

# Santa Cruz Crossing

SEC of Trekell Road and Rodeo Road

## PLANNED AREA DEVELOPMENT (PAD) PROPOSAL

DSA-14-00214

February 27, 2015

**Prepared For:**  
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Approved by City  
Council Ordinance  
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## 1.0 Description of Proposal

Santa Cruz Crossing is a proposed 97 acre mixed-use community at the southeast corner of Trekell Road and Rodeo Road in the northeastern portion of the City of Casa Grande. The development plan proposed for Santa Cruz Crossing envisions a diverse mix of residential and commercial uses, including both lower and higher density detached single family homes, a grocery-anchored commercial retail center, an office/commercial zoning and a variety of senior living residences. The development plan proposes an abundance of open space and active trails focused around the man-made channel that used to be a part of the north branch of the Santa Cruz Wash. This channel currently extends through the property in an east-west direction and will be maintained in its current location, but will be improved to have a higher flow capacity with better erosion protection, and will be landscaped for use by the residents.

The purpose of this request is to revise the previous PAD (Planned Area Development) designation to accommodate a change in proposed use. The current PAD zoning classification accommodates a mix of residential, retail, and office. The proposed PAD revision would allow a senior living component, an apartment component and change the geometry of the various zones. The south half of the existing PAD would remain in place while the north half would be modified to accommodate both apartment and senior living components. A graphical comparison between the previous PAD and this proposed PAD is shown as Figure #14 in the Appendix.

Land use regulations and development standards applicable to this PAD shall be as stipulated herein. If any regulations or conditions from the previous PAD are in conflict with requirements of such codes, the provisions in this PAD shall prevail.

Much of the text and graphics from the current PAD designation document is being duplicated here, and all proper references are hereby given to:

*Santa Cruz Crossing – Southeast Corner of Trekell Road and Rodeo Road –  
Planned Area Development (PAD) Proposal*  
*CGPZ-079-06. March 28, 2006*  
*MB Group, LLC*  
*4300 N. Miller Road, Suite 240*  
*Scottsdale, AZ 85251*  
*Contact: Mark Borushko*

## 2.0 Relationship to Surrounding Property

Santa Cruz Crossing is located to the north and east of what is currently downtown Casa Grande and is within the Casa Grande city limits. The western boundary of the property abuts Trekell Road and Rodeo Road borders the north property line. The eastern property line follows the mid-section line alignment of Colorado Street. The former north branch of the Santa Cruz Wash traverses the property from east to west. Figures #1 and #2 in the Appendix illustrate the site and the surrounding area.

The surrounding property consists of mostly subdivided residential neighborhoods, with the exception of various undeveloped residential and commercial parcels as discussed below. The south property line is adjacent to the developed subdivisions known as Desert Valley Unit 1 and Desert Valley Unit 2 and the platted but undeveloped North Desert View subdivision. However, much of the balance of the undeveloped surrounding property is currently planned for a mix of commercial, single-family and multi-family residential uses, making Santa Cruz Crossing compatible with both the existing and proposed land uses in the area. The Santa Cruz Crossing site is currently zoned as PAD but remains vacant undeveloped native desert.

The property to the north of Rodeo Road and east of Trekell Road is comprised of developed residential subdivisions known as Rancho Grande Unit 1 and Rancho Grande Unit 2. An approximately 10 acre parcel is located at the immediate northeast corner of the intersection. This property is currently vacant.

The property to the north of Rodeo Road and west of Trekell Road is approved as a PAD-zoned master planned community consisting of 1,316 single family residential lots on approximately 378 acres. Included in this PAD is a 16.2 acre parcel at the immediate corner that is approved for commercial uses and a second parcel directly to the west that is approved for 13.1 acres of multi-family residential uses.

The property to the south of Rodeo Road and west of Trekell Road consists of a storage facility with frontage on Rodeo Road.

The property adjacent to this Santa Cruz PAD to the east is known as Arroyo Linda, which has been rezoned with a PAD itself. Arroyo Linda is a large planned single family home development. The eastern and south-eastern boundaries of this PAD have been coordinated with the Arroyo Linda development and will ultimately have an extension of Colorado St. along the border and a connection to Pueblo Dr. on the south. Coordination of the streets, utilities, open areas and drainage patterns was done to ensure that a smooth and efficient transition would occur.

The Santa Cruz Crossing property is in the immediate path of growth, with Coyote Ranch, McCartney Ranch and a multitude of other projects currently being proposed or under construction in the general vicinity.

## 3.0 Community Design

The development plan for Santa Cruz Crossing has been conceived to not only create a much desired mixed-use community to meet the demand of multiple market segments, but also to respond to physical and land-use challenges inherent in the site. The PAD zoning classification supports the optimal resolution of both of these issues. With the proposed PAD zoning, a sensible land use plan and overall community design character can be established with enough flexibility to allow for creative solutions to matters such as storm drainage, infrastructure, planning and adjacent land use compatibility. The proposed PAD zoning has been developed to allow these creative solutions while still complying with the City of Casa Grande General Plan 2010 and with the City of Casa Grande Small Area Transportation Study. Figures #3 and #5 in the Appendix illustrate the proposed PAD layout.

Santa Cruz Crossing will consist of a mix of commercial/retail, commercial/office, senior living, and a variety of residential uses that have been logically arranged to allow future residents of the development to shop within walking distance of their home or office and provide a sense of community for those residents. Specifically, the development plan proposes an anchored commercial/retail center at the immediate intersection of Trekell Road and Rodeo Road. This commercial component may include a mix of retail uses such as: Neighborhood grocery, Neighborhood pharmacy, Banking, Fast-food with drive-thru, restaurant, and general retail.

A senior living, medium density Apartment and Senior Patio Homes component directly to the east of that commercial provide a transition to the single family homes further east and south. Both of these transitional residential areas are planned to remain as a single parcel with the individual units (apartments or patio homes) being leased by the property owner/management. The patio homes, will however be designed to potentially be sold at a later time as condominium units as the market develops.

Additionally an Office/commercial component could be developed to provide an attractive medical/professional office building complex or as a commercial use complementary to the adjacent retail and housing areas. The may include family doctors' offices, dental offices, other professional use offices, neighborhood pharmacy, urgent care facility, or a restaurant.

The two separate single-family residential products are proposed within the single family zones with minimum lot sizes of 55' wide and 65' wide. For every lot smaller than 7,000 square feet, an equal number of lots 8,000 square feet or larger will be provided. Within these single-family home areas, connections to the adjacent parcels will be made along Colorado Street on the east and Pueblo Drive to the south. This will provide the desired multiple points of access and connectivity for the area. The exact configuration for those connections will be determined at the time of platting for the single-family home areas.

With the exception of those points of street connectivity, most of the areas south of the man-made channel have been left the same as the previously approved PAD to minimize any impact on the neighbors to the south.

## 3.0 Community Design (cont'd)

The proposed land use and lot size mix for Santa Cruz Crossing is provided in the following tables. See Figures #3A, #3B, and #5 in the appendix.

### SINGLE FAMILY USES

Land Use	Area (in acres)		Total Residential Units	Residential Density Per Acre		Previous PAD (Gross)
	Gross	Net		Gross	Net	
AREA 'A' Single Family Min. 55'x120'	20.5	18.5	74	3.61	4.00	3.35
AREA 'B' Single Family Min. 65'x125'	29.2	28.7	97	3.32	3.38	3.35
<b>AVERAGES</b>	<b>49.7</b>	<b>47.2</b>	<b>171 units</b>	<b>3.44 du/ac</b>	<b>3.62 du/ac</b>	<b>3.35 du/ac</b>

### MULTI-FAMILY USES

Land Use	Area (in acres)		Total Residential Units	Residential Density Per Acre		Previous PAD (Gross)
	Gross	Net		Gross	Net	
AREA 'C' Senior Patio Homes	6.8	6.1	36	5.29	5.90	7.90
AREA 'D' Senior Apartments	10.5	8.9	125	11.90	14.04	7.90
<b>AVERAGES</b>	<b>17.3</b>	<b>15.0</b>	<b>161 units</b>	<b>9.31 du/ac</b>	<b>10.73 du/ac</b>	<b>7.90 du/ac</b>

### COMMERCIAL USES

Land Use	Area (in acres)		Total Residential Units	Residential Density Per Acre		Previous PAD (Gross)
	Gross	Net		Gross	Net	
AREA 'E' Senior Living	7.6	5.9	N/A	N/A	N/A	N/A
AREA 'F' Commercial/Office	6.5	5.5	N/A	N/A	N/A	N/A
AREA 'G' Commercial/Retail	16.2	13.8	N/A	N/A	N/A	N/A
<b>AVERAGES</b>	<b>30.3</b>	<b>25.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

### 3.0 Community Design (cont'd)

Because of the detailed and user specific design involved in planning the commercial/retail, senior living, commercial/office, senior apartments and senior patio home uses, specific site plans and designs will be presented with major site plan review applications for each of these project components. These applications will be presented separately from this Planned Area Development application but will individually show how the projects will comply with City of Casa Grande development standards and the requirements set forth in this PAD.

An abundance of open space will be provided throughout the community to help establish distinct recreational opportunities for all future residents and provide transitional buffers between the different land uses within Santa Cruz Crossing. These open space areas will be designed, where possible, to also allow drainage and stormwater retention/detention in accordance with the City of Casa Grande engineering standards. Figure #9 in the Appendix shows the proposed open space layout.

The area around the existing man-made channel will serve as the backbone of the community open space system. The new engineered channel will enter at its historic location on the east side of the development and will continue down the historic center of the site in a mixture of channels and landscaped open space. This main conveyance will be joined with stormwater from the north along Pueblo Drive before exiting into existing culverts at Trekell Road. The engineered channel will be landscaped up to a point where the engineered channel enters the commercial/office parcel. From that point to the west it will become a more structural channel, lined with rip rap erosion control due to the increased flow from the storm water to the north. The stormwater channel entering from the north will be landscape up to the point where it joins with the wash. A majority of the conveyance system will be enhanced to create attractive natural trails extending through the community. Neighborhood-scaled pocket parks, along with concrete multi-use paths, will also be provided in strategic locations for convenient access by all future residents of the community. Figure #10 in the Appendix shows the conceptual trail and major drainage section through the development.

Major community entry monuments announcing the arrival at Santa Cruz Crossing are proposed at the primary project entry intersections on both Rodeo Road and Trekell Road. An additional major community entry monument will be established at the intersection of Rodeo Road and Trekell Road that will be coordinated with the development of the commercial/retail component. Neighborhood-scale monuments will also be installed at the entrance to each of the three residential niches. Architectural renderings of these monument features are provided with this development guide. Figures #4, #11, and #12 in the Appendix show the proposed signage and wall concepts and Figure #17 shows the specific signage standards. Specific colors for these components will be approved at the site plan level during development, but will be similar to a Harvest Brown (SuperLite) for the primary block color and a Sedona Red (SuperLite) for the accent block color. Primary block will be smooth face, center score, integral color masonry units. The accent block will be split face, center score, integral color units.

## 4.0 Open Space Character

The development plan for Santa Cruz Crossing proposes to dedicate a minimum of 15% of the site as open space as required by the City of Casa Grande. Open space areas within the project are intended to meet the outdoor recreational and leisure demands of future residents as well as contribute to the overall aesthetic quality of the community. An abundance of open space will be provided at all key project entry locations and at the entry to the various land use components. Significant open space buffers will be established along both Trezell Road and Rodeo Road to create physical separation between the project land uses and the adjacent arterial street traffic. An open space corridor will be created along the east boundary and central portion of the site to establish the beginning of a public trail system. The system will be built from the existing city park at the northeast corner of Colorado Street and Rodeo Road to the Santa Cruz Wash to the south. It will be coordinated and will take place within this development and the future Arroyo Linda development to the east. Several recreational areas, complete with shaded play equipment, ramadas and an optional sport court, will be located within pocket parks in centrally accessible locations of each residential area. All open space areas within the community will be generously landscaped and have been situated to provide easy access by all future Santa Cruz Crossing residents.

Multi-use concrete paths will traverse the open space areas within the project, providing pedestrian and bicycle connections to adjoining perimeter roadways. These connections are intended to encourage residents to walk or bicycle to the commercial/retail and office/employment components of the project or to other nearby destinations, thereby reducing automobile dependence.

The existing man-made channel which currently traverses the Santa Cruz Crossing site will be regraded for our new engineered channel and will serve as the heart of the open space system. It will be supplemented with native species of vegetation and trails to further enhance its presence through the site.

The neighborhood open space and amenities will be maintained by the formation of a homeowner's association and the establishment of covenants, conditions and restrictions. Neighborhood design guidelines will also be created so that the character and quality of the project and all open space areas will be perpetually maintained.

The open space area within the commercial, commercial/office, assisted living, apartment homes and patio home areas will be detailed at the time of development with the site planning process. The minimum open space area for those portions will be as shown in the table on the following page. The landscaping within these areas will be coordinated to present a common appearance and further promote a sense of community for the residents.

## 5.0 Open Space Character (cont'd)

The open space area within the single family home areas will follow the Open Space / Landscape diagram shown in Figure #9 in the appendix. Per this diagram, the tree spacing will be set at one per 30-ft along the adjacent ROW's, and additional trees placed as shown in the use areas. Overall, this equates to roughly 2.5 trees per residential unit in these Single Family Home areas.

Additionally, throughout the entire development, the landscaping materials will comply with City of Casa Grande codes and will be selected from the list of "Low Water Use / Drought Tolerant Plan List for Pinal County Active Management Area by Arizona Water".

The following table breaks down the proposed open space areas that will be provided. Areas 'A' and 'B' are flexible in their layout, so specific open space area calculations are not provided. But a minimum of 15% must be shown at the time of preliminary plat approval for those areas. Additional open space for Areas 'C' thru 'G' will be provided at the time of site plan approval using pedestrian use areas, walking paths, and additional landscape areas. This will bring each of those areas to a minimum of 15% as well.

Land Use Area	Total Open Space (acres)	Useable Open Space (acres)	Total Net Area (acres)	Open Space (% of total area)
AREA 'A' Single Family Min. 55'x120'	--	--	20.5	15% MIN
AREA 'B' Single Family Min. 65'x125'	--	--	29.2	15% MIN
AREA 'C' Senior Patio Homes	0.29	0.0	6.8	4.2%
AREA 'D' Senior Apartments	0.63	0.0	10.5	6.0%
AREA 'E' Senior Living	0.35	0.0	7.6	4.6%
AREA 'F' Office/Commercial	0.69	0.0	6.5	10.6%
AREA 'G' Commercial	1.06	0.0	16.2	6.5%

## 5.0 Development Phasing

The initial phase of development is expected to be the Senior Living component (Area 'E'). The Senior Apartments (Area 'D') and Senior Patio Homes (Area 'C') will likely follow shortly after, depending on the success of the initial phase with Commercial/Office (Area 'F') and Commercial/Retail (Area 'G') after that. The single family home areas and commercial areas will be developed as market conditions for those uses dictate.

Infrastructure necessary to service these land use components, including the realignment and reconstruction of Rodeo Road adjacent to the Rancho Grande subdivision to the north, will be constructed with the development of the adjacent areas. Figure #13 in the appendix shows this phasing and the related street work and major drainage work. It roughly breaks down as follows:

**Phase 1: Senior Living**

Construction of a the new collector road with a cut off entrance for the single family Homes.

Grading of all channels onsite w/ finished landscaping for the portion abutting the Senior Living and Senior Patio Homes.

Construction of the Frontage road on the north side of Rodeo Drive

**Phase 2: Apartment Living**

Completion of landscaping for all channels except the portion north of the future Commercial/office parcel and section north of Single Family Homes (Area 'A')

Continued construction of the Rodeo Drive improvements

Completion of all improvements in Trekell Rd.

**Phase 3: Patio Homes**

**Phase 4: Commercial/office**

Commercial/retail

Completion of rip rap installation for channel section north of Commercial/office.

Completion of all improvement in Trekell Rd.

**Phase 5+: Single Family Homes (Areas 'A' and 'B')**

Completion of all improvements in Rodeo Drive

Completion of remainder of landscaping with onsite channels.

## 5.0 Development Phasing (cont'd)

The existing homes on the north side of Rodeo Road front directly to the arterial right-of-way. This a non-standard condition presents a problem for development. As a part of this development, additional right-of-way on the south side of Rodeo Road will be dedicated to allow the main street to be shifted to the south. This will in-turn allow for the construction of a one-way (westbound) frontage road to be construction on the north side of the main street for those existing residents. A section through this non-standard configuration is shown graphically in Figure #7 and dimensioned in #16 in the appendix.

A preliminary and final plat for the project will be developed with each Phase of Construction. The proposed public improvements for those phases will be the financial responsibility of the developer and will be done at each point of development following the basic phasing outlined above.

## 6.0 Utilities

A summary of the wet and dry utility needs, current locations and extension requirements to service Santa Cruz Crossing is as follows:

- Water -** Domestic water services operated by Arizona Water Company bound the development within Trekell Road and Rodeo Road. These 16-inch and 12-inch lines will be extended with various sized lines into and through the development at Colorado Road and the yet unnamed public right-of-way connecting Rodeo Drive and Trekell Road. Additional connections will be made to these mains to run through the single family home streets and to serve the other areas of development.
- Wastewater -** Sanitary sewer service will be provided by the City of Casa Grande. A 15" sewer line is located in the Trekell Road right-of-way that will provide sewer service to the site. Public sewer lines will be extended through the development with appropriate stubs as needed for extensions to adjacent developments to the east and south.
- Electrical Service -** Electricity will be provided by Arizona Public Service (APS). Currently APS has overhead facilities along the south side of Rodeo Road. The line is confirmed to have capacity to service the project. This line will be buried underground with the reconstruction of Rodeo Road and extended into the project.
- Telephone -** Telecommunication service will be provided by Century Link Communications. Currently, Century Link has facilities along the south side of Rodeo Road on the same overhead poles as the APS facilities. This line is confirmed to have sufficient capacity to service the project. An underground line will be extended south in conjunction with the required roadway improvements to provide telephone service to the project.
- Gas -** Natural Gas service will be provided by Southwest Gas Corporation. Currently, a 2" gas line extends north along the east side of Trekell Road. That line is confirmed to have capacity to service the project.
- Cable -** Cox Communications will provide cable television and internet service to the project and has plans to develop additional telecommunication facilities to service the immediate area. An underground line containing fiber is currently located at the southeast corner of Trekell Road and Rodeo Road and coaxial cables are located above ground along Rodeo Road. Cox facilities will be extended through the project in conjunction with the required roadway improvements.
- Well Site -** Arizona Water Company currently owns a fenced well site near the southwest corner of the property. This well site contains above ground storage tanks, assorted well parts, a mini mobile storage trailer and other miscellaneous metal equipment and piping. To mitigate the negative impact to the surrounding area, this well site will be secured with a six (6) foot block wall and locked access gate as part of the development of the Santa Cruz Crossing project. Additionally, all parcels adjacent to the well site will have a 30-foot building setback to further mitigate the effects from the site. Current access to the well site from Trekell Road will be modified to go directly through the development to the new collector street.

## 7.0 Schools

Educational services for all Grade K through 8 students will be provided by the Casa Grande Elementary School District. Grade K-5 students living within the project will attend Cholla Elementary School, located northeast of Trekell Road and Kortsen Road, approximately one mile from the site. Several new elementary schools are projected to be constructed in the near future in the immediate area. Grade 6-8 students within Santa Cruz Crossing will attend Cactus Middle School located adjacent to Cholla Elementary School. Additional elementary school facilities in the area include Desert Willow, Villagro, and McCartney Ranch schools within 1.5 miles of the site. Bus service will be made available by the Casa Grande Elementary School District to transport students to both Cholla Elementary and Cactus Middle School.

Educational services for all Grade 9 through 12 students will be provided by the Casa Grande Union High School District. High school students within the project will attend Casa Grande Union High School, located at the southeast corner of McCartney Road and Trekell Road, approximately one mile north of the site.

## 8.0 Proposed Development Standards

### PAD – AREAS ‘A’ & ‘B’

In addition to the PAD residential Design Standards as stated on Page 18, specific building setback and height standards are being proposed at this time for the two single family lot components within Santa Cruz Crossing. These standards are as follows:

Front Setback:	20’ to 23’ for front load garages (every 3 <sup>rd</sup> or 4 <sup>th</sup> home will have a minimum front yard setback stagger of at least 3’). 15’ for side load garages, living areas or front porches.
Side Setback:	5’ and 10’ (15’ total), Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10’ side setback by a maximum of 3’.
Corner Side Setback:	15’, Adjacent landscape tracts of at least 10’ in width may be included as up to 10’ of this required setback.
Rear Setback:	20’, Patio covers open on three sides may encroach a distance of up to 10’ from the rear property line.
Building Height:	28’

Model homes, and the associated temporary sales office, temporary parking surface, and other items directly related to the sale of single family homes shall be an Allowed Use provided that the temporary parking surface is a 3" minimum aggregate base course or otherwise approved by the City, with accommodation for ADA. Signage and flag poles associated with the model complex is to follow City Sign Code standards. The model home complex expires within 5 years of the date of Certificate of Occupancy Issuance . At five years from the Certificate of Occupancy issuance, the associated parking lot, signage, flag poles, and fencing associated with the model complex is to be removed and spaces are to be converted into single-family homes with a functional garage. An extension beyond five years can be issued through the approval of a conditional use permit.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code, this PAD and current residential design standards.

### PAD – AREA ‘C’

Area ‘C’ shall follow current City of Casa Grande zoning district Residential zone R-2 with age restrictions (55 and over).

### PAD – AREA ‘D’

Area ‘D’ shall follow current City of Casa Grande zoning district Residential zone R-3 with age restrictions (55 and over).

## 8.0 Proposed Development Standards (cont'd)

### PAD – AREA ‘E’

Area ‘E’ shall follow current City of Casa Grande zoning district Residential zone R-3 lot area and development standards and uses. Its Allowed Uses are limited however to an assisted living facility, nursing home, adult day care, and accessory uses that would be commonly associated with them.

### PAD – AREA ‘F’

Area ‘F’ shall follow current City of Casa Grande zoning district C-O lot area and development standards and uses, specifically but not limited to medical/professional office and a neighborhood scale urgent care facility that can operate on a 24-hour basis. Additionally, a neighborhood scale pharmacy and restaurants shall be permitted uses as described in this PAD in section 3.0. A conditional use permit would be required for convenience food restaurants or drive-thru food establishments. Outdoor display/storage of merchandise or equipment is specifically prohibited.

### PAD – AREA ‘G’

Area ‘G’ shall follow current City of Casa Grande zoning district General Business zone B-2 lot area and development standards and uses. The specific Allowed Uses for proposed development are as described in this PAD in section 3.0, but are not limited to those uses.

All districts abutting the well-site shall have a minimum of 30’ building setback from the well – site boundary. The building setback around the perimeter of the development shall be as indicated here, or match the height of the building (whichever is greater).

## 9.0 PAD Design Standard Compliance

<i>Applicable Requirement</i>	<i>Response</i>
Section 1A Layout Standards	
1. Open Space	
Min 15% open space required.	Will comply
No clubhouses or constructed asphalt or concrete areas can be counted towards open space.	Will comply
50% of required open space must be useful for recreation	Will comply
15% of area of storm water retention basins used as recreation areas must be above the 25-year flood water surface elevation.	Will comply
All open space not considered natural must be xeriscape landscaped.	Will comply
PADs along I-10 must be buffered.	Not applicable
Guidelines for golf course open space calculation.	Not applicable
Landscape, landscape lighting, and open space amenity plans are subject to the review and approval of the Planning & Development Director.	Will comply
2. Lot Size Requirements	
Minimum lot area is 6,000 sq. ft.	Minimum lot area proposed is 6,600 sq. ft.
Minimum lot width is 55 feet.	Will comply
Variety of lot size is required.	Two different lot size niches are proposed. The layout includes lot widths of 55 to 60 feet and depths ranging from 117 to 125 feet.
Lots over 8,000 sq. ft. must equal or be more than those under 7,000 sq. ft.	Will comply
3. Setbacks	
Unique setbacks shall be established.	Proposed building setbacks are noted in Section 8.0 of this development guide.
4. Multi-family Standards	Will comply
5. Manufactured Homes	Not applicable

## 9.0 PAD Design Standard Compliance

<i>Applicable Requirement</i>	<i>Response</i>
<b>6. Multi-story Homes</b>	
Multi-story homes not allowed on corner or end lots.	Will comply
Multi-story homes not allowed along boundary of established one-story single-story home subdivision.	Will comply
<b>7. Streetscape &amp; Entrances</b>	
Unique & cohesive theme demonstrated through streetscapes, walls, signs, landscaping.	There will be a comprehensive theme for Santa Cruz Crossing that will be used in the walls, signage and landscaping.
Decorative walls are required along roadways with relief & view fencing where appropriate.	Will comply
Minimum 15-foot landscaped tract is required along adjacent arterial and collector streets.	A minimum of 15 feet of landscaping is provided along all collector streets and along Trezell and Rodeo Roads.
Provide an enhanced subdivision entry.	The entries to Santa Cruz Crossing include monument signage, enhanced landscaping and large open space tracts.
<b>8. Front Yard Landscaping</b>	
Front yard landscaping provided by the builder is required.	Will comply
Front yard landscaping must be installed within 3 weeks of closing.	Will comply
Front yard landscaping packages offered by developer/builders shall be subject to review and approval by the Planning & Development Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and if turf/lawn is provided for front yards, it shall be kept to a minimal (no more than 20%) portion of the front yard and include a concrete header or similar border.	Will comply
<b>9. Schools</b>	
Conveniently located school sites must be considered.	School service is discussed within this development guide under the heading "Schools".
<b>10. Miscellaneous</b>	
Side yard fence returns for all interior lots must extend to within 10 feet of front of home.	Will comply
All walls within public view must be painted the color of the primary decorative color.	Will comply
<b>Section 1B. Additional Requirements</b>	

## 9.0 PAD Design Standard Compliance

<i>Applicable Requirement</i>	<i>Response</i>
Provide a mix of cul-de-sac designs, curvilinear streets, etc.	Will comply
Stagger front setbacks by at least three feet for every third or fourth lot.	Will comply
Provide a 10-foot wide concrete trail meandering through the development.	Meandering 10' wide concrete trails will extend through the project open spaces.
Provide landscaped buffer of at least five feet between sidewalks and back of curb along local streets.	Local street sidewalks will be attached to roadway curbs.
Increase the width of the landscape tract between arterial right-of-way and residential lots to 25'.	Will comply. In most cases, the landscaped tract along the arterial right-of-way (Rodeo Road) will be 35' wide.
Applicant's choice	The feature used to satisfy this requirement is the proposed linear park/trail system for the project. This system will provide connectivity from the northeast corner of the project across from the City Park at Rodeo Road and extend through the project to Trezell Road and its commercial and employment areas.
Section IIA. Architectural Standards	Home floor plans, colors, elevations and materials are subject to the review and approval by the Planning and Zoning Commission.
1. Floor Plans & Elevations	
A minimum of 5 floor plans, each with 3 elevations is required.	Will comply
At least 5 distinct color schemes are required.	Will comply
Diversity and uniqueness is required for elevations	Will comply
Housing product must be in general conformance to the architectural theme and construction material noted in the PAD.	Will comply
Homes of the same elevation or color scheme cannot be placed adjacent to or across from each other.	Will comply
No more than 3 consecutive similar rear elevations are allowed backing to an arterial or collector street.	Will comply
Emphasis must be place on front elevations. Main entries must face the street.	Will comply
Architectural embellishments are required around all windows.	Will comply
2. Roofs	

## 9.0 PAD Design Standard Compliance

A variety of roofing colors, shapes, textures are required. Concrete tile is required for all sloped roofs.	Will comply
Variation of ridgelines and designs is required.	Will comply
Unique roof colors must be matched to the home color.	Will comply
All mechanical equipment must be ground-mounted.	Will comply
3. Garages	
At least one floor plan must include a side-entry garage on 65' wide and larger lots.	Will comply
No front-loaded garage may extend more than 10 feet past the front of the home living area or covered porch.	Will comply
At least one floor plan or product type shall have the livable area in front of the garage.	Will comply

## 10.0 Legal Description

### **Parcel 1 (505-07-024A-3; 505-07-025A and 505-07-027-02)**

The West half of the Northwest quarter of Section 9, Township 6 South Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Except any portion lying within DESERT VALLEY SUBDIVISION AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded on Book 9 of Maps, Page 15; and

ALSO Except any portion lying within DESERT VALLEY SUBDIVISION UNIT NO. 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 9 of maps, Page 33; and

ALSO Except any portion lying within the NORTH DESERT VIEW, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 12 of Maps, Page 33; and

ALSO Except the South half of the South half of the Southwest quarter of the Northwest quarter of said Section 9; and

ASLO Except that portion described as follows:

BEGINNING at a point in the Northwest quarter of said Section 9 from whence the Northwest corner of said Section 9 bears North 28 degrees 41 minutes West, a distance of 1306.6 feet;

Thence South 89 degrees 10 minutes East, a distance of 208.71 feet;

Thence South 00 degrees 50 minutes West, a distance of 208.71 feet;

Thence North 89 degrees 10 minutes West, a distance of 208.71 feet;

Thence North 00 degrees 50 minutes East, a distance of 208.71 feet to the POINT OF BEGINNING; and

ALSO Except that portion described as follows:

BEGINNING at a point on the West boundary of said Section 9 from whence the Northwest corner of said Section 9 bears North 00 degrees 50 minutes East, a distance of 1329.72 feet;

Thence South 89 degrees 10 minutes East, a distance of 643.73 feet to the West boundary of that particular parcel of land described in instrument recorded in Docket 218, Page 316 in the office of the Pinal County Recorder;

## 10.0 Legal Description (con't)

Thence South 00 degrees 50 minutes West along the West boundary of that particular parcel of land described in instrument recorded in Docket 218, Page 316 in the office of the Pinal County recorded, a distance of 16.00 feet to the Southwest corner thereof;

Thence North 89 degrees 10 minutes West, a distance of 643.73 feet to the west boundary of said Section 9.

Thence North 00 degrees 50 minutes East, a distance of 16.00 feet to the POINT OF BEGINNING; and

ALSO Except the Easterly 12.00 feet of the Westerly 45.00 feet of the Northwest quarter of said Section 9. Except those portions previously excepted; and

ALSO except that portion described as follows:

Commencing for a tie at the City of Casa Grande brass cap marking the Northwest corner of said Section 9, from which the North quarter corner of Section 9 bears North 88 degrees 54 minutes 44 seconds East, 2649.48 feet distant,

Thence from said Northwest corner of Section 9, South 45 degrees 07 minutes 49 seconds East, 45.91 feet to a point 33.00 feet Southerly and 33.00 feet Easterly from the Northwest corner of Section 9 and the TRUE POINT OF BEGINNING;

Thence North 88 degrees 54 minutes 44 seconds east, a distance of 172.22 feet;

Thence South 01 degrees 05 minutes 16 seconds East, a distance of 17.00 feet;

Thence South 88 degrees 54 minutes 44 seconds West, a distance of 120.00 feet;

Thence South 44 degrees 52 minutes 11 seconds West, a distance of 51.44 feet;

Thence South 89 degrees 54 minutes 44 seconds West, a distance of 17.01 feet;

Thence North 00 degrees 49 minutes 36 seconds East, a distance of 52.79 feet to the POINT OF BEGINNING.

2005 Assessor's Tax Parcel Nos. 505-07-024A-3; 505-07-025A and 505-07-027-02

## 10.0 Legal Description (con't)

### **Parcel 2 (505-07-023-06)**

The Northeast quarter of the Northwest quarter of Section 9, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

### **Parcel 3 (506-07-028-01)**

The North half of the North half of the Southeast quarter of the Northeast quarter of Section 9, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona

## 11.0 Appendix

Figure #1 - Vicinity Map

Figure #2 - Aerial Map

Figure #3-A – Property Exhibit

Figure #3-B – Property Exhibit

Figure #4 – Conceptual Project signage

Figure #5 – Illustrative Site Plan

Figure #6 – Conceptual street cross sections

Figure #7 – Conceptual street cross sections

Figure #8 – Conceptual street cross sections

Figure #9 – Open Space / Landscape Exhibits

Figure #10 – Conceptual Trail / Open Space

Figure #11 – Major Sign Locations

Figure #12 – Conceptual project walls

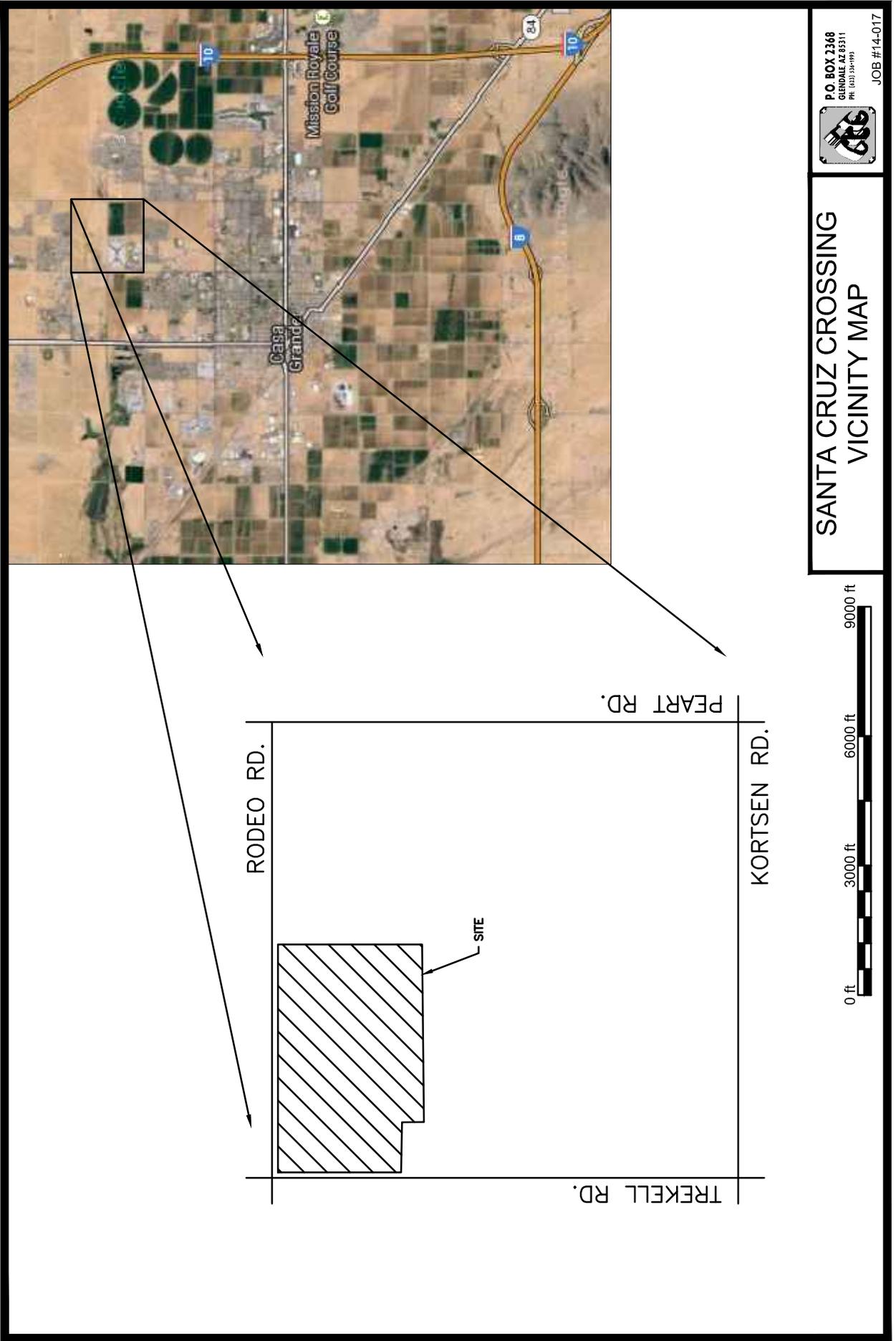
Figure #13 – Phasing exhibit

Figure #14 - Comparison – Previous PAD versus Proposed PAD

Figure #15 - Previous PAD cover (for reference only)

Figure #16 – Additional Rodeo Road dimensions

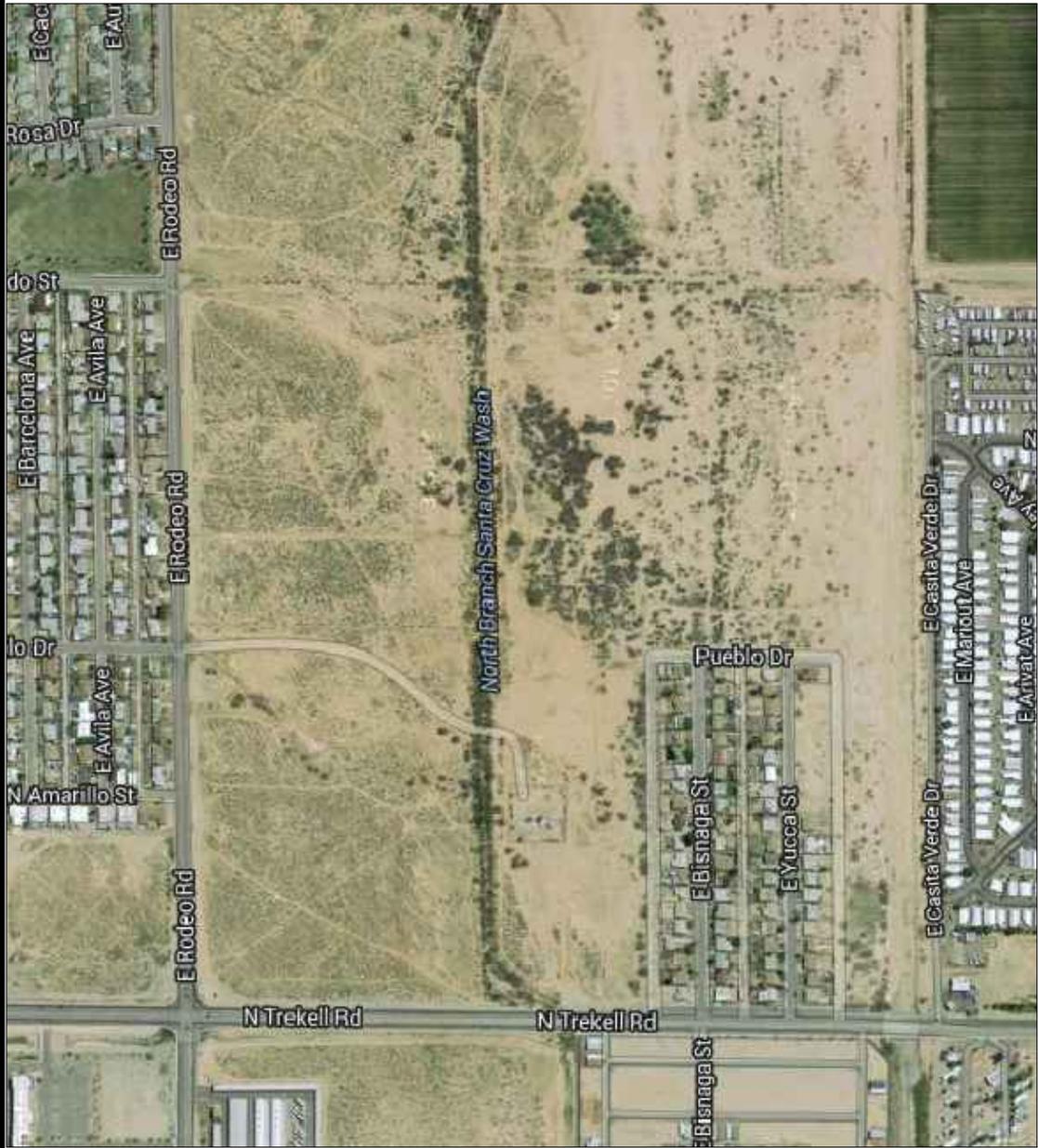
Figure #17 – Major Sign Design Standards



**SANTA CRUZ CROSSING  
VICINITY MAP**

**GCS**  
 P.O. BOX 2348  
 GILBERT, AZ 85311  
 PH: (480) 344-9993  
 JOB #14-017

**FIGURE #1**



SANTA CRUZ CROSSING  
AERIAL PHOTO



PO BOX 2348  
GARDNER, AZ 85311  
PH: (623) 336-9993



FIGURE #2



PARCEL TABLE						
PARCEL #	AREA NAME	NET AREA (S.F./AC)	GROSS AREA (S.F./AC)	UNITS	DENSITY	
1	A - SINGLE FAMILY	807,119/18.53	892,544/20.49	74	3.61	
2	B - SINGLE FAMILY	1, 248,926/28.67	1,271,516/29.19	97	3.32	
3	C - SENIOR PATIO HOMES	264,722/6.08	295,336/6.78	36	5.31	
4	D - SENIOR APARTMENT HOMES	384,551/8.83	459,122/10.54	125	11.86	
5	E - SENIOR LIVING	258,180/5.93	333,669/7.66	N/A		
6	F - OFFICE/COMMERCIAL	239,234/5.49	283,140/6.50	N/A		
7	G - COMMERCIAL	599,475/13.76	707,414/16.24	N/A		
TOTAL		3,802,209/87.29	4,242,741/97.40	332	N/A	



P.O. BOX 23368  
 GLENDALE, AZ 85311  
 PH: (623) 336-9993

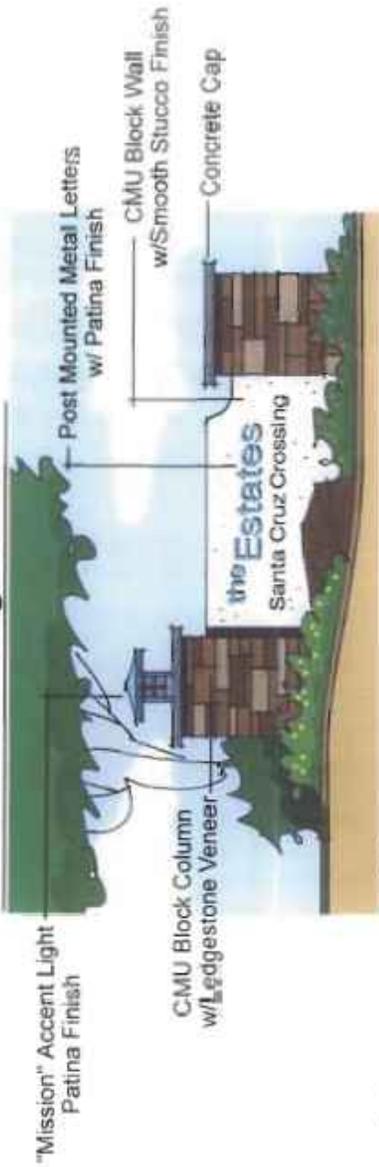
JOB #14-017

**SANTA CRUZ CROSSING  
 PROPERTY EXHIBIT**



FIGURE #3-B

### Subdivision Sign:



### Entry Monument Sign:



## Santa Cruz Crossing

Conceptual Project Signage

FIGURE #4



**Project Summary:**  
 Project Area: 97.30 Gross Acres  
 Existing Zoning: PAD  
 Request: Major PAD Amendment  
 Parcel Density:  
 Single Family: 3.44 DU/Gross Acre  
 Senior Patio Homes: 5.31 DU/Gross Acre  
 Senior Apartments: 11.86 DU/Gross Acre  
 Open Space: 15% Minimum

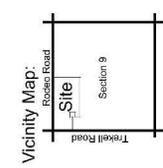
Arroyo Linda  
 PAD

**Conceptual Plan Data:**

Parcel:	Gross Acres:	Use:	Units:
a.	20.5	Single Family Min. 55'x120'	74
b.	29.2	Single Family Min. 65'x125'	97
c.	6.8	Patio Homes	36
d.	10.5	Apartments	125
e.	7.6	Assisted Living	
f.	6.5	Office/Commercial	
g.	16.2	Commercial	
Total:	97.3		332

**Note:** Measurements are approximate. NOT FOR CONSTRUCTION. This plan is conceptual and subject to modification based on review comments from the City of Casa Grande and additional detailed information from project consultants.

prepared for:  
 Integra Development, Inc.  
 1117 Fall Street  
 Casa Grande, AZ 85101  
 prepared by:  
 Drilling Sands Design  
 400 West 20th Street  
 Phoenix, AZ 85001



Date: 2/27/2015  
 Revised By: C.E.G. 02/27/2015

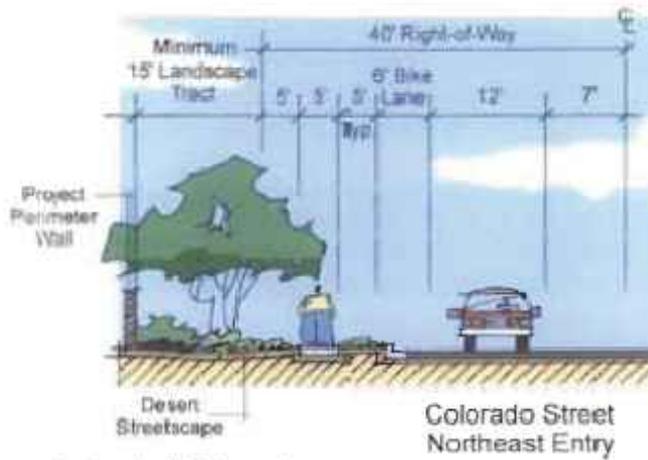
**NOTE:**  
 THIS PLAN ILLUSTRATES A CONCEPTUAL STREET LAYOUT AND LOTTING CONFIGURATION. ACTUAL STREET LAY-OUT AND LOTTING DESIGN WILL BE DETERMINED AT THE TIME OF PRELIMINARY PLAT APPROVAL.

**Illustrative Site Plan/Proposed PAD Amendment for:**

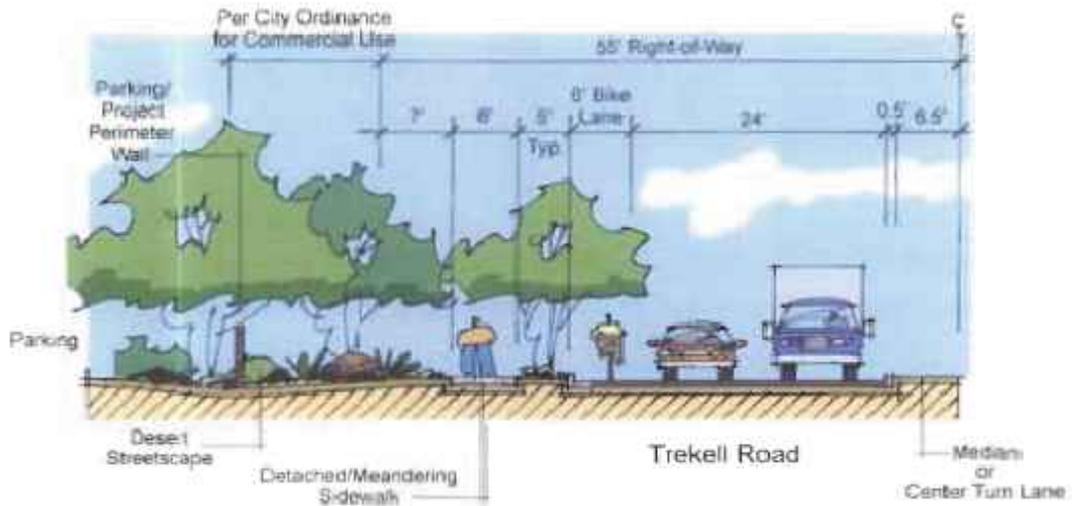
**Santa Cruz Crossing**

Casa Grande, Arizona

Major Collector Street:  
Colorado Street



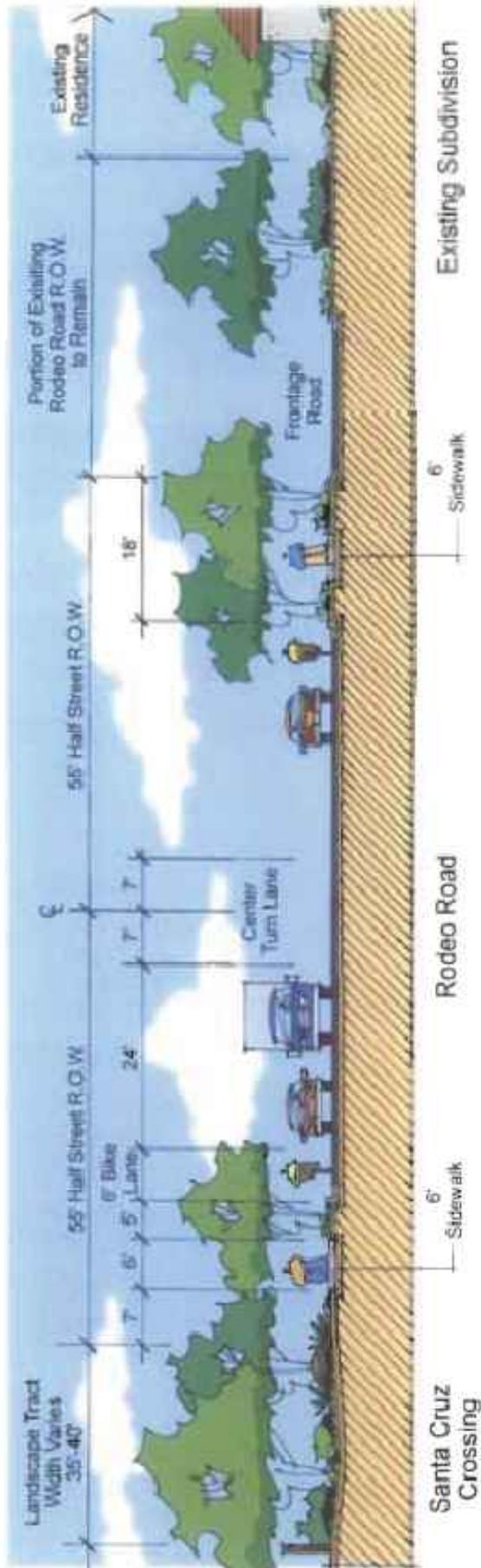
Minor Arterial Street:  
Trekell Road



Santa Cruz Crossing  
Conceptual Street Cross-Sections

FIGURE #6

Minor Arterial Street:  
Rodeo Road

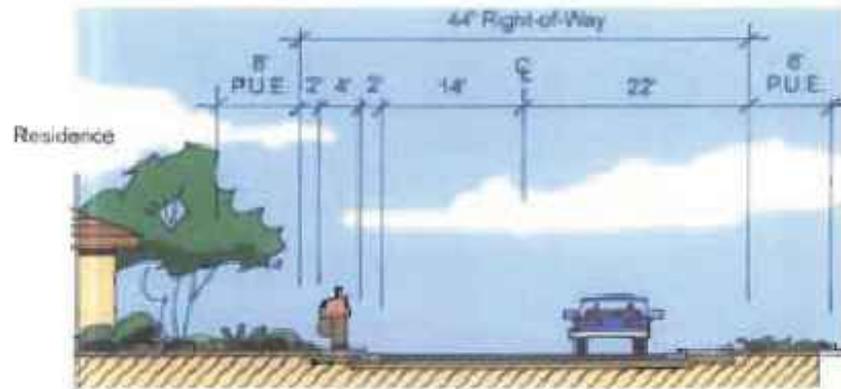


Santa Cruz Crossing  
Conceptual Street Cross-Section

SEE FIGURE #16 FOR ADDITIONAL DIMENSIONS

FIGURE #7

Local Street:



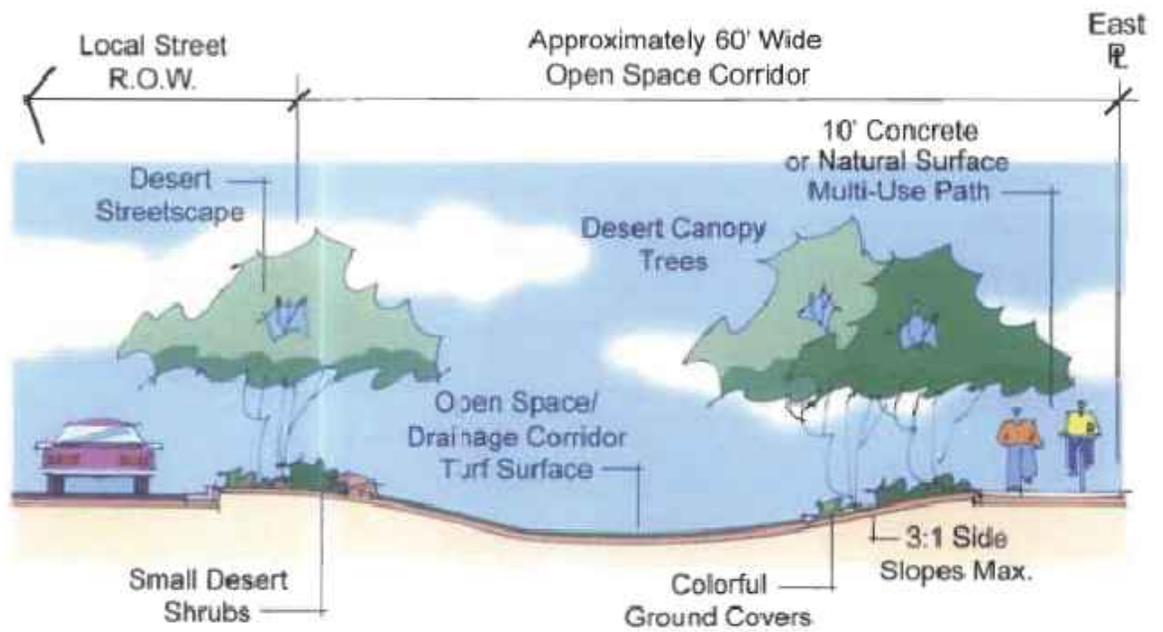
Minor Collector Street:



Santa Cruz Road  
and Pueblo Road

Santa Cruz Crossing  
Conceptual Street Cross-Sections





## Santa Cruz Crossing

Conceptual Trail/Open Space  
Corridor Section

FIGURE #10

# Open Space/ Landscape Exhibit

Open Space Data Table

Parcel	Total Open Space (acres)	Total Area (gross acres)	Open Space (% of total area)
A	...	285	GREATER THAN 8%
B	...	232	GREATER THAN 8%
C	29	68	42%
D	63	185	6.6%
E	35	68	16%
F	43	63	68%
G	106	63	53%

(M) DATA DOES NOT INCLUDE AREAS OF LANDSCAPE ELEMENTS SUCH AS SIDEWALKS AND CONCRETE LINED DRAINAGE CANALS.  
 (N) SINGLE FAMILY PARCELS ARE SHOWN FOR REFERENCE AND ARE SUBJECT TO CHANGE WITH REVISIONS TO DESIGN AND LAYOUT. FINAL OPEN SPACE NUMBERS WILL BE DETERMINED FOR THE CHANGES.

General Key Notes:

- (A) 4'-0" WIDE SIDEWALK
- (B) 5'-0" WIDE SIDEWALK
- (C) 4'-0" RIGHT-OF-WAY
- (D) 6'-0" RIGHT-OF-WAY
- (E) 10' RIGHT-OF-WAY
- (F) 10' (HALF STREET) RIGHT-OF-WAY
- (G) 30' WIDE DRAINAGE EXISTENT
- (H) LANDSCAPE MATERIAL (TYP)
- (I) TREE AND SHRUBS (AS INDICATED)
- (J) 12" HOLLOW CORE TIE-IN
- (K) OPEN SPACEDRAINAGE EXISTENT
- (L) 18" RFP LINED DRAINAGE CANAL
- (M) 48" RFP LINED DRAINAGE EXISTENT
- (N) USABLE OPEN SPACE



# Santa Cruz Crossing

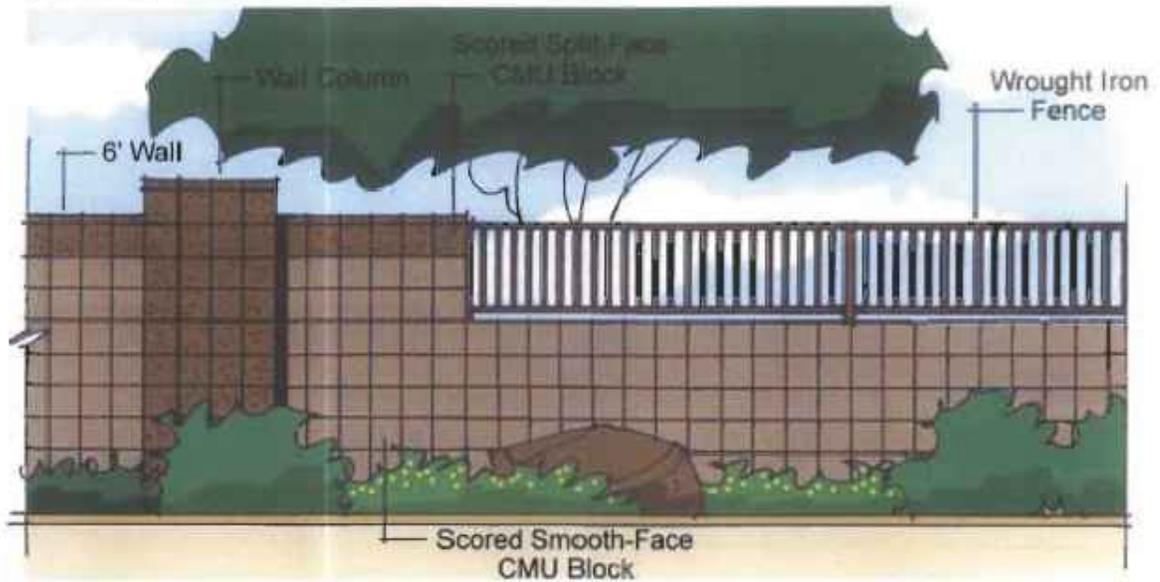
Casa Grande, Arizona

- MAJOR COMMUNITY ENTRY SIGN
- NEIGHBORHOOD SCALE MONUMENT SIGN
- MAJOR COMMUNITY ENTRY SIGN / COMMERCIAL/RETAIL SIGN

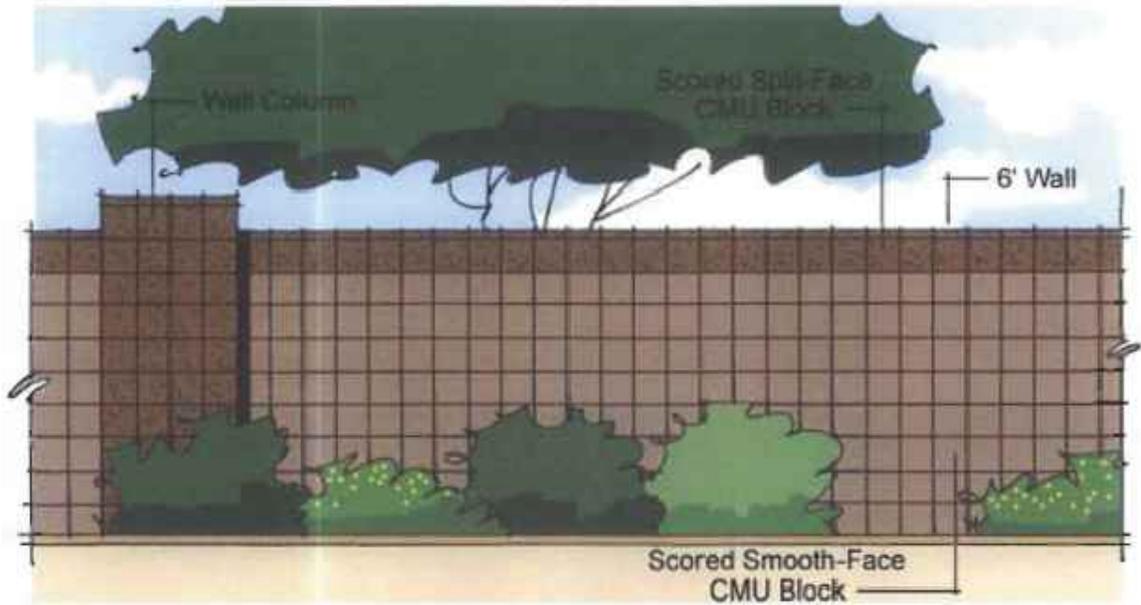
Wilwood Design Studio  
 1200 South 17th Street  
 Suite 100  
 Phoenix, AZ 85026  
 www.wilwooddesign.com

FIGURE #11

View Fence:



Perimeter Wall:



**Santa Cruz Crossing**  
Conceptual Project Walls

FIGURE #12

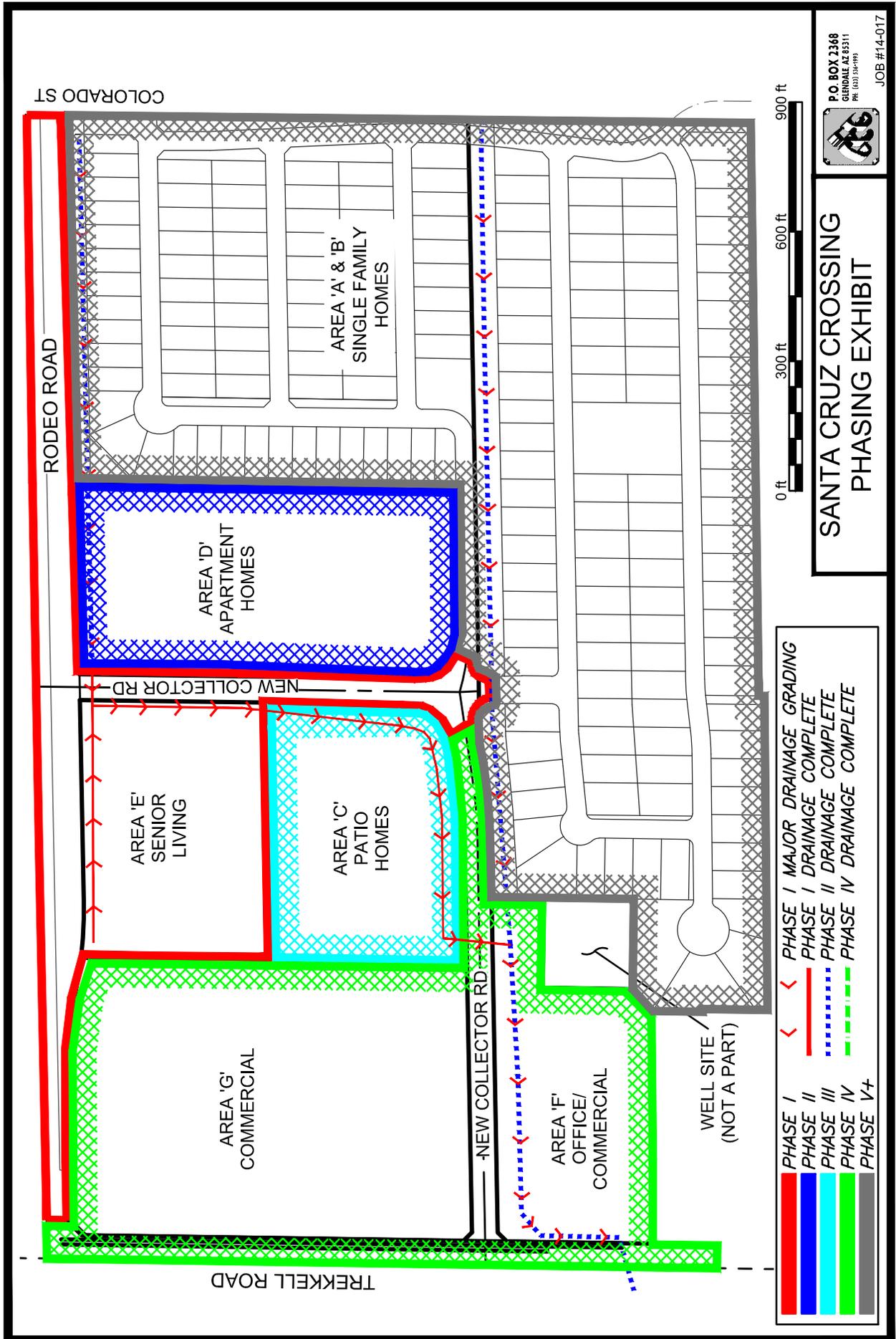
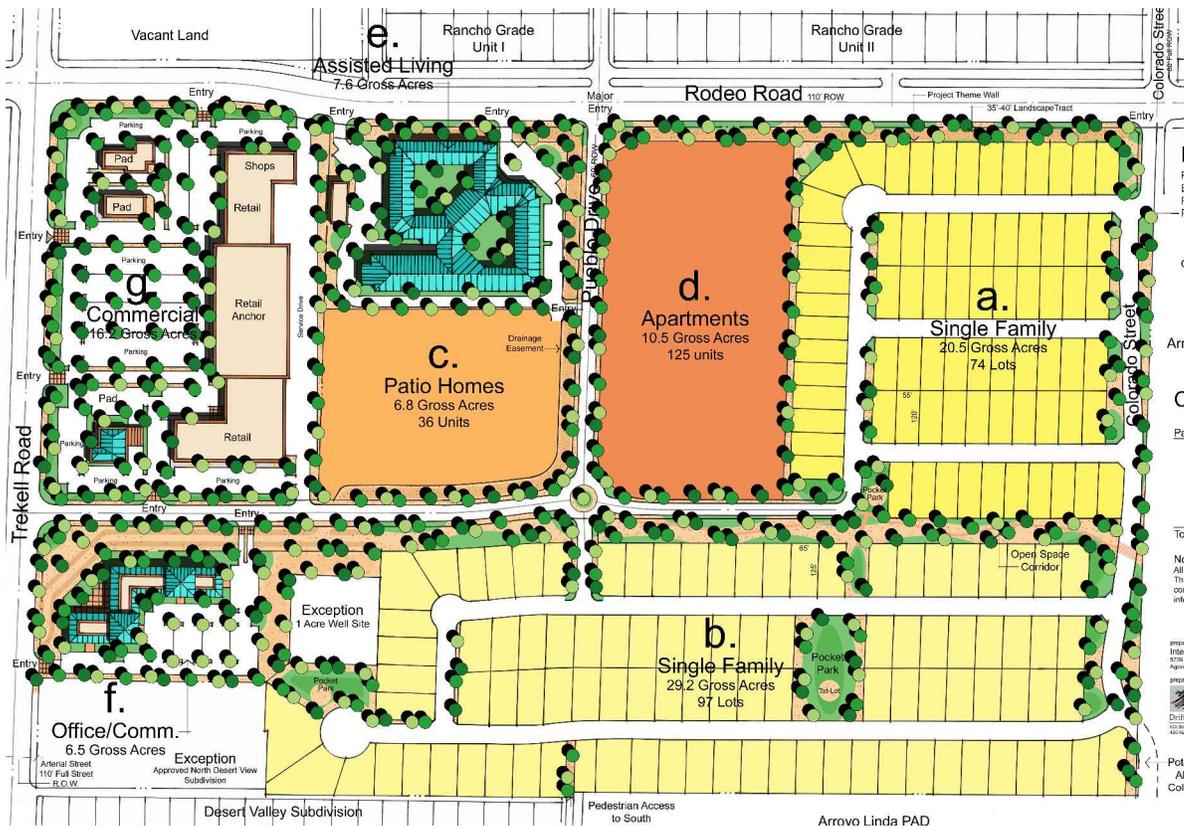


FIGURE #13



PREVIOUSLY APPROVED PAD



CURRENT PROPOSED PAD

# *Santa Cruz Crossing*

## Southeast Corner of Trekell Road and Rodeo Road

### PLANNED AREA DEVELOPMENT (PAD) PROPOSAL

CGPZ-079-06

First Submittal - February 21, 2006

Second Submittal - March 28, 2006

Prepared By:



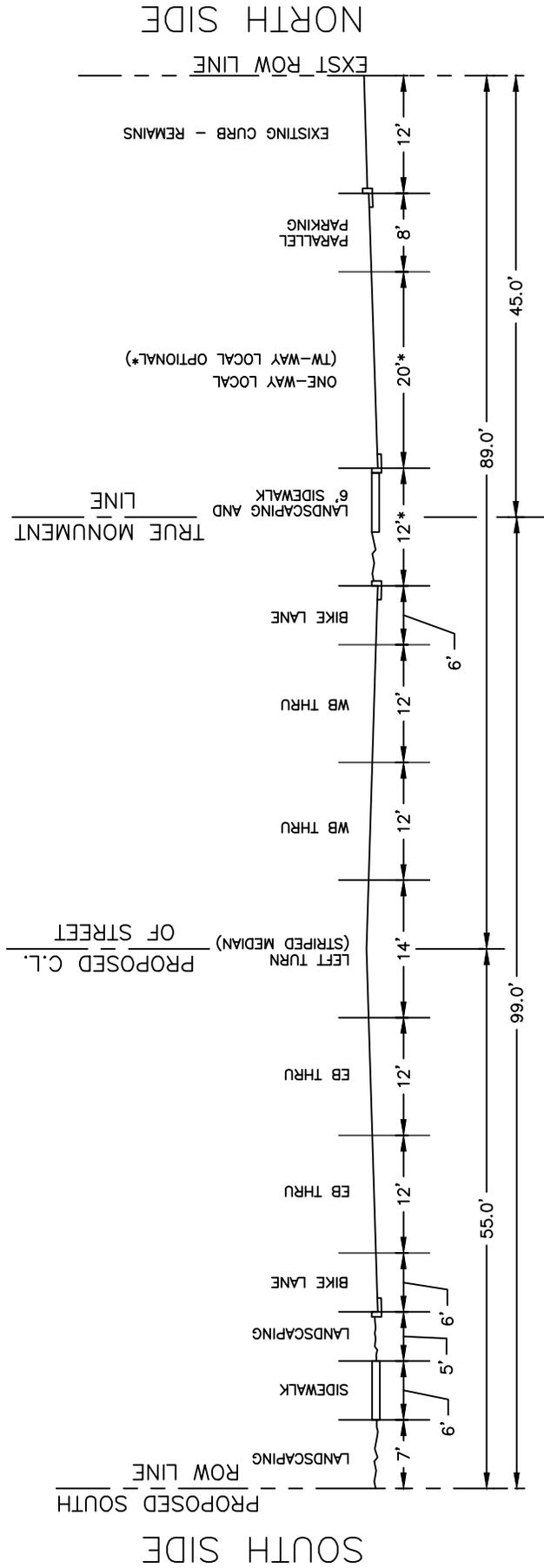
Development Consulting

Project Management

Construction Management

480-941-1444

*REDUCED IN SIZE*



RODEO ROAD, TYPICAL SECTION  
DIMENSIONS, LOOKING WEST

\*NOTE  
WITH OPTIONAL 2-WAY FRONTAGE ROAD TRAFFIC,  
THE MEDIAN DIMENSION OF 12-FT WOULD  
REDUCE TO 8-FT AND THE TRAVEL LANE WIDTH  
WOULD INCREASE FROM 20-FT TO 24-FT.

FIGURE #16

# Sign Standards

## MASTER DEVELOPMENT SIGNS (see Figure #11)

### Neighborhood signs – Figure #11 – “Blue stars”

- 20-sf of signage, 36” maximum height
- Non-illuminated, post mounted metal letters
- Separate in-direct accent lighting (fully shielded)
- Style to match comprehensive sign package approved/permitted with development

### Major community entry sign – Figure #11 – “Red stars”

- 32-sf of signage, 48” maximum height, 10”
- Non-illuminated, post mounted metal letters
- Separate in-direct accent lighting (fully shielded)
- Style to match comprehensive sign package approved/permitted with development

### Major community entry/commercial sign – Figure #11 – “Green star”

- 32-sf of signage, 48” maximum height
- Back-lit lettering is allowed
- Separate in-direct accent lighting (fully shielded)
- Style to match comprehensive sign package approved/permitted with development

The above signs shall be coordinated and approved through a comprehensive sign package reviewed by the Planning Commission.

In addition to the master development signs indicated above, the following standards/allowances shall apply:

### Commercial areas – G and F

Building mounted signage is allowed within Area ‘G’ based on City of Casa Grande B-2 zoning requirements. Additional signage may include building mounted signage, and up to one free-standing shopping center sign along Rodeo Rd. and up to two free-standing shopping center signs along Trekell Rd within Area G, and one free-standing sign along Trekell Rd. within Area F. Size, illumination, location, and style to be approved with a comprehensive sign package approved/permitted by the Planning Commission at the time of development.

### Areas C, D, and E

Up to one free-standing monument-type sign is allowed per right-of-way frontage. Sign shall be low profile, 36” maximum height, non-illuminated lettering (indirect lighting is allowed). Maximum signage area of 32 sf along Rodeo Rd. and Trekell Rd. and 12 sf along all other internal rights-of-way. Style to match comprehensive sign package approved/permitted by the Planning Commission at the time of development.