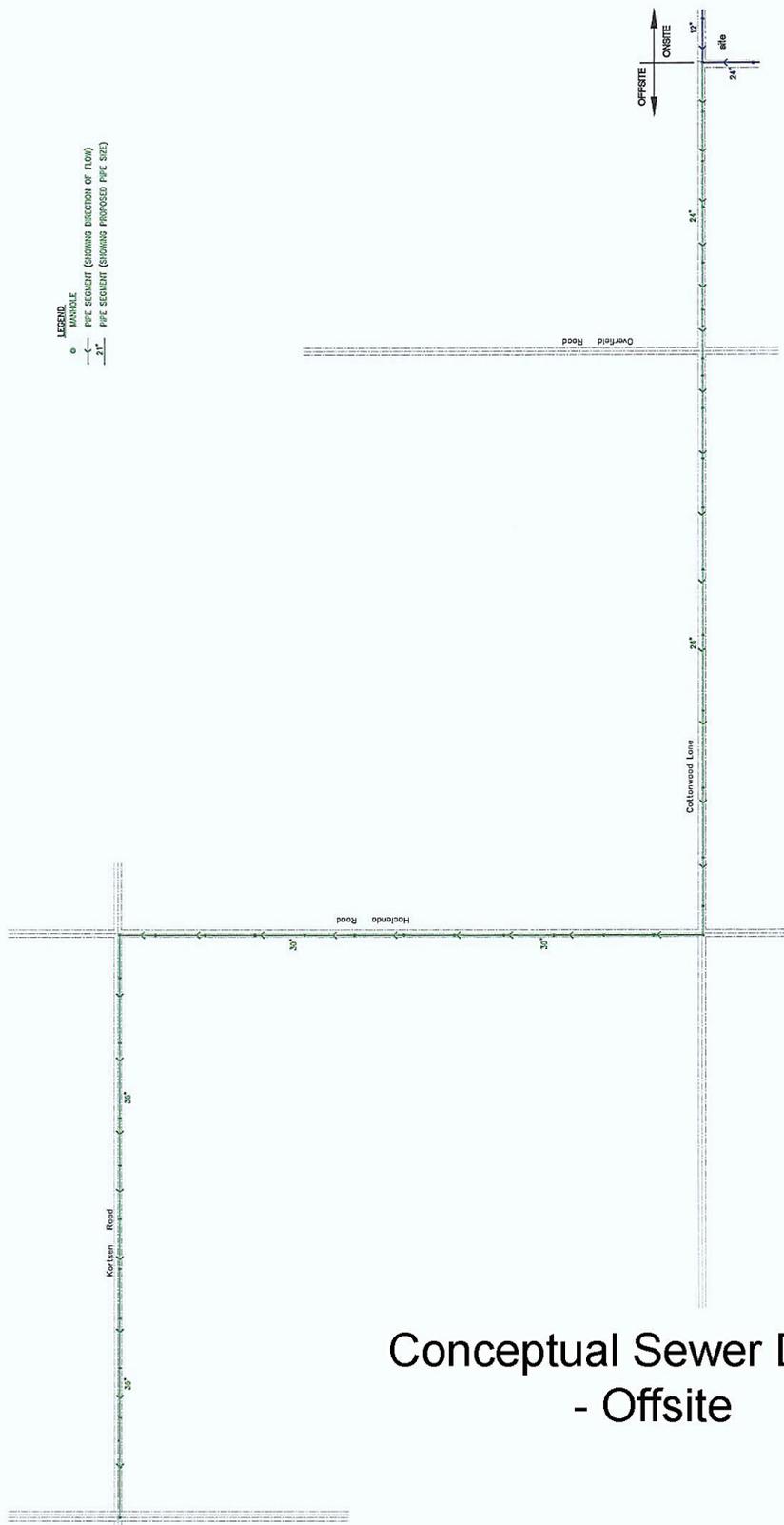
Phase 1 development will be designed on a gravity system to a low point at the northwest end of the site. The collected flow will then be routed, offsite, along Cottonwood Lane, Hacienda Road and Kortsen Road to ultimately connect into the existing 24" sewer line located at Kortsen Road, west of the Interstate (I-10). This alignment will necessitate an installation of 3.5 miles of an offsite sewer line, consistent with the desired alternative referenced in the "Kortsen Road and Hacienda Road Sewer Extension Report". Details of Phase 1 and ultimate build-out design concepts are provided in the Wastewater Basis of Design report. **(See Exhibit M; Conceptual Sewer Design – Phase 1, Exhibit M2 Conceptual Sewer Design – Offsite, Exhibit M3 Conceptual Sewer Design – Ultimate).**

### 12.2 Potable Water

The NALTEC (Phoenix Mart) development lies within the Arizona Water Company's Certificate of Convenience and Necessity (CCN), which will serve the water demands of this development. Phoenix Mart will utilize an interim on-site self-supporting water system for its Phase 1 domestic and fire flow requirements subject to approval by Arizona Water Company and the City of Casa Grande. This concept will be achieved through utilization of existing onsite water wells with adequate pumping capacities to handle Phase 1 demand. Subsequent phase development will trigger improvement of offsite water infrastructure to connect the Phase 1 onsite system with the existing water system located approximately 2.5 miles west of this project (at the vicinity of Florence Boulevard and Mission Parkway (near I-10 Freeway)). The development of future subdivision plats requires that a Certificate of Assured Water Supply be obtained.

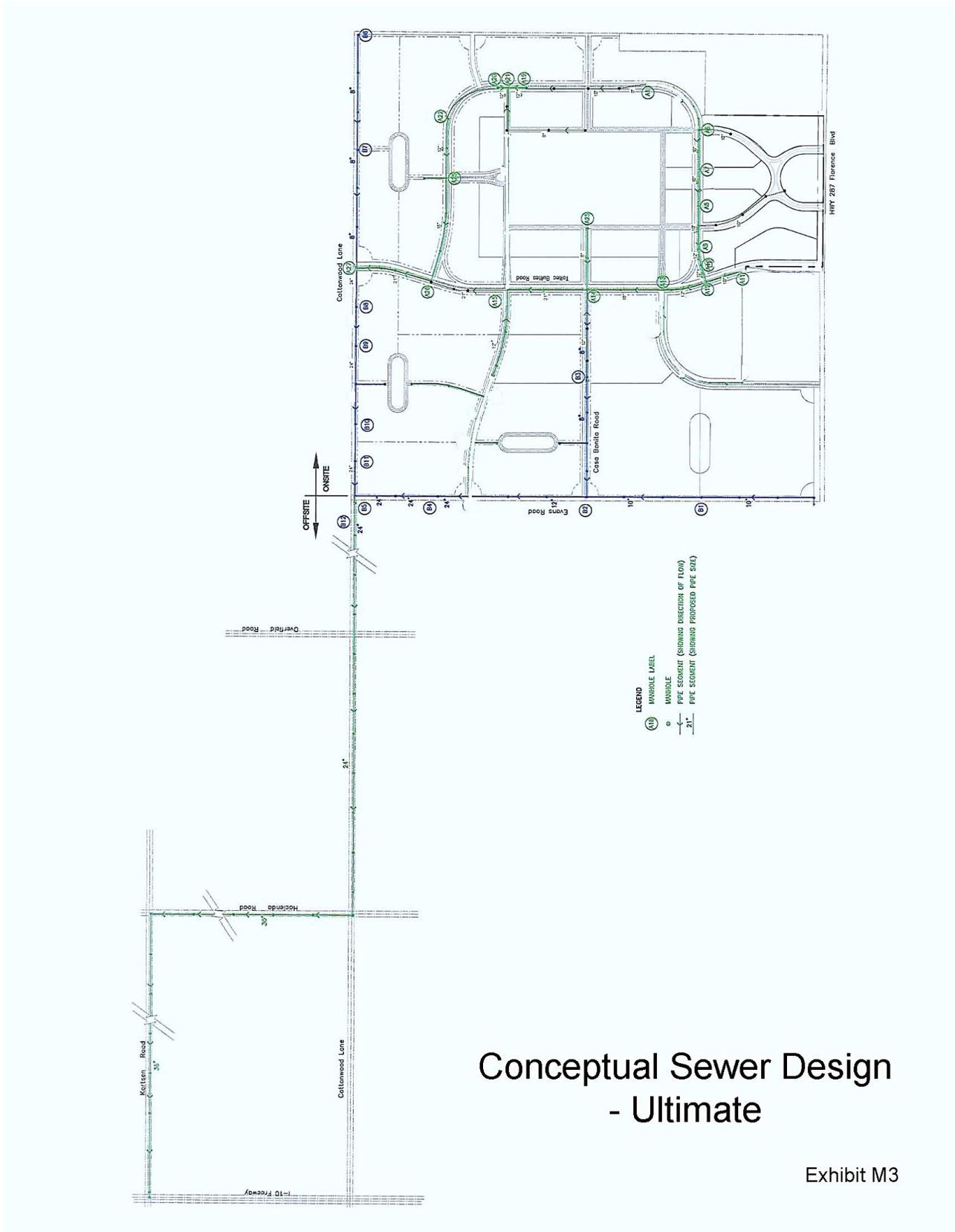
The project water supply design concept will use a 1,000 GPM fire flow for residential and 2,000 GPM fire flow for commercial development. The onsite system will vary from 8" to 16" in pipe diameter. The system will be designed to adequately support the development with its domestic and fire flow requirements. Details of Phase 1 and ultimate build-out design concepts are provided in the Water System Basis of Design report. **(See Exhibit N; Conceptual Water Design).**





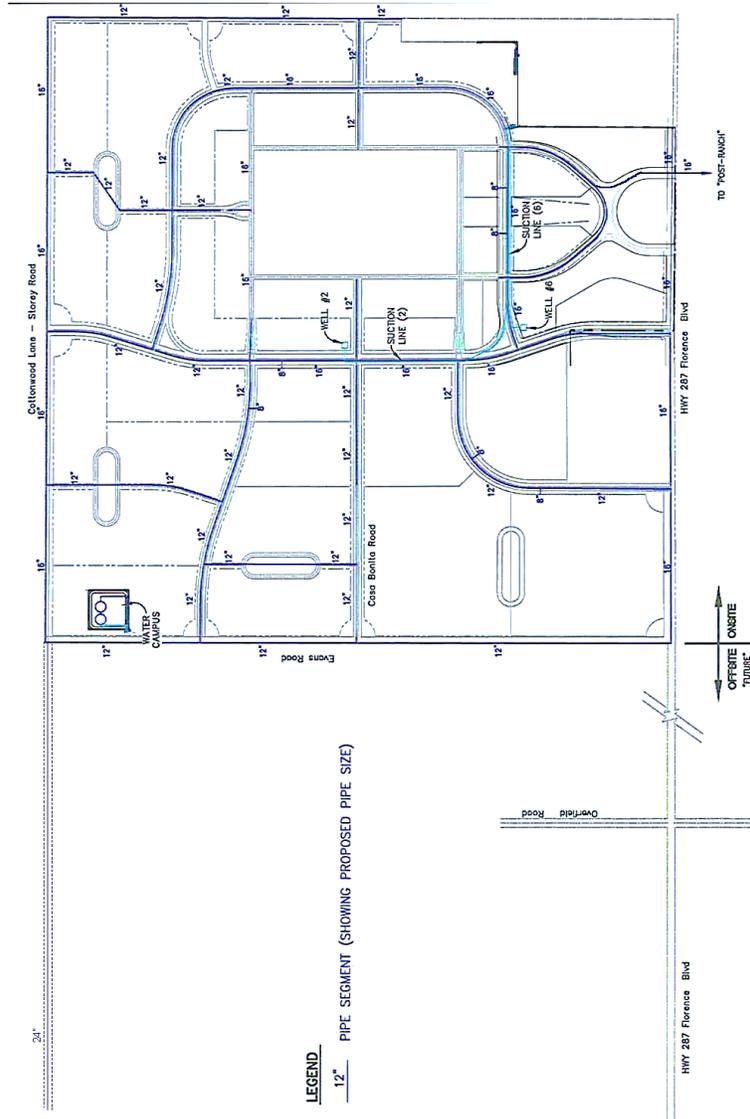
# Conceptual Sewer Design - Offsite

Exhibit M2



# Conceptual Sewer Design - Ultimate

Exhibit M3



THE ON-SITE SATELLITE WATER SYSTEM IS SUBJECT TO CHANGE AND APPROVAL OF ARIZONA WATER COMPANY

# Conceptual Water Design

Exhibit N

### **12.3 Electric Power**

The Phoenix Mart development's nearest sub-station for electric power supply lies approximately two (2) miles to the west. It is served by the Electrical District # 2 "ED- 2" power company. According to ED2 officials, the existing sub-station has adequate power supply to serve the Phoenix Mart development for Phase 1 inclusive of construction related power demand. This power needs to be extended to the site from its current location. As future phases develop and prior to the ultimate build-out condition, it is expected that a sub-station will need to be constructed onsite in order to provide the development with its ultimate build-out power supply need.

### **12.4 Natural Gas**

Southwest Gas – Natural gas will be provided by Southwest Gas Company. The nearest point of connection is a 1/2" diameter main, located on Toltec Buttes Road.

Kinder Morgan Natural Gas – There is an existing high -pressure gas line traveling the site from approximately the northwest corner of the southwest ¼ of section 20. There are also three (3) lines (2- 10" lines and 1- 6" line) at the intersection of Florence Boulevard and Overfield Road. Any and all proposed construction within the easement or at Florence Boulevard and Overfield Road will have to be approved by Kinder Morgan Natural Gas Company. In addition, prior to any construction, the line must be physically located, both horizontally and vertically with a Kinder Morgan Natural Gas Company representative on site.

### **12.5 Telephone and Data**

The Phoenix Mart development nearest available telephone and data cable lines are one-half mile away from the site to the west. According to Century Link "formerly known as Qwest" officials, its facility near the Phoenix Mart has adequate source to supply the development needs with both telephone and high-speed data lines. These lines will need to be extended to the site (for 0.5 mile). The data line available can be T1 all the way to DS3 high-speed access.

### **12.6 Sanitation**

The Phoenix Mart development falls within the City of Casa Grande jurisdictional limit. Therefore, the City will provide this type of service to the development.

### **12.7 Irrigation Districts**

The Phoenix Mart development currently has an irrigation canal onsite that belongs to the Hohokam Irrigation District. The existing canal will need to be re-routed through an underground piping system. According to the Hohokam Irrigation District official, tiling the canal is feasible and all design and coordination of re-routing the canal shall be coordinated directly with the Hohokam Irrigation District officials.

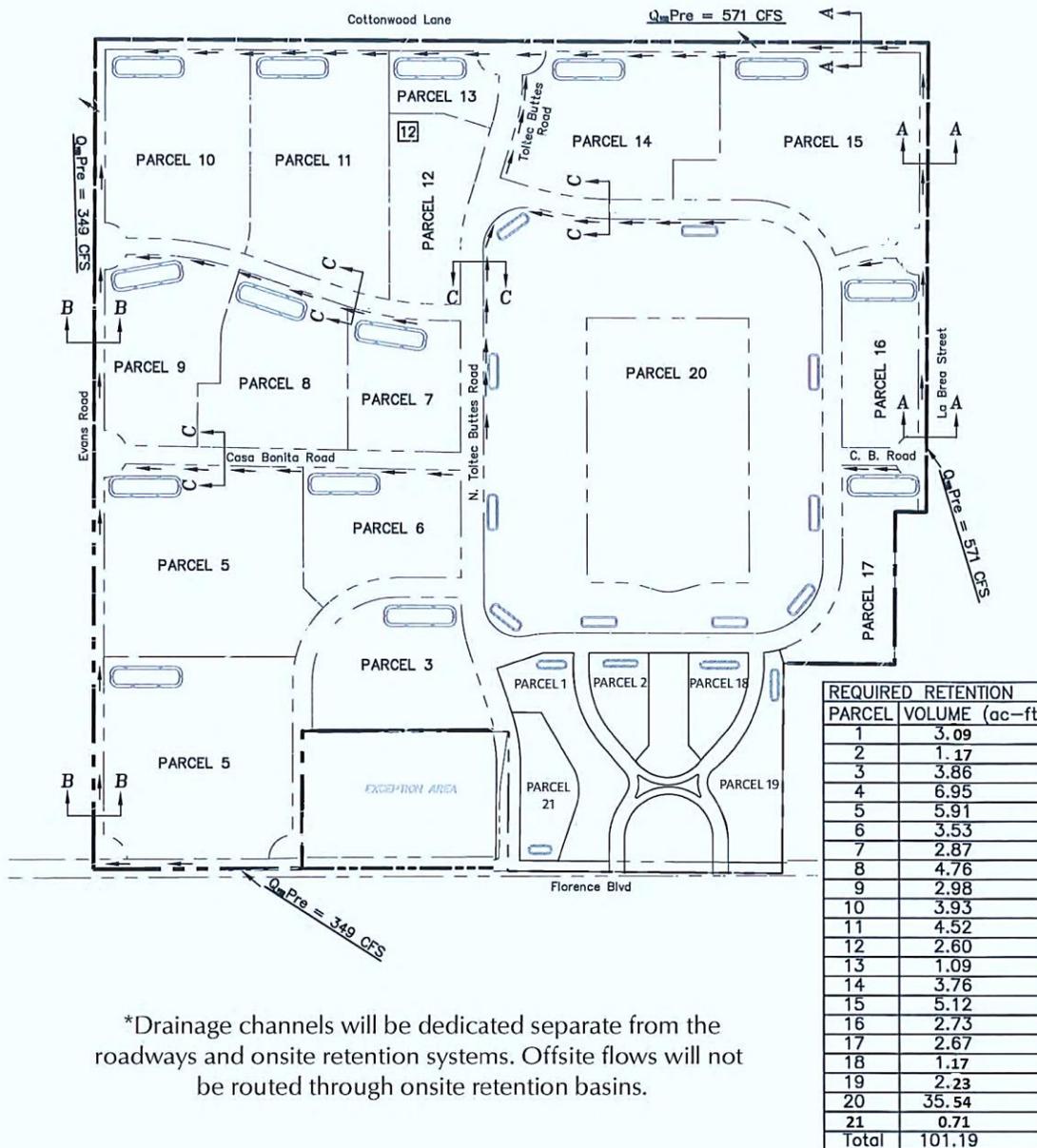
### 13.0 GRADING AND DRAINAGE

The overall grading design concept for the NALTEC (Phoenix Mart) development will be done on the basis of balancing each development phase, relative to earthwork volume, by itself. Geotechnical investigation will be conducted during improvement plan stage of each phase to ascertain the required consideration of shrinkage, foundation, pavement structure designs and the like. There will be no import or export for each phase grading design. There is the potential of stock piling program (as an interim concept) throughout the site, if it becomes necessary. Phase 1 conceptual grading design plan is presented in more detail in the drainage report.

The terrain within the NALTEC (Phoenix Mart) site slopes in a northerly direction and at a relatively flat slope rate. The apex of the contributing offsite watershed starts at the San Carlos Irrigation District Canal, located approximately half-a-mile south of the site. The 100-year storm water frequency event's offsite flows were calculated using the Clark Unit Hydrograph method. Offsite generated flows will be routed through the site, through the perimeter of the site, or a combination thereof through open-channels, underground piping system, or a combination thereof to the north side of the property. Routed offsite flows will be captured in spreader basins, along the north site boundary, and then exits the site through a weir system in a sheet flow manner at their pre- development conditions.

The 100-year, two (2)-hour onsite generated storm water flow will be stored, onsite, in series of storm water retention/storage facilities throughout the site. Shared retention plan may be allowed upon approval by City Staff. (NOTE: The City's roadways will not be used to convey water from one portion of the project to another; dedicated drainage channels are to be used to do so.) All retention/storage facilities will be designed to a maximum stored water depth of three (3') feet without barriers, 4:1 maximum side slopes, and will dissipate through percolation or dry wells, as field conditions may dictate. Detailed drainage analysis concept is provided in the Preliminary Drainage Report. **(See Exhibit O; Conceptual Drainage Master Plan, Exhibit O2: Conceptual Drainage Channel Sections).**

A final drainage report for this project should be submitted along with each Final Development Plan. A Master Drainage Report covering the whole site followed by parcel drainage reports is recommended. Detailed drawings of the retention basin, inlet structures, outlet structures, etc. shall be submitted with the final drainage report.



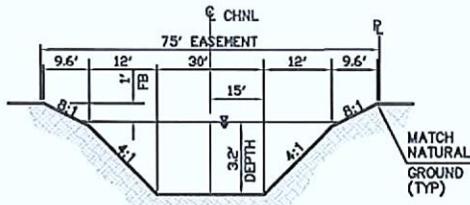
\*Drainage channels will be dedicated separate from the roadways and onsite retention systems. Offsite flows will not be routed through onsite retention basins.

## Conceptual Drainage Master Plan

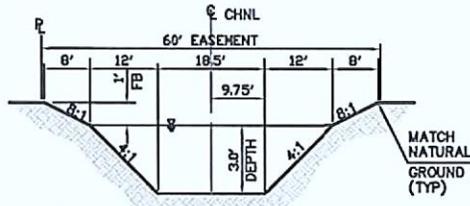
CASA GRANDE, ARIZONA



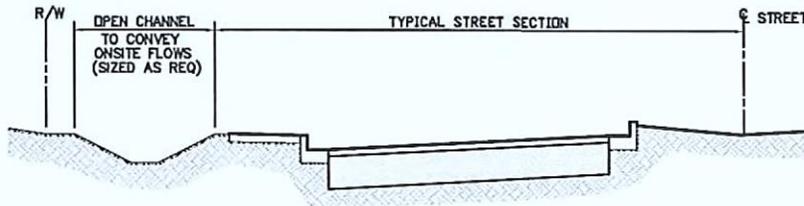
Exhibit O



**CHANNEL SECTION A-A**  
 \*OFFSITE FLOW CONVEYANCE CHANNEL\*  
 FB = FREEBOARD NTS



**CHANNEL SECTION B-B**  
 \*OFFSITE FLOW CONVEYANCE CHANNEL\*  
 FB = FREEBOARD NTS



**CHANNEL SECTION C-C**  
 \*ONSITE FLOW CONVEYANCE CHANNEL\*  
 NTS

## Conceptual Drainage Channel Sections

CASA GRANDE, ARIZONA



Exhibit O2

#### **14.0 COVENANTS, CONDITIONS, & RESTRICTIONS**

Covenants, Conditions, and Restrictions (CC&Rs) will be created for the NALTEC (Phoenix Mart) master plan. The CC&Rs will incorporate the design principles as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&Rs will be presented to the City Planning and Development Director for review prior to the approval of any Final Subdivision Plats.

#### **15.0 HOMEOWNERS/PROPERTY OWNERS ASSOCIATION**

An HOA/Property Owners Association will be formed with the development of Phoenix Mart. The HOA/Property Owner Association will maintain all landscape tracts, perimeter walls, trails and open space areas including drainage ways and the Gas Easement, perimeter walls and landscaping within rights-of-ways located within the project. The HOA/Property Owners Association, however, will be responsible for the maintenance of common areas and landscaping within the landscape easements.

#### **16.0 SIGNS**

Sign designs and details are provided in **Exhibit P; Conceptual Monumentation & Signage Plan and Exhibits Q1-5 Conceptual Monumentation & Signage.**

##### **16.1 Sign Plan Overview**

The sign plan for the NALTEC (Phoenix Mart) PAD will be submitted at a later date as part of a Comprehensive Sign Plan that will address the variety of sign types that collectively meet the needs of Phoenix Mart, its tenants and the support uses in the master plan. The signs proposed will all contribute to the overall signage objective which is to convey a message or generate an interest in products and businesses on-site in a way that upholds the intended image of vibrancy, charisma and individuality, while blending with the character of the center overall.

A general framework with conceptual illustrations of some of this project signage is provided herein to ensure that the designs are appropriate for the property as a whole as well. However, as noted above, the full Comprehensive Sign Plan will be prepared and submitted separately for the signs in the NALTEC (Phoenix Mart) PAD at a later date. This section shall not apply to signs erected or maintained by a governmental body including, but not limited to, traffic signs, warning signs and signs of a noncommercial nature required by public laws, ordinances, or statutes.

##### **16.2 Allowable Signs**

These provisions are meant to ensure a consistency in signage that protects the properties within the overall development for the uses and tenants' unique identities.

Signage shall be in accordance with a Comprehensive Sign Plan approved by the Planning and Zoning Commission in conjunction with a Final Development Plan. Details of the proposed sign plan for Phase I, Phoenix Mart will be submitted along with that Final Plan of Development. Details for signage in the balance of the master plan will be submitted at a later date.

**16.2.1 Permanent Signs**

All signage will be determined in conjunction with the review of the Comprehensive Sign Plan. The following signs, as well as signs otherwise permitted by the City of Casa Grande, shall be permitted:

Primary Monument	Parcel Entry's	Fascia-mounted Signs
Secondary Monument	Digital Electronic Displays	Window Graphics Signs
Neighborhood Monument	(LED) advertising products uses and business on-site	Projecting Signs
Roof Signs	Park Monuments	Canopy / Awning Signs
Electronic Message Center (within City Code requirements)	Marquee Signs	Full Color Printed Media Signs
Project Entry	Commercial Corner Icon	3D Extensions
Blade Signs (arcade types)	Residential Corner Icon	Banners-site, street and project
Kinetic Signs	Exposed Neon Signs	Painted Wall Signs (murals and tromp l'oeil)
Secondary Project Direction/Information	Tenant Building Signage	Direction Signs and Drive-Thru Menu Boards

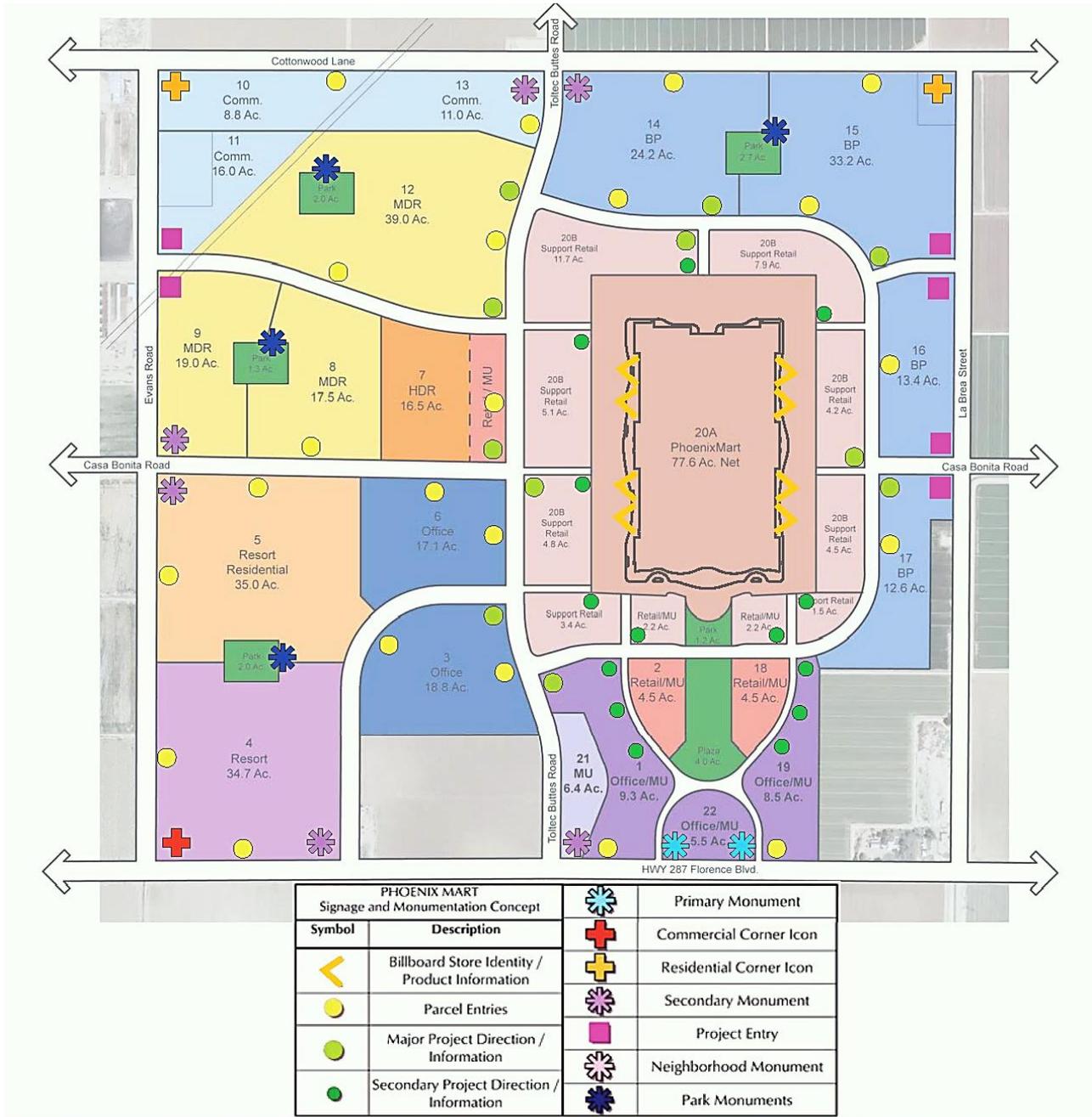
**16.1.1 Temporary Signs**

Land Sales Signs	Developer/Contractor Information Signs	Developer/Contractor Trailer Graphics
Developer/Contractor Directionals	On Site/Individual Parcel Sales Signs	Banners for Temporary Events and Grand Opening/Business Identification

**17.0 Development Agreement**

Due to the significance of the Phoenix Mart's positive impact in the economies of the City, County and State, approval of a development agreement will be sought to address public participation in the construction of infrastructure and serve the master plan particularly Phase I with the Phoenix Mart, and to delay any increase in property taxes associated with approval of the PAD and the construction of the Phoenix Mart within 1 year after the Phoenix opens for business.

A Development Agreement was approved by the City of Casa Grande to provide off site sewer infrastructure to the site at a cost to the developer of a 21" sewer main reflective of the projected sewer flows. The City of Casa Grande is to construct and pay for any "oversizing" costs required for projected future development within the City.



## Conceptual Monumentation & Signage Master Plan

CASA GRANDE, ARIZONA



Exhibit P



Primary Entry Drive Concept



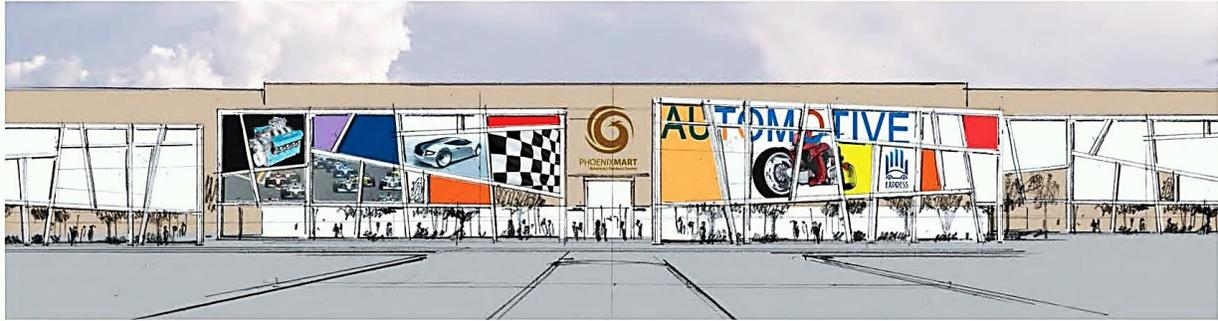
Phoenix Mart Plaza & Entry Monumentation

## Conceptual Monumentation & Signage Sketches

CASA GRANDE, ARIZONA



Exhibit Q1



Phoenix Mart Secondary Entry Signage



Perimeter Walk

## Conceptual Monumentation & Signage Sketches

CASA GRANDE, ARIZONA



Exhibit Q2



Phoenix Mart Main Entry Portal



Phoenix Mart Corner Icon

## Conceptual Monumentation & Signage Sketches

CASA GRANDE, ARIZONA



Exhibit Q3



Conceptual Residential Entry Monumentation Options

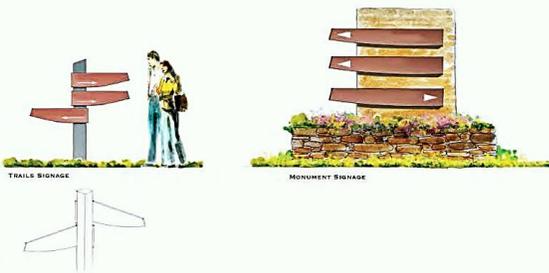


## Conceptual Monumentation & Signage Sketches

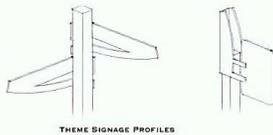
CASA GRANDE, ARIZONA



Exhibit Q4



\*Regulatory signs throughout the development need to meet City of Casa Grande Specifications



**Conceptual Signage**

CASA GRANDE, ARIZONA



PHOENIXMART

America's Global Commerce Center

Exhibit Q5

## 18.0 LAND USE DEFINITIONS

- A. Except as specifically defined herein, all words in this section shall have their customary dictionary definitions or as defined within the City's Zoning Code. For the purpose of this section certain words and terms used herein are defined as set out in this section.
- B. Words used in the present tense include the future tense; words used in the singular include the plural, and words used in the plural include the singular; the word "shall" is always mandatory, and the word "person" includes a firm, association, organization, partnership, trust, corporation or company, as well as an individual; the word "lot" includes the words "plot" or "parcel"; the word "building" includes the word "structure"; the words "used" or "occupied," as applied to any land or building, shall be construed to include the words "intended, arranged, or designed to be used or occupied"; the words "map" or "zoning map" mean the zoning map(s) of the city of Casa Grande that delineate the area to be governed by these regulations.

"Accessory building or use" means a subordinate building, or portion of the principal building, located on the same lot as the principal building, or a subordinate use of land, either of which is customarily incidental to the principal building or to the principal use of land. Where part of an accessory building is connected to a part of the principal building in a substantial manner as by a roof, such accessory building shall be counted as part of the principal building. Individual public utility installations above ground are considered accessory buildings.

"Agricultural/ranching" means the cultivation of the soil or the raising of livestock and all activities incidental thereto. The terms "farming" and "ranching" shall be interchangeable.

"Apartment building" means a building other than a hotel or motel containing five or more dwelling units which have the primary entrances from common hallways.

"Assembly Hall and Auditorium" means a building to be used as a place of meeting, recreation or social activity that may include alcoholic beverages or meals.

"Athletic Club" is a public or private organization for athletes and sports enthusiasts.

"Automobile repair services (major)" means any service, repair, installation or work on a motor vehicle, truck, motor home, recreational vehicle, or boat other than those included in Section 17.12.094.

"Automobile repair services (minor)" means any service, repair, installation or work on a motor vehicle, truck, motor home, recreational vehicle, or boat, including battery, brake, muffler, air conditioning, automobile glass replacement and tinting, audio and video equipment, upholstery work, tire repair and change, lubrication, tune ups, and transmission work, provided it is conducted within a completely enclosed building.

"Bakery" for on-site sales in a space less than 3,000 sq ft where baked goods are made or sold.

"Balcony" means an exterior platform that projects from or into the facade of a building and is surrounded by a railing, handrail, or parapet.

"Banks, Savings and Lending Institutions" provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions and businesses offering check-cashing facilities.

"Bar" means an establishment the main use of which is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. Usually a counter and stools are present. The terms lounge and tavern are interchangeable with "bar".

"Barber shop, salon or parlor" means an establishment that provides a variety of beauty and personal care services such as hair cutting, styling and treatment, manicures, pedicures, facials, body waxing, nail sculpturing, body wraps, eyebrow and eyelash tinting, makeup application, massage, permanent hair removal or other similar services and retail sales of hair and beauty products.

"Bed and breakfast" means a dwelling in which the occupants of the dwelling provide, for compensation, the short term lodging and meals for guests occupying not more than five guest rooms located within the dwelling.

"Berm" means an artificial bank of earth. Mounds can physically and visually separate areas and provide visual and physical level changes by raising landscape elements above grade.

"Bicycle path" means a hard surfaced path for bicycles designed in accordance with standards on file in the Planning Parks and Recreation Department.

"Biomedical and medical research office" provides office space for systematic investigations conducted to aid and support the development body of knowledge in the field of medicine. The use includes research development, testing and evaluation.

"Block" means that property abutting one side of a street and lying between the two nearest intersecting streets, or nearest intersecting street and railroad right-of-way, unsubdivided acreage, waterways, but not an alley of such size as to interrupt the continuity of development of both sides thereof.

"Bowling Alley" means a structure that contains a minimum of three alleys for bowling. The building may also contain food and alcohol service, and family game center.

"Buffer strip" means open spaces, landscape areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.

"Building" means any structure having enclosed space and a roof for the housing and/or enclosure of persons, animals or chattels, except mobile homes, recreational vehicles and mobile offices.

"Building area" means the maximum horizontal projected area of the principal and accessory building, excluding open steps, terraces, unenclosed porches of one story, and architectural appurtenances projecting not more than two feet. Building area, as that portion of a lot upon which construction is permitted, is as follows: That area of a lot that lies within the boundaries of the front, side and rear yard setback requirements measured from the actual lot line.

"Building envelope" means that area of a lot lying between the front, rear, and side yard setback lines and between ground level and the maximum allowable building height, amounting to a three dimensional area available for potential building construction.

"Building, front line of" means the line of the face of a building nearest the front lot line.

"Building, height of" means the vertical distance of a building as measured from the average elevation of the finished grade within twenty feet of the structure to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

"Building line, front" means the line nearest to the front and across a lot establishing the minimum open space to be provided between the front line of a building and the front lot line.

"Building line, rear" means the line nearest to the rear and across a lot establishing the minimum open space to be provided between the rear line of a building and the rear lot line.

"Building, nonconforming" means a legally existing building which fails to comply with the regulations set forth in this title applicable to the zone in which the building is located.

"Building, principal" means a building which is conducted in the main, or principal, use of the lot on which the building is situated.

"Building, public" means a building, supported by government funds, to be used in an official capacity on behalf of the entire community.

"Business" means the engaging in of the purchase, sale, barter or exchange of goods, wares, merchandise or service; the maintenance or operation of offices or recreational or amusement enterprises.

"Building, closed" means a structure completely enclosed by a roof and walls of approved construction.

"Building facade" means the face or elevation of a building.

"Building, main" means a building, or buildings, in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be the main building of the lot on which the same is situated.

"Building, open" means a structure which contains a wall or roof, any part of which is not covered by a permanent, solid surface.

"Building permit" means an authorization to construct a structure as issued by the City's Planning and Development Department.

"Build-to line" means a given distance from a property line or reference point within which the facade of the building is measured.

"Bulk retail use or bulk sales" means a retail or wholesale facility that serves the general public, selling primarily institutional-sized or multi-pack products in bulk quantities.

"Business and office machine sales" means a store or business that sells and or repairs copy machines, telephones, fax machines or other devices used to conduct business activities.

"Business services" means establishments that render services, rather than provide goods, primarily to other businesses.

"Business, technical or vocational school" means a public or private school established to provide teaching of job specific skill sets such as accounting, automotive repair, data processing, technical manufacturing skills or computer repair.

"Candy and Ice Cream Store" provides sale of wrapped or bulk candies, nuts, ice cream and non-alcoholic beverages.

"Canopy" means a structure attached to a building or other rigid structure in a fixed position with a flexible or rigid covering, including such structures which are internally illuminated by fluorescent or other light sources.

"Carpet, rug and furniture cleaners" is a space used as a base of operations, customer service center, or cleaning facility for a service specializing in rug, furniture or carpet cleaning.

"Caterers" is the business of providing food service at a remote site or a site such as a hotel, public house (pub), or other location.

"City" means the City of Casa Grande.

"Civic event" means an event which is of civic or public benefit. The event shall be sponsored by a charitable or nonprofit group or organization and shall not be for personal or private gain. Said event must further the athletic, benevolent, cultural, educational, historical, medical, patriotic, scientific, or social service objectives of the sponsor.

"Clinic or medical center" means an establishment where patients are admitted for special study and treatment by one or more licensed physicians and/or dentists and their professional associates, as distinguished from a "professional office" for general consultation purposes.

"Clinic, medical or dental offices" means a facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than four licensed primary practitioners (for example, chiropractors, dentists, medical doctors, optometrists, prescription opticians, psychologists, etc.) within a single office suite.

"Clothing alteration" is a shop that makes, repairs, or alters clothing professionally.

"Coin dealers" means a location where any person buys, sells, solicits, or markets coins or investments in coins to consumers.

"Commercial pad, freestanding" means a parcel, lot or retail building that is part of a commercial development but separate from other buildings.

"Commercial recreation" means a commercial recreational land use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, skating rink, swimming pool, tennis court.

"Commercial use" means a use operated for profit or compensation.

"Commission" means the city of Casa Grande Planning and Zoning Commission.

"Common area" means land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

"Common area, basic" means common area maintained in a natural state and without other substantial improvement.

"Community center, public or private" means a building to be used as a place of meeting, recreation, or social activity in which neither alcoholic beverages nor meals are normally dispensed or consumed. The center may have outdoor recreational facilities.

"Community organization" means a nonprofit organization consisting primarily of community volunteers, but could also include paid staff, which administers and operates an event or charity benefiting the general community.

"Conditional use permits" means legal authorization to undertake a conditionally permitted use as defined by this title.

"Condominium" means ownership of real property wherein the interest in the underlying land is undivided. All provisions of property subdivision shall be applicable to condominium development so as to protect the public health, safety, and welfare.

"Conference and reception center" means a building or structure which houses one or more of the following: Cafeteria or dining room for employees or a related office complex, kitchen, ballroom, banquet room. The center may be used for any or all of the following activities or other activities normally conducted at a conference and reception center: Trade show displays; civic events; charitable events; teleconferences; seminars held or sponsored by an individual, entity, or organization on an advance registration basis; receptions; meetings; breakfasts, brunches, lunches, and dinners on an advance registration basis; parties with or without live music or entertainment; balls or dances including live music and other live entertainment; conferences; conventions.

"Congregate care facility" means a housing facility that provides social activities, security and non-health related services such as meals, housekeeping services and transportation for adults who are not able to fully care for themselves. Congregate care facilities typically assist residents with daily living including preparing meals, doing housework and outside the facility shopping and health care appointments.

"Construction project" means the erection, installation, remodeling, or alteration of durable facilities upon, under, or over the ground. This shall include, but is not limited to, buildings, roadways, and utility pipes, lines, poles, or other structures.

"Contiguous" means in contact with one or more sides.

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

- A. Foods, frozen desserts, or beverages are usually served in edible containers or in paper, plastic, or other disposable containers;
- B. The customer is not served food at his/her table by an employee but receives it at a counter, window, or similar facility for carrying to another location for consumption either on or off the premises.

"Copying and reproduction center" means an establishment which copies, binds, reproduces, typesets and designs business papers and other printed matters.

"Corporate flag" means a flag which shows only the name, symbol, or logogram of the displaying entity.

"Costume dressmaking" is the building space to fabricate or modify clothing for the overall fit, appearance of a consumer or performer.

"Council" means the City Council of the City of Casa Grande.

"Custom" means work, service, or assembly made to order for individual customers for their own use or convenience.

"Day care center" means any facility in which day care is regularly provided for compensation for five or more children or adults not related to the proprietor.

"Day spa" is a business which provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments such as massages and facials.

"Deferred Presentment Company" means a business that makes transactions pursuant to a written agreement in which the licensee holds a person's check for at least five calendar days before presentment for payment or deposit. This service is commonly known as payday loans. Deferred presentment companies are principally permitted in business zones, subject to the following conditions:

- A. Deferred presentment companies shall not be located within thirteen hundred and twenty (1,320) feet of another deferred presentment company. This distance shall be measured by a straight line, in any direction, from the outside building wall of a proposed deferred presentment company to the location of the nearest outside building wall of the existing deferred presentment company, without regard to any intervening uses.
- B. These requirements shall also apply to deferred presentment companies which are ancillary to another existing or permitted use.
- C. The minimum separation required for the above uses shall apply regardless of whether the other use is located within the incorporated area of the city of Casa Grande or another jurisdiction.

"Density, gross" means the number of residential dwelling units per unit of land.

"Density, net residential" means the number of residential dwelling units per unit of land, excluding any land used or to be used as arterial street rights-of-way or private nonresidential uses except parks, open space and recreational areas. For calculating net residential density, the formula shall apply:

$$D = \frac{du}{A - (c + i + s + a)}$$

Where:

- D = Residential density
- du = Total number of dwelling units in project A
- A = Total site area (acres)
- c = Total commercial land area (acres)
- i = Total industrial land area (acres)
- s = Reserved but undedicated school sites or other public sites (acres)
- a = Arterial rights-of-way (acres)

"Dental laboratory" means a facility for making, restoring and repairing fixed and removable dental prostheses and orthodontic appliances as prescribed by licensed dentists and dental professionals, and sold exclusively to those dental professionals. This term does not include the mass assembly or mass production of dental prostheses or orthodontic appliances.

"Dependent care facility" means a facility that regularly provides day care for persons for less than twenty-four hours. Dependent care solely includes childcare.

“Drive-in restaurant” means any establishment where food or beverages are dispensed and where such food or beverages are consumed on the premises but not within a building.

“Driveway” means a private, vehicular access connecting a house, carport, parking area, garage, or other buildings with the street.

“Driveway, shared” means a private roadway which provides secondary access to two or more lots; meets all minimum City of Casa Grande standards for pavement thickness; and is covered by an ingress/egress easement for emergency and service vehicles and for the exclusive use by the residents and their guests of the lots which it serves.

“Drive-through establishment” means establishments only allowing transactions for goods or services without leaving a motor vehicle.

“Dry cleaning and laundry” is an establishment for any cleaning process for clothing and textiles using a chemical solvent or water. The structure may include self-serve machines.

“Dwelling” means a building, or portion thereof, used primarily for residential occupancy, including single-family, two-family, multiple-family dwellings and group homes, but not including hotels, motels, or tourist homes.

“Dwelling, attached” means a dwelling that has a wall, roof and/or floor in common with any other dwelling.

“Dwelling, detached” means a dwelling that does not have a wall roof and/or floor in common with any other dwelling.

“Dwelling, single-family” means a building used for residential occupancy by one family.

“Dwelling, two-family” means a building or portion thereof, used for occupancy by two or more families living independently of each other, with the units completely separated by a common wall, floor and/or ceiling.

“Dwelling, multiple (multi-family)” means a building or portion thereof, used for occupancy by three or more families living independently of each other, with the units completely separated by a common wall, floor and/or ceiling.

“Dwelling unit” means a dwelling, or portion of a dwelling, used by one household for residential purposes.

“Easement” means a grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

“Exhibition hall” is a large room for gatherings.

“Exterminator” means a business whose principal enterprise is the control or extermination of rats, cockroaches, fleas, ticks and other vermin termite control, bee removal and similar pest control services.

“Family” means any number of individuals customarily living together as a single housekeeping unit and using common cooking facilities as distinguished from a group occupying a hotel, motel, club, fraternity, sorority, lodging house, or nursing home.

"Family game center" means a supervised indoor amusement and recreation facility, the main use of which consists of mechanical, electronic, and electrical devices for entertainment and amusement, and which may include, but not be limited to, such facilities as card games, ping pong tables, and billiard tables.

"Farmer's market" means an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on site. +61

"Financial institution" means a business whether State or Federally chartered bank or non-chartered, credit union, mortgage lender or savings and loan association that offers check cashing services and loans for payment of a percentage fee. Specifically included are check-cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, "payday loan" businesses that make loans upon assignments of wages received, or businesses that function as deferred presentment services.

"Fine Arts Studio" means limited to painting, drawing, sculpturing, poetry, music, dancing, and dramatic art.

"Floodplain" means the channel and the relatively flat area adjoining the channel or a natural stream or river that has been covered by the floodwater of a 100 year frequency storm.

"Florist" is a retailer that sells and arranges flowers, plants, and ornamental plants.

"Fund-raising event" means a special event conducted for the purpose of obtaining money for the religious and educational activities of nonprofit religious organizations or public agencies. Such events may include but shall not be limited to fairs, bazaars, rummage sales, dances, and dinners.

"Glass shops, custom" is a structure where glass is shaped to meet customer specifications.

"Grade" means the average elevation of the ground adjoining the structure or building upon which the sign is erected.

"Grocery" is a store selling foodstuffs and various household supplies.

"Gross building area" means the sum of the first floor gross area of all buildings located on the premises, including the thickness of walls separating the interior from the exterior of all such buildings.

"Group home" means a single, residential structure having common kitchen facilities occupied by more than six persons having physical, mental, emotional, or social problems and living together for the purpose of training, observation, and/or common support on a twenty-four hour per day basis, except that a residential facility shall not be included in the definition of group home.

"Guestroom" means a single room within a dwelling unit which may be occupied by no more than two persons and which are not members of a family. A guest room may not contain any cooking facilities.

"Health/recreation facility" means an indoor facility including uses such as game courts, exercise equipment, locker rooms, Jacuzzi, and/or sauna and pro shop.

"Health and support services" means a facility, place, or building that is maintained and operated to provide medical care. Includes intermediate care facilities, medical clinics, and home health agencies, all of which are licensed by the State.

“Home occupation or profession” means any use conducted entirely within a dwelling and carried on solely by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and which meets the requirements of this title.

“Homeowners association” means a community association, other than a condominium association, that is organized in a manner which individual members share common interests and the responsibility of costs and up-keep of common areas and/or facilities.

“Hospital” means an institution for the diagnosis, treatment, or other cure of human ailments and includes sanitarium or clinic, provided such institution is operated by, or treatment is given, under direct supervision of a physician licensed to practice by the state of Arizona.

“Hotel or motel” means a building or portion thereof, or a group of buildings, in which lodging is provided and offered to transient guests for compensation; shall not include a lodging house.

“Importing/exporting” is the international trade and exchange of goods, products and services.

“Interior decorator’s shop” means a profession that plans the decoration and furnishings of the interior spaces.

“Incidental” means any action or use of less importance, or secondary to, any other action or use.

“Landscaped area” means a plot of land which has been decoratively or functionally altered by contouring and planting shrubs, trees, vines, and with a living and nonliving ground cover and with an automated watering system.

“Landscaped parking” means those parking areas which contain landscaping with the useable parking area, and may include, but are not limited to, the following elements:

1. Planters or planting areas separating the structure from the paved areas;
2. Trees planted in groups;
3. Combinations of planted trees and shrubs; or
4. A low wall, not more than three (3) feet high, complemented with trees and shrubs.

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

“Loading and unloading bays” means the off-street area required for the receipt of or distribution, by vehicles, of material or merchandise.

“Leather goods” is a location where articles made of leather are sold, repaired, designed or handcrafted.

“Liquefied petroleum gas storage” is the storage of petroleum gas (usually butane and propane) for future use as liquid under pressure. Unlike liquefied natural gas (LNG), LPG does not require cooling to be liquefied. Also called liquefied refinery gases.

“Liquor store” is a retail shop that sells prepackaged alcoholic beverages — typically in bottles — intended to be consumed off the store’s premises.

“Live entertainment” is any activity provided for pleasure, enjoyment, recreation, relaxation, diversion or other similar purpose by a person or persons who are physically present when providing an activity to a patron or group of patrons who are physically present.

“Live/Work Unit” means a commercial or industrial unit with incidental residential accommodations that include adequate working space reserved for office, or commercial use and regularly used for such purpose by 1 or more persons residing in the unit and a cooking space and sanitary facilities in conformance with applicable building standards.

“Lot” means a piece, parcel, plot, tract, or area of land occupied or capable of being occupied by one or more principal buildings, and the accessory buildings or uses customarily incidental to them, and including the open spaces required under this title, and having its principal lot frontage on a street.

“Lot area” means the total horizontal area within the boundary lines of a lot.

“Lot, corner” means a lot at a junction of and fronting on two or more intersecting streets.

“Lot, interior” means a lot other than a corner or through lot.

“Lot, through” means a lot having frontage on two parallel or approximately parallel streets.

“Lot coverage” means the percentage of the lot area covered by the gross area of the buildings.

“Lot depth” means the horizontal distance of a line measured at a right angle to the front lot line and running between the front lot line and rear lot line of a lot.

“Lot, ground level” means, for buildings having walls fronting on only one street, the elevation at the front lot line at the center of a wall fronting on the street; for buildings having walls fronting on more than one street, the average of the elevation of the lot lines at the center of all walls fronting on the streets; for buildings having no walls fronting on a street, the average level of the ground adjacent to the exterior walls of the building.

“Lot line, front” means, in the case of an interior lot, a line separating the lot from the street, in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street and in the case of a through lot, a line separating the lot from the street from which a drive access may be permitted by the city.

“Lot line, rear” means a lot line which is opposite and most distant from the front lot line and, in the case of an irregular or triangular shaped lot, a lot line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

“Lot line, side” means any lot boundary line not a front lot line or a rear lot line.

“Lot width” means the distance as measured in a straight line, between side lot lines at the points of intersection with the front building line.

“Lot or parcel, multiple use” means a lot or parcel or combination of lots or parcels, containing two or more establishments which must share parking, access and other amenities to comply with ordinance requirements.

“Mail order catalog store” a structure that supports the shop on line concept with distribution of catalogs that are converted to on line sales opportunities.

“Manufacturing” means the creation of products either with machinery or by and according to an organized plan and with the division of labor.

“Manufacturing, light” means fabrication of and/or assembly of goods from previously prepared materials.

“Medical, dental or health clinic” is a facility other than a hospital where patients are admitted for examinations and treatment by one (1) or more health care professionals, on either a “walk-in” or “appointment” basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation. This classification includes emergency medical services offered exclusively on an out-patient basis, such as urgent care centers, as well as licensed facilities offering substance abuse treatment, blood banks and plasma centers.

“Maintenance and Repair” is the on-site maintenance or repair of office machines, household appliances, furniture, and similar items.

“Medical marijuana” means all parts of the plant genus cannabis, whether growing or not, and the seed of such plants, that may be administered to treat or alleviate a qualifying patient’s debilitating medical condition, or symptoms associated with the patient’s debilitating medical condition.

“Medical marijuana cultivation facility” shall mean a building, structure, or premises used for the cultivation or storage of medical marijuana that is physically separate and off-site from a medical marijuana dispensary. This includes any building, structure, or premises used for cultivation by either a qualifying patient or a designated caregiver, other than those accessory uses permitted pursuant to Table 17.16.030(A).

“Medical marijuana dispensary” means a nonprofit medical marijuana dispensary, duly registered and certified pursuant to A.R.S. § 36-2804, that sells, distributes, transmits, gives, dispenses, or otherwise provides medical marijuana to qualifying patients. A “medical marijuana dispensary” as defined herein shall not cultivate or infuse marijuana onsite.

“Medical marijuana dispensary cultivation facility” shall mean a building, structure or premises where marijuana will be cultivated for sale at a nonprofit medical marijuana dispensary duly registered and certified pursuant to A.R.S. § 36-2804.

“Medical marijuana infusion facility” means a facility that incorporates medical marijuana (cannabis) into consumable/ edible goods by the means of cooking, blending, or any other type of incorporation.

“Medical marijuana uses” shall include collectively medical marijuana cultivation facilities, medical marijuana dispensaries, medical marijuana dispensary cultivation facilities, and medical marijuana infusion facilities.

“Mixed-use” means development contained within a single parcel (horizontally or vertically) or adjacent parcels that contain different uses that are complementary to each other and provides activity throughout the day.

“Mixed-use building” means a building in which a minimum of 50 percent of the ground floor building frontage includes an active use that is in a different land use category from the floor above. Parking is not considered a separate use for mixed use buildings.

“Mixed use development” means in a broad sense any urban, suburban or village development, or even a single building that blends a combination of residential, commercial, or cultural uses, where those functions are physically and functionally integrated.

“Mobile food vending unit” means any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which only food is peddled, vended, sold, served, displayed, offered for sale or given away.

“Mobile food vendor” means A person, who sells, serves, offers for sale, or gives away only food from a mobile food vending unit which is parked or located on a parcel of private property. This term does not include a person who operates a mobile food vending unit that visits multiple private property sites on a daily basis for no more than thirty (30) minutes per site per day.

“Mobile vending site” means the property address or Pinal County parcel number of the land where the mobile vending unit or mobile food vending unit will be located.

“Mobile vending unit” means any motorized or non-motorized vehicle, trailer, kiosk, pushcart, stand, display, blanket, ground covering or other device designed to be portable and not permanently attached to the ground from which any is used to sell goods, wares, merchandise or food, are peddled, vended, sold, served, displayed, offered for sale or given away. This includes any display consisting solely of the goods, wares, merchandise or food being peddled, sold, served, displayed or offered for sale.

“Mobile vendor” means a person who peddles, vends, sells, serves, displays or offers to sell or gives away goods, wares or merchandise, or food from a mobile vending unit which is parked or located on a parcel of private property. This term does not include a mobile vending unit that visits multiple private property sites on a daily basis for no more than one hour thirty minutes per site per day.

“Music studio” means a room or building where music and other recordings are made.

“Neighborhood” means an area of a community with characteristics that distinguish it from other areas and which may include distinct ethnic or economic characteristics, housing types, schools or boundaries defined by physical barriers, such as major highways and railroads or natural features such as rivers or canals.

“Newsstand” means a stand or stall for the sale of newspapers within or outside another structure.

“Night club” is an entertainment venue which usually operates late into the night. A nightclub is generally distinguished from bars, pubs or taverns by the inclusion of a dance floor and a DJ booth, where a DJ plays recorded music or where live music is performed.

“Off-street loading spaces” means an on-site space for the standing, loading, and unloading of vehicles.

“Off-street parking” means parking provided on private property.

“Offices” means a structure or portions of a structure for firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices.

“Optician” is a person qualified to make and supply eyeglasses and contact lenses for correction of vision.

“Outside retail food sales” is any place that sells food, directly or indirectly, to the public at an outside location.

“Outdoor advertising structures” is advertising done outdoors that publicizes a business's products and services. Types include, but are not limited to; billboards, bus benches, interiors and exteriors of buses, taxis and business vehicles, and signage posted on the exterior of brick-and-mortar location.

“Outdoor food preparation” is where food is prepared outside a structure.

“Outdoor sales” means the sale of products or services by sales personnel who go outside a structure to meet with potential customers.

“Outdoor recreation facilities” are specific land areas designed and developed for leisure pursuits engaged in the outdoors.

“Outdoor garden center” is a retail operation that sells plants and related products for the domestic garden as its primary business. It can include a wider range of outdoor products and on-site facilities.

“Off-street passenger loading” means the provision of space off the street and adjacent to a building entrance for the loading and unloading of automobile passengers. The design of such space shall be subject to the approval of the City of Casa Grande.

“Oriented to” means for the purposes of outdoor advertising signs where the sign face makes an angle of more than thirty (30) degrees with the arterial street or freeway from which the sign is intended to be read. For purposes of on premise signs, oriented to shall mean that the sign is positioned or placed in such a manner as to be viewed from a particular direction.

“Parking structure” means a parking garage located above ground or underground consisting of one or more levels that may or may not include other primary or accessory uses.

“Perimeter” means the boundaries or boundary of a lot, tract, or parcel of land.

“Pet care facility” means a lot or building in which household pets are kept daily, regularly and for overnight or for extended periods of time for the benefit of persons who do not reside on the premises. Facilities may provide shelter, feeding, grooming and retail sales. This shall not include breeding or raising of household pets or animals.

“Pharmacy” means a place where medicines only are compounded or dispensed.

“Printing and publishing house” (including newspaper) is an enterprise that produces printed materials, mainly by the letterpress method.

“Private use” means one which is restricted to the occupants of a lot or building, together with their guests, where compensation for such use is not received and where no business or commercial activity is associated with such use or building.

“Product development and product testing activities” is the process of testing, designing, creating and marketing new products or services to benefit customers.

“Professional Service” means: The rendering of service of a professional nature by:

1. Architects, engineers, and surveyor.
2. Doctors of medicine, osteopathy, dentistry, and optometry.
3. Lawyers.
4. Accountants.
5. Consultants and practitioners who are recognized by the appropriate above licensed professions.
6. Chiropractors, chiropodists, and naturopaths.
7. Dispensing opticians.

“Prohibited use” means a use which is not specifically permitted or analogous to those specifically permitted.

“Projection” means any element or embellishment attached to a structure for environmental protection or architectural enhancement which does not support any portion of the structure.

“Public building” is a building use by a government entity.

“Public utility service yard” means any building, lot, parcel of land or premises used for offices and warehousing, storage, servicing and maintenance of vehicles and equipment, testing and development of materials and equipment, and including microwave and communications facilities and associated equipment in the conduct of public utility servicing and business.

“Qualifying patient/caregiver cultivation location” means any building, structure, or premises used for the cultivation of marijuana by either a qualifying patient and/or qualified caregivers who meet the following requirements:

1. The cultivator is either:
  - a. A qualifying patient pursuant to A.R.S. § 36-2801(13) who has received his/her registry identification card from the Arizona Department of Health Services; or
  - b. A designated caregiver pursuant to A.R.S. § 36-2801(5) who has received his/her registry identification card from the Arizona Department of Health Services.
2. The cultivation is done only at the address approved by the Arizona Department of Health Services; and
3. The building, structure, or premises used for the cultivation is at least twenty-five miles from the nearest medical marijuana dispensary.

“Radio and television studio” a room or set of rooms specially equipped for broadcasting radio or television programs, making phonograph records, filming motion pictures.

“Religious Institution” means a building, together with its accessory buildings and uses, where persons regularly assemble for religious worship, and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain public worship.

“Repair shops, not automobiles or trucks” provide for restoration of broken, damaged, or failed device, equipment, part, or property to an acceptable operating or usable condition or state.

“Residential purposes” means the intent to use and/or the use of a room or group of rooms for the living, sleeping, and housekeeping activities of persons on a permanent or semi-permanent basis of an intended tenure of one month or more.

“Residential use” means shall be deemed to include single and multiple dwellings, hotels, motels, dormitories, and mobile homes.

“Resort hotel” means a building or group of buildings containing guest rooms providing outdoor recreation activities such as golf, tennis, horseback riding, or swimming for guests. A resort may provide services customarily furnished by a hotel or guest ranch including restaurant, bar and convention facilities. A resort may contain dwelling units in conjunction with guest rooms.

"Restaurant" means an establishment other than a boarding house where meals which are prepared therein may be purchased by the public.

"Retail sales, rental and storage" means a commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase or rental and removal from the premises by the purchaser.

"Right-of-way" means a strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, or similar exclusive public use.

"School" means a place of general instruction including public and parochial schools, charter schools operating under a valid contract issued by the state or a state sponsored organization, institutions of higher education and private educational institutions offering a curriculum of general instruction comparable to public schools, but not including business schools or colleges, nursery schools, dancing schools, riding academies, or specialized trade, technical or vocational schools.

"School, commercial" means a school established to provide for the teaching of industrial, clerical, managerial, or artistic skills including such things as dance and gymnastics. This definition applies to schools that are owned and operated privately for profit.

"Screening" means a device or materials used to conceal one element of a development from other elements or from adjacent or contiguous development. Screening may include one or a combination of the following materials of sufficient mass to be opaque or which shall become opaque after twelve (12) months and which shall be maintained in an opaque condition: Walls, berms, or plantings.

"Shoe repair and shoe shine shop" is a type of business establishment that fixes and remodels shoes and boots.

"Street, collector" means a street which carries (collects) traffic from local streets and connects with minor or major arterial streets.

"Street, local" means a street designed to provide vehicular access to abutting properties and to discourage through traffic.

"Street frontage" means any property line separating a lot from a street; the front lot line.

"Street, public" means any street which has been dedicated or is otherwise publicly owned by the city. Any street not a public street shall be deemed a private street.

"Structure" means anything constructed or erected which requires location on the ground.

"Temporary use" is established for a fixed period of time with the intent to discontinue such use upon the expiration of such time; and does not involve the construction or alteration of any permanent structure.

"Theaters" means a building or part of a building devoted to showing motion pictures, or for dramatic, dance, musical, or other live performances.

"Townhouse" means a single-family dwelling constructed as part of a series of dwellings, all of which are either attached to the adjacent building and/or buildings by party walls, or are located immediately adjacent thereto without any visible separation between walls or roof; all of which may be located on individual and separate lots, if individually owned, or upon a single lot, if under common ownership.

“Townhouse cluster” means a building consisting of two or more non-communicating, attached one-family units placed side by side and/or back to back having a common wall between each two adjacent dwelling units.

“Upholstery shop” means the work of providing furniture, especially seats, with padding, springs, webbing, and fabric or leather covers.

“Urgent Care” means an establishment where patients are admitted for special study and treatment by one or more licensed physicians and/or dentists and their professional associates, as distinguished from a “professional office” for general consultation purposes. A clinic that offers emergency treatment can also be considered as an urgent care use.

“Use” means the employment or occupation of a building, structure or land for a person's service, benefit, or enjoyment.

“Use, conditionally permitted” means either a public or private use as listed herein which, because of its unique characteristics, cannot be properly classified as a permitted use in a particular district. After consideration in each case of the impact of such use upon neighboring land and of the public need for the particular use at the particular location, a permit for such conditional use may or may not be granted, with or without conditions, in addition to any condition specifically stated in this title for any particular conditional use, including time limits, pursuant to the requirements of this title. A conditional use may be a principal use or an accessory use.

“Use, permitted” means a use which is lawfully established in a particular district or districts and which conforms to all requirements, regulations, and performance standards of such district. A permitted use may be a principal use or an accessory use.

“Use, principal” means a use or structure which determines the predominant or major use of the lot on which it is located. The principal use shall be that use which establishes the character of the property relative to surrounding or adjacent properties. A principal use may be either a permitted or a conditional use.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

“Warehousing and storage” means an enclosed building designed and used primarily for the storage of goods and materials.

“Wholesale sales” means the business of selling goods or merchandise to retailers or jobbers for resale to the ultimate consumer.

“Wireless telecommunication facilities” means any facility or structure used for the reception or transmission of radio, telephone, television or similar-type signals. Included in this definition are transmission and reception towers of commercial and private radio and television broadcasting and re-broadcasting stations, cable television facilities, cellular and other telephone facilities, paging and personal communication facilities, and public and private utility facilities including attachments.

“Yard” means a space on the same lot with a principal building, which is open and unoccupied other than by steps, walks, terraces, driveways, lamp posts and similar structures, and unobstructed by structures, except as otherwise provided in this title.

“Yard, corner side” means a yard on a corner lot the area of which is bounded by a line extending from the front of the principal building (the front building line) to a point intersecting the side street right-of-way line (side lot line), then along the side lot line to a point intersecting the rear lot line, then along the rear lot line to a point intersecting the line formed by extending the wall of the

nearest principal building paralleling the side lot line.

“Yard, front” means a yard extending across the full width of the lot between two side lot lines the depth of which is the least distance between the street right-of-way and the front building line.

“Yard, rear” means a yard extending across the full width of the lot between the two side lot lines and between the rear line and a parallel line tangent to the rear of the principal building and the depth of which is the least distance between the rear lot line and the parallel line.

“Yard, side” means a yard extending between the front building line and the rear building line, the width of which is the least distance between the side lot line and the nearest part of the principal building.