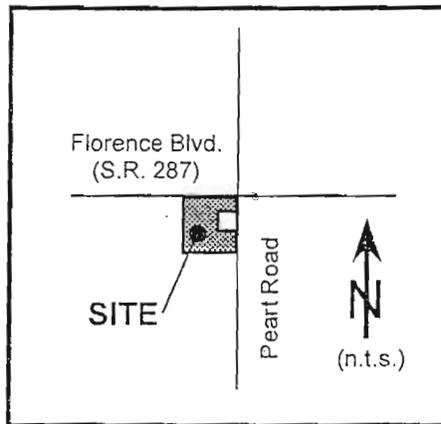


Plumb Plaza

A Commercial Planned Area Development

Located at the Southwest corner of
Florence Boulevard and Peart Road



Preliminary Development Plan

and

Development Guide

Zoning Application #:

CGPZ-18-02

Date submitted / revised:

March 4, 2002 / April 22, 2002

PURPOSE OF REQUEST:

The purpose of this application is to request a zone change from UR (Urban Ranch) to PAD (Planned Area Development) on approximately 9.73 acres located at the southwest corner of Florence Boulevard (also known as State Route 287) and Peart Road in the east Casa Grande area. The rezoning is requested to allow for the development of the "Plumb Plaza" commercial center.

Additionally, this application includes a request for Major Site Plan Review and approval for phase I of this commercial center. This proposed use is for the J. Warren Funeral Services/mortuary business.

DESCRIPTION OF PROPOSAL:

Project Description:

As stated above, this application requests a zone change from UR to PAD for the purposes of developing a commercial center to be tentatively known as "Plumb Plaza". The uses to be allowed within this commercial center are general retail, business, commercial and office uses that are typically listed as permitted and conditionally-permitted uses within the B-1 and B-2 zoning districts. A specific list of the uses that will be allowed to occur within this commercial center are noted within the 'Use Regulations' section of this Development Guide.

This Development Guide proposes to establish the framework for the development of this commercial center, and the land use exhibit included with this PAD submittal indicates the boundaries for this commercial center.

Development of any phase or portion of this project will undergo the Major Site Plan Review process by the City of Casa Grande (including, but not limited to, any pad site development). The Major Site Plan Review process will address the specific details of the building design and appearance, site layout, access, signs, landscaping, parking arrangement, etc. This initial submittal includes an application for Major Site Plan Review for the Phase I development.

The subject site is generally rectangular in shape, with a 1.67-acre exception that is comprised of two properties, one of which is presently a veterinarian clinic. The site has 650' of frontage along Florence Boulevard, and 515' of frontage along Peart Road (exclusion parcel is not included in this total). The two existing residential uses will remain until those portions of the subject site develop for commercial uses. One of these existing uses is a site-built home (Pottebaum home) located to the southwest corner of the subject site. This residential use is actually a life estate which will eventually be utilized as part of the funeral home activities. The other residential use is a manufactured home (double-wide) which may be replaced with a newer manufactured home (5 years or newer) prior to development for commercial uses. Although this

application seeks to rezone the entire site for commercial uses (as a Planned Area Development – PAD), the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses. This commercial development will require review and approval of the proposed development through the Major Site Plan Review process for any new development.

An existing water tank located along Peart Road will be relocated to the west-end of the Warren property. The existing well site will be modified so that the well head and all plumbing is located underground (except for meters).

Principal access to the subject site is from Florence Boulevard (also known as State Route 287) and from Peart Road (proposed median cut). Driveways from this commercial development onto these roadways will utilize existing curb-cuts where possible, and will also be 'shared' where possible so as to eliminate unnecessary access points. These interior drives will also facilitate connection to properties to the west of Plumb Plaza, pending agreements with those respective property owners. Roadway improvements and driveway locations will be determined in consultation with the City of Casa Grande, and the Arizona Department of Transportation (ADOT) where required (for Florence Blvd./S.R. 287). Interior circulation, parking and loading areas will be paved, with common parking areas and cross access agreements/easements provided so as to avoid unnecessary traffic onto the adjacent arterial streets. Additional information regarding the circulation system (on and off-site) for the Plumb Plaza commercial center is included in the 'Circulation' section of this Development Guide.

Street-lights exist along both Florence Boulevard and Peart Road, and will be supplemented with additional lighting along these perimeter street frontages as required by the City of Casa Grande and/or ADOT. Interior parking lot and security lighting designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance.

Fire protection (including hydrants and building sprinkling) will be provided in accordance with the code requirements of the City of Casa Grande Fire and Building Departments.

Retention and drainage will meet applicable City of Casa Grande requirements. Major retention areas are indicated to occur along the perimeter of the site, particularly adjacent to the perimeter arterial roadways. A buffer will also be established along the south and west property lines to the existing residential zoning/uses to the west and south. All retention areas will be landscaped in accordance with City of Casa Grande requirements. A conceptual drainage study is included with this PAD request and will be refined as each phase or portion of this development undergoes the Major Site Plan Review process.

Deed restrictions and maintenance agreements will be required to maintain building exteriors, landscaping, signs, parking areas, etc.

Use Regulations:

The principal uses to be allowed within the Plumb Plaza commercial center are all of the principally permitted uses in the B-1 and B-2 zoning districts, except for the auto repair businesses, car wash establishments, and adult entertainment uses.

In addition, the following uses will also be allowed to occur within Plumb Plaza: business, technical and vocational schools, greenhouses, monument sales and engraving (engraving done within an enclosed building) and caretaker's quarters, attached or detached, will be permitted.

As noted previously, the site presently contains two existing residential uses that will remain until those portions of the subject site develop for commercial uses.

The existing site-built home (Pottebaum home) located to the southwest corner of the subject site will retain its current use as a life estate until such time as this use no longer occurs. At such time this home will be utilized as part of the funeral home activities. Given the age of this residence (built in 1949) and its local significance as the home of the Pottebaum family, this residence shall retain its present exterior appearance and will seek designation as a Local Historic Landmark through the Casa Grande Historic Preservation Commission and City Council. This designation will insure its future integrity as a significant historic landmark to Casa Grande. No structural connections between the Pottebaum home and the mortuary will occur, although covered walkways will be allowed to be developed.

Residential use of the existing manufactured home (double-wide) located on the southern-most portion of Plumb Plaza ("Roach" property) will be also be allowed to continue until such time that the property is fully developed for commercial uses (that portion requiring Major Site Plan Review). The existing manufactured home may be replaced with a newer model (5 years old or newer) manufactured home until such time that this portion of Plumb Plaza is developed fully for commercial uses. Additionally, the existing, or any new manufactured home placed upon this portion of Plumb Plaza, may be relocated within this portion of Plumb Plaza (the "Roach " property) to facilitate the partial development as for commercial uses (such as, but not limited to, expansion of the funeral/mortuary services and/or development of a nursery/greenhouse on the rear portion of the "Roach" property). The existing dead trees surrounding the existing manufactured home will be removed from the property in a timely manner.

As noted previously, development of any phase or portion of the Plumb Plaza commercial center will require review and approval through the Major Site Plan Review process (including, but not limited to, any pad site development).

Development Standards:

The proposed minimum development standards for the Plumb Plaza commercial center are as follows:

Lot Size	Determined by building area, parking and setbacks
Lot Width	100'
Lot Depth	150'
Perimeter setback (PAD boundary)	20'
Front Yard setback	30'
Rear Yard setback	15'
Side Yard setback	Total of 15'
Corner Yard setback	30'
Residential zone boundary setback	50'
Maximum height (above grade)	2 stories / 35' *

* An additional 4' will be allowed for parapet walls per City code.

Note that the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses.

Architecture:

The architectural theme for the Plumb Plaza commercial center will generally be characterized as a contemporary southwestern-type style, utilizing a combination of muted desert colors, stuccoed exteriors, colored accents, exposed/colored split and smooth-faced block, painted masonry/concrete, and tile/flat canopies. Roofs will largely be a combination hip and shed design, and will be of metal construction or tiled. roof and arched elements Colors and architectural elements may vary slightly between buildings within the Plumb Plaza commercial center in order to provide for variation in the appearance throughout the center and to avoid 'sameness'. Colors will achieve a Light Reflectivity Value (L.R.V.) of no greater than 50%.

All four elevations/sides of any pad buildings and the 'corner side' elevation of any building having visibility from Peart Road and/or Florence Boulevard will be architecturally 'finished'.

No proposed buildings shall have any roof-mounted mechanical equipment (HVAC, evaporative coolers, etc.) or antennas, unless such equipment is completely screened by a continuous parapet wall. All ground-mounted equipment and/or units shall be screened behind a low decorative wall or with landscaping.

Trash/dumpster enclosures are to meet City requirements, and are to be of masonry block construction, colored to complement the buildings within the Plumb Plaza

commercial center, and will have gates. All dumpsters will be kept within enclosures, and such enclosures will be located per City requirements.

All transformers, back-flow preventers, utility boxes and other utility-related equipment will be painted to complement the building (where allowed), and where ground-mounted, such equipment shall also be screened with landscaping. Additionally, all utilities running through the site (and any utilities that need to be relocated) will be placed underground.

Conceptual building elevations included as an Exhibit to this Development Guide are for the Phase I development (funeral services/mortuary) only. Details regarding specific architecture and design, colors, treatments, etc., for additional/later phases will be submitted as part of the application for Major Site Plan Review for that particular phase or portion of the development.

Landscaping and Screening:

Landscaping within Plumb Plaza is highlighted by two palm tree-lined interior boulevards that serve as the focal points for the entries into this development.

Additional landscaping will adhere to City of Casa Grande requirements, and will generally utilize the landscaping theme established with other commercial centers in the area such as the Casa Grande Marketplace (Walgreens/Home Depot) located at the northeast corner of Florence Boulevard and Peart Road. Landscaping along both Florence Boulevard and Peart Road will maintain a minimum depth of 20' (plus any unused right-of-way). 3' high screening walls (type, color and treatment to match the architectural theme within the center) and/or berms will be provided to screen the view of parking areas from either Florence Boulevard and/or Peart Road. Landscaping will also be placed along the south and west property lines as a buffer to the existing residential zoning/uses to the south. Landscaping within the commercial center and along adjacent rights-of-way will be privately maintained.

A Conceptual Landscape Plan is included as an Exhibit to this Development Guide for the Phase I development only. The specific landscape plan for additional phases or portions of the development will be submitted as part of the application for Major Site Plan Review for that particular phase or portion of the development.

A six-foot decorative screening wall shall be placed along the rear of the Pottebaum property, adjacent to the Warren's property, at such time as the Pottebaum property is developed for commercial uses. No other screening walls are proposed along the perimeter or within the interior of this site.

Signs:

Sign structures (detached, attached and directional) will be designed to be compatible with the buildings within the commercial center.

Detached signs will consist of a total of three large signs, as depicted in the application materials. Two such detached signs are proposed along the Florence Boulevard frontage. One Florence Boulevard sign will be placed towards the west end of the Florence Boulevard frontage, within the proposed landscaped entry drive and shall be utilized for the funeral services/mortuary business. This sign has a column design with a maximum height of 12' (from adjacent curb level), with a sign area of 32 square feet. The second Florence Boulevard sign will be located towards the center of the Florence Boulevard frontage and will be a shared-tenant monument-style sign with a maximum height of 18' and a total sign area of approximately 185 square feet. The sole Peart Road detached sign is similar in appearance to the single-tenant sign along Florence Boulevard, but with a maximum height of only 8' (measured from the level of the electrical panel installed for the water pump) and a maximum sign area of approximately 20'. All detached signs are double-faced and internally lit.

Attached and directional signs will be provided in accordance with City of Casa Grande requirements.

Details regarding specific detached and attached sign structures will be submitted as part of the application for Major Site Plan Review for any phase or portion of the development.

CONFORMANCE TO ADOPTED LAND USE PLANS:

City of Casa Grande General Plan: The Casa Grande General Plan Update designates the subject site for Commercial uses. Therefore, this request, as a Planned Commercial development, is in conformance with the General Plan.

SITE CHARACTERISTICS:

The subject site is generally rectangular in shape, with a 1.67-acre exception that is comprised of two properties, one of which is presently a veterinarian clinic. The site has 650' of frontage along Florence Boulevard, and 515' of frontage along Peart Road (exclusion parcel is not included in this total). The two existing residential uses will remain until those portions of the subject site develop for commercial uses. One of these existing uses is a site-built home (Pottebaum home) located to the southwest corner of the subject site. This residential use is actually a life estate which will eventually be utilized as part of the funeral home activities and will seek designation as a Local Historic Landmark. The other residential use is a manufactured home (double-wide) which may be replaced with a newer manufactured home (5 years or newer) prior

to development for commercial uses. Although this application seeks to rezone the entire site for commercial uses (as a Planned Area Development – PAD), the parcels containing the existing residential uses will be allowed to retain the development standards of the Urban Ranch zoning district until the respective parcels/phases are developed for commercial uses. This commercial development will require review and approval of the proposed development through the Major Site Plan Review process for any new development.

An existing water tank located along Peart Road will be relocated to the west-end of the Warren property. The existing well site will be modified so that the well head and all plumbing is located underground (except for meters).

Overhead electrical lines running through the site will be placed underground, where possible. Overhead electrical lines along the Florence Boulevard and Peart Road frontages (belonging to Arizona Public Service) will remain, but may be relocated as necessary. All utilities running through the site will be placed underground.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The primary character of the area is existing commercial uses to the north, east and west, with multi-family residential uses to the south. The land uses and zoning of the surrounding properties are as follows:

North: Property directly to the north is largely undeveloped, with the exception of the abandoned a former general/feed store (the “Co-Op”), which exists directly at the northwest corner of Florence and Peart. This area is zoned B-2.

South: Directly to the south the property is vacant and zoned Urban Ranch UR). To the southwest is an apartment complex, zoned R-3.

West: Areas to the west are generally undeveloped/vacant desert and are zoned UR. Further to the west is the Tri Valley Plaza commercial center.

East: A Circle K convenience store is located directly at the southeast corner of Florence and Peart and is zoned B-2. To the south of the Circle K are scattered single-family residential uses, zoned Urban Ranch (UR).

Also within the vicinity of the subject site is a Walgreen’s drug store and a Home Depot at the northeast corner of Florence and Peart. A City fire station is located to approximately ¼-mile to the north of the subject site.

CIRCULATION:

Principal access to the subject site is from Florence Boulevard (also known as State Route 287) and from Peart Road (proposed median cut). The intersection of these roadways is signalized.

Driveways from this commercial development onto these roadways will utilize existing curb-cuts where possible, and will also be 'shared' where possible so as to eliminate unnecessary access points. These interior drives will also facilitate connection to properties to the west of Plumb Plaza, pending agreements with those respective property owners.

Florence Boulevard (a.k.a. State Route 287) is a 5-lane (2 each direction, plus a center turn-lane) improved roadway. No additional improvements are proposed to Florence Boulevard, except for any deceleration/turn lanes as may be required by the City and/or ADOT. Additionally, sidewalk will need to be installed adjacent to Florence Boulevard. The half-street right-of-way dedication for Florence Boulevard adjacent to the subject site is 60'. No additional right-of-way is to be dedicated unless required by ADOT.

Peart Road is a 5-lane (2 each direction, plus a center turn-lane) roadway recently improved by the City of Casa Grande and Pinal County. No additional improvements are proposed, except for any deceleration/turn lanes as may be required by the City. Additionally, sidewalk will need to be installed adjacent to Peart Road. The half-street right-of-way dedication for Peart Road adjacent to the subject site is 55'. No additional right-of-way is to be dedicated at this time.

Roadway improvements and driveway locations will be determined in consultation with the City of Casa Grande, and the Arizona Department of Transportation (ADOT) where required (for Florence Blvd./S.R. 287). A traffic study will be submitted and reviewed by the City of Casa Grande prior to issuance of any building permits for any phase or portion of this development, to determine the traffic impact of this project and any need for additional traffic and roadway improvements.

All on-site circulation, parking and loading areas will be paved, with vertical curbing not less than six inches in height provided as a barrier to landscaping, retention and building areas. Common parking areas and cross access agreements/easements provided so as to avoid unnecessary traffic onto the adjacent arterial streets.

Loading provisions will be in accordance with City requirements, and will be appropriately screened to minimize noise.

PHASING:

The project is expected to be completed as several phases. The initial phase is the funeral services/mortuary operation proposed for the interior of the development. A

Major Site Plan Review application is being processed concurrently with this PAD/rezoning request.

All phases or portions of this development will be subject to the Major Site Plan Review process prior to issuance of any building permits (including, but not limited to, the development of all anchor and major tenant buildings and all pad site development).

Additionally, final drainage, traffic and sewer reports and plans, meeting with the approval of the City Engineer, are required prior to issuance of any building permits.

PUBLIC UTILITIES AND SERVICES:

Utilities:

Water will be provided by the Arizona Water Company.

Sewer will be provided by the City of Casa Grande. This development may be subject to sewer payback fees which may be off-set by development impact fees.

Electricity for the site will be provided by Arizona Public Service. Phone will be provided by U.S. West. Natural gas will be supplied by Southwest Gas. Cable television service will be provided by Cox Cable.

Overhead electrical lines running through the site will be placed underground, where possible. Overhead electrical lines along the Florence Boulevard and Peart Road frontages (belonging to Arizona Public Service) will remain, but may be relocated as necessary. All utilities running through the site will be placed underground.

Services:

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

Refuse collection will be provided by either the City of Casa Grande or a private company such as Waste Management or United Waste Systems.

This development, as a commercial (non-residential) use, will not have any adverse impact on the elementary and high school districts.