COUNCIL APPROVED
Date: 12/17/07
Case #: CGPZ-327-06

STOREY FARMS

PLANNED AREA DEVELOPMENT

1ST SUBMITTAL NOVEMBER 7, 2006
REVISED MARCH 20, 2007
3RD SUBMITTAL APRIL 20, 2007

CITY OF CASA GRANDE

HARVARD INVESTMENTS

HADLEY DESIGN GROUP

ORDINANCE NO. 1178.314

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING ZONING ORDINANCE #1178 AND ITS SUBSEQUENT AMENDMENTS BY CHANGING THE ZONING FROM COUNTY AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD) ON PROPERTY LOCATED EAST OF THE NORTHEAST CORNER OF FLORENCE BOULEVARD AND OVERFIELD ROAD, CASA GRANDE, ARIZONA.

BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

Section 1. Authorization for Rezoning

Ordinance No. 1178 and its subsequent amendments are amended by changing the zoning from County Agricultural (AG) to Planned Area Development (PAD) on approximately 535 acres of property generally located east of the northeast corner of Florence Boulevard and Overfield Road, Casa Grande, Arizona. The legal description of the property, commonly referred to as Pinal County Assessor parcel numbers 401-01-045B, 401-01-045C, 401-01-045D, 401-01-045E, 401-01-049, 401-11-007, 401-11-008B, 401-11-008E, 401-11-008G and 401-11-009B, is set forth in Exhibit A, attached hereto and incorporated herein by this reference.

This zoning change is expressly subject to applicant/owner's full compliance with all applicable law and ordinances, as well as the following conditions:

1. Future development of the site shall be in accordance with the Storey Farms Planned Area Development (PAD) Development Guide (as filed with the City Planning and Development Department), all applicable City codes and ordinances, and all conditions required by the Planning and Zoning Commission and/or City Council. Project shall fully comply with the City's Residential Design Standards for Planned Area Developments for parcels designated as Low Density Residential.

2. A PAD Plat shall not be required for this PAD. All plats shall comply with the City's Subdivision regulations.

3. Traffic and engineering reports for the site are subject to the review and approval of the City Engineer.

4. Deceleration lanes and turn lanes for the project shall be provided as required by the City Engineer at the time of Preliminary Plat or Major Site Plan approval.

5. Driveway alignments, ingress/egress points, rights-of-way widths, and internal roadway circulation plans shall be subject to the review and approval of the City Engineer.

6. Final phasing of all on-site and off-site improvements for the subject PAD shall be subject to the review and approval of the Planning and Development Director and City Engineer.

7. A final grading and drainage report must be submitted to the engineering department for their review and approval prior to any development of the site.

8. The PAD guide shall be amended to reflect a change to the parcels designated as MDR-1 along Storey Road to LDR/MDR, subject to the reasonable approval of the Planning and Development Director. Uses in this area shall be LDR unless, by motion prior to submittal to Planning and Zoning of a preliminary plat, the City Council approves a conceptual mixed use lotting plan for the area. Such mixed use plan shall integrate traditional LDR and MDR uses in one platted subdivision to break from a streetscape within the area that is dominated by MDR use.

Section 2. Effective Date

The effective date of this Ordinance shall be January 16, 2008.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 17th day of December, 2007.

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

CITY OF CASA GRANDE INCORPORATED 1915 CASA GRANDE, ARIZONA

EXHIBIT "A"
LEGAL DESCRIPTION
535 ACRES

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THAT SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE EAST 920 FEE THEREOF.

THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTH HALF,

THENCE NORTH 89 DEGREES 35 MINUTES 36 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF 200.00 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 47 SECONDS EAST, PARALELL WITH THE EAST LINE OF SAID NORTH HALF 975.45 FEET;

THENCE SOUTH 89 DEGREES 40 MINUTES 09 SECONDS EAST, 200.00 FEET, TO A POINT ON THE EAST LINE OF SAID NORTH HALF;

THENCE SOUTH 00 DEGREES 23 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTH HALF 975.70 FEET, TO THE POINT OF BEGINNING.

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

STOREY FARMS
PLANNED AREA DEVELOPMENT
CITY OF CASA GRANDE, ARIZONA

OWNER/DEVELOPER
HARVARD INVESTMENTS, INC.
17700 N. PACESETTER WAY
SCOTTSDALE, ARIZONA 85255

PREPARED BY:

HADLEY DESIGN GROUP

7272 E. Indian School Rd. Suite 472
Scottsdale, Arizona 85251
Tel. 480.429.0500 Fax. 480.429.0501

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Fax: 480-429-0501

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Fax: 602-530-8500

Engineering Consultant:
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Phone: 520-903-2393
Fax: 520-903-2395

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Planned Area Development
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OVERVIEW

STOREY FARMS

CITY OF CASA GRANDE

1.0 Purpose of Request

Storey Farms is a proposed 534-acre community ("Project") located at Toltec Buttes Road and Florence Blvd. (SR 287), on the North side of SR 287, as illustrated in **Exhibit A – Regional Context Map**. The Storey Farms Planned Area Development standards adhere to the City of Casa Grande Residential Design Standards for Planned Area Developments. The development standards demonstrate the quality of the site plan, as well as adherence to the City of Casa Grande Community Services Master Plan, zoning ordinance and general plan.

The purpose of this zoning application is to request a zoning change for the Storey Farms site from its current Pinal County AG (Agricultural) zoning, to Planned Area Development (PAD) zoning within the City of Casa Grande, after annexation. A proposed Land Use plan can be found in **Exhibit B.**

2.0 Existing Conditions

The site is bound to the North by Storey Road, on the south by Florence Blvd. (SR 287), and straddles the Toltec Buttes Road alignment. The 534-acre project site is currently and has historically been farmed, and is currently vacant. The surrounding property is also currently vacant, with the exception of the Post Ranch development, which is located at the Southwest corner of the Florence Boulevard and Toltec Buttes Road alignments, and the old Henness homestead adjacent to the property.

There is an existing high-pressure gas line located across the northwest corner **(see Exhibit C – Existing Conditions.)** The El Paso Natural Gas line easement will be zoned residential and will be developed as open space and maintained by the HOA, as defined by El Paso Natural Gas. All structures constructed as part of the Storey Farms development will maintain the required setbacks from the gas line easement. Crossings of easements with utilities and roads may be necessary but will be limited.

HARVARD INVESTMENTS

HADLEY DESIGN GROUP

3.0 Development Team

Harvard Investments has a distinguished track record of developing quality communities. They have worked successfully in major markets throughout the Southwest and Western United States. Their projects include: Northwest Ranch and Mountain Vista both in the City of Surprise, Neely Farms and Spring Tree in the Town of Gilbert and Madera Highlands south of Tucson. They have also developed La Barranca, Back O' Beyond in Sedona and Talking Rock in Prescott. Harvard Investments has assembled an experienced team of consultants (the "Development Team"). Each member of the Development Team is experienced in a variety of successful and high-quality communities. The team is comprised of planners, engineers and legal counsel. The expertise gathered for this project will help to ensure that Storey Farms is appropriately planned and will be a true asset to the City and its residents. The planner is Hadley Design Group, Inc., the engineers are Arcadis G & M, and Gallagher Kennedy provides legal counsel. The developer has assembled a development team with experience in the Casa Grande market in order to design Storey Farms as an exceptional project in which any homebuyer would be proud to live.

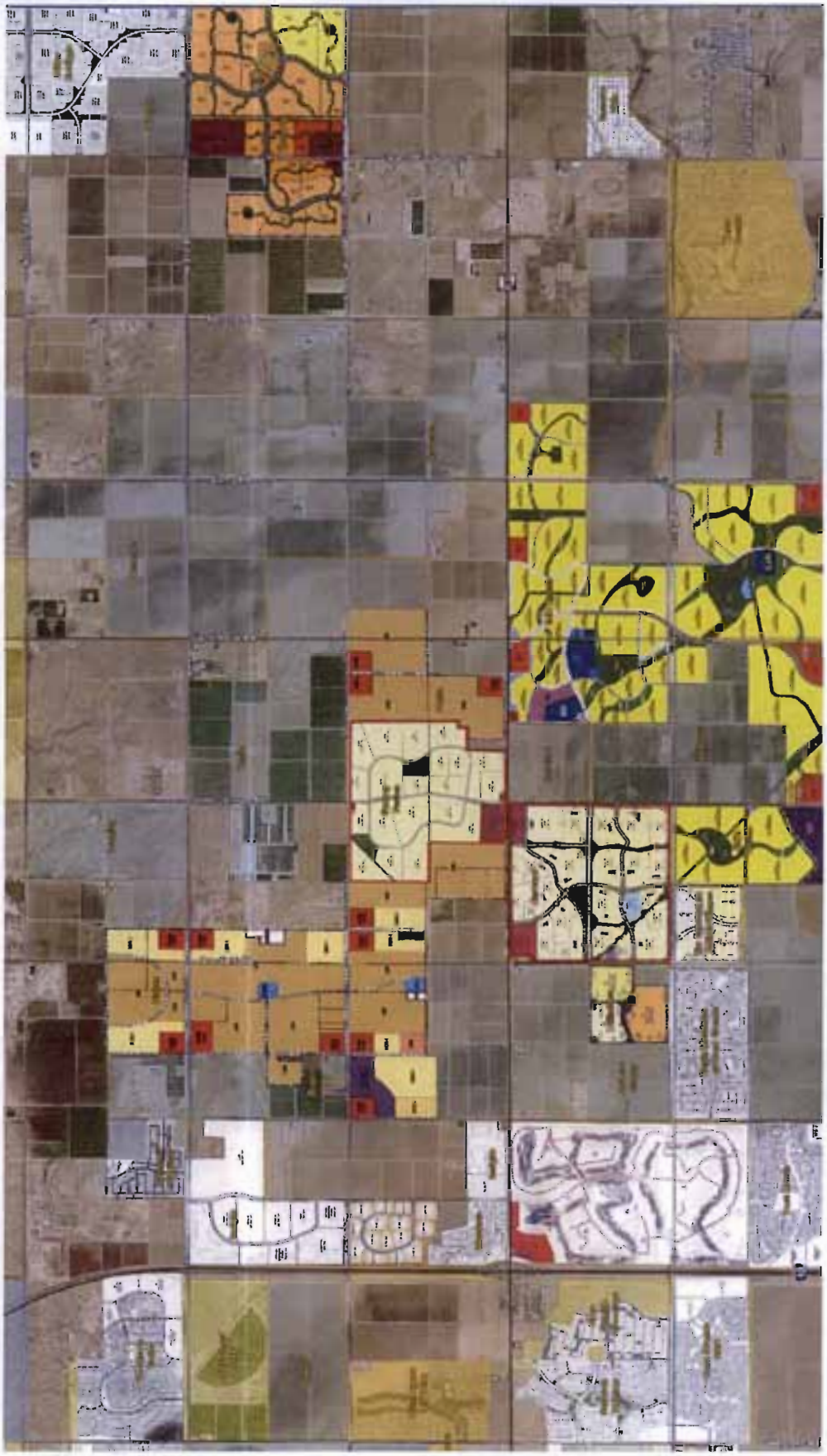
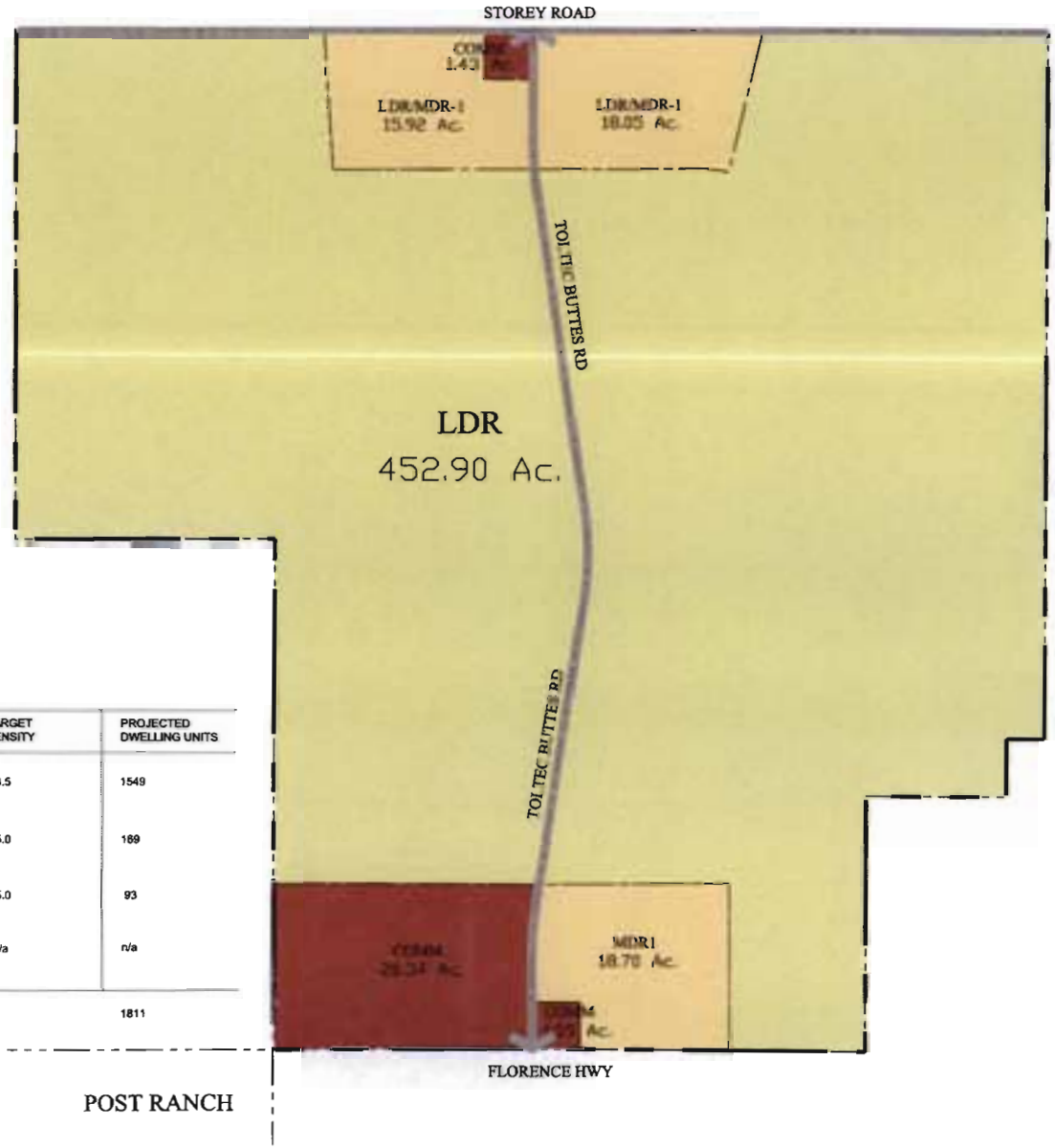


Exhibit A-Regional Context



LAND USE SUMMARY TABLE
NET

LAND USE	LAND USE DESIGNATION	NET ACREAGE	TARGET DENSITY	PROJECTED DWELLING UNITS
LDR	Low Density Residential (Unchanged Designation)	442.66	3.5	1549
LDR/MDR1	Low/Medium Density Residential	33.97	5.0	169
MDR1	Medium Density Residential	18.70	5.0	93
COMM	Commercial	27.15	n/a	n/a
	SUBTOTALS:	516.44 Ac		1811

* Net acres are net of Toltec Buttes Road and Storey Road arterial ROW per the City of Casa Grande General Plan criteria.

Exhibit B - Proposed Land Use

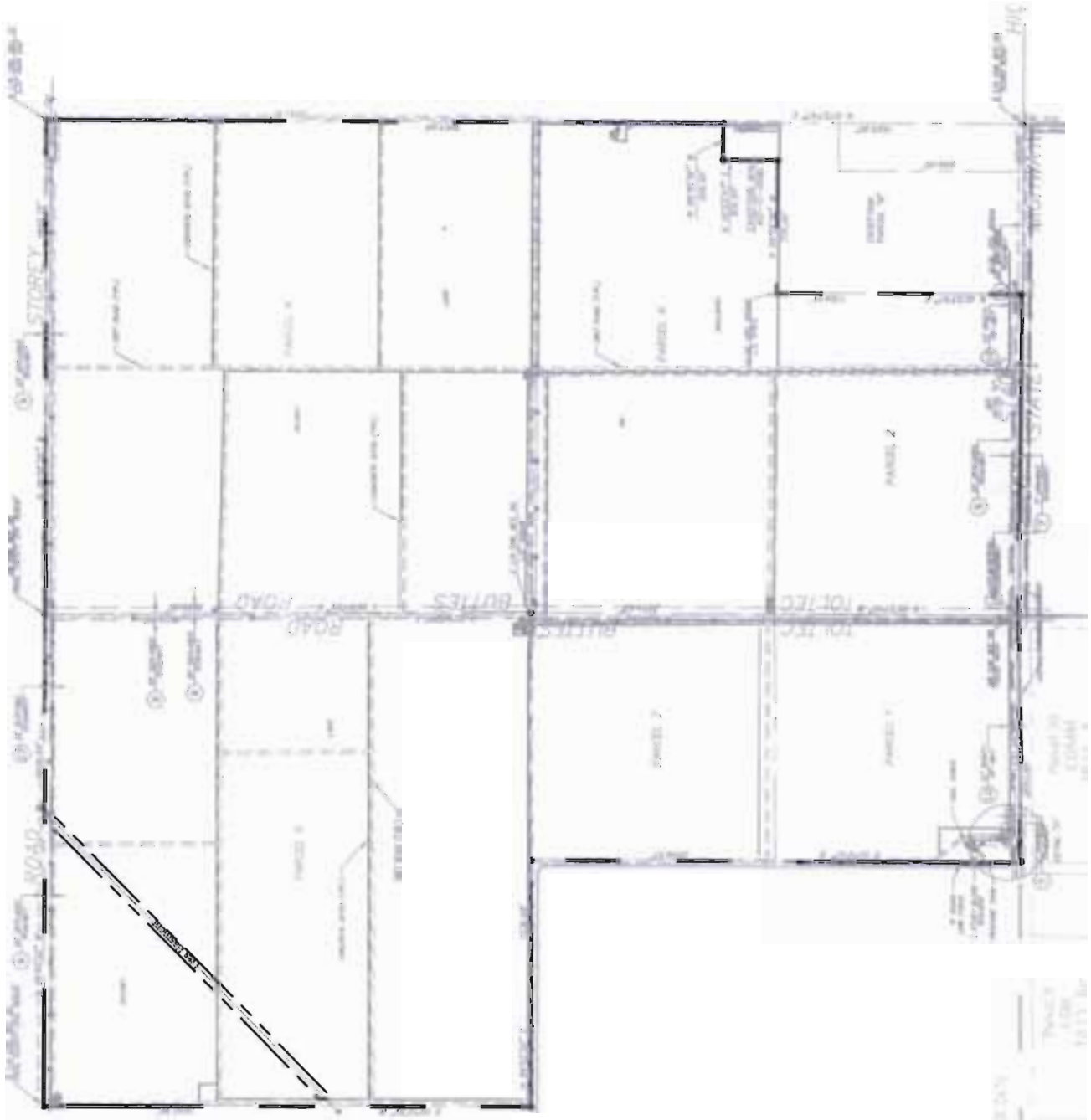


Exhibit C-Existing Conditions

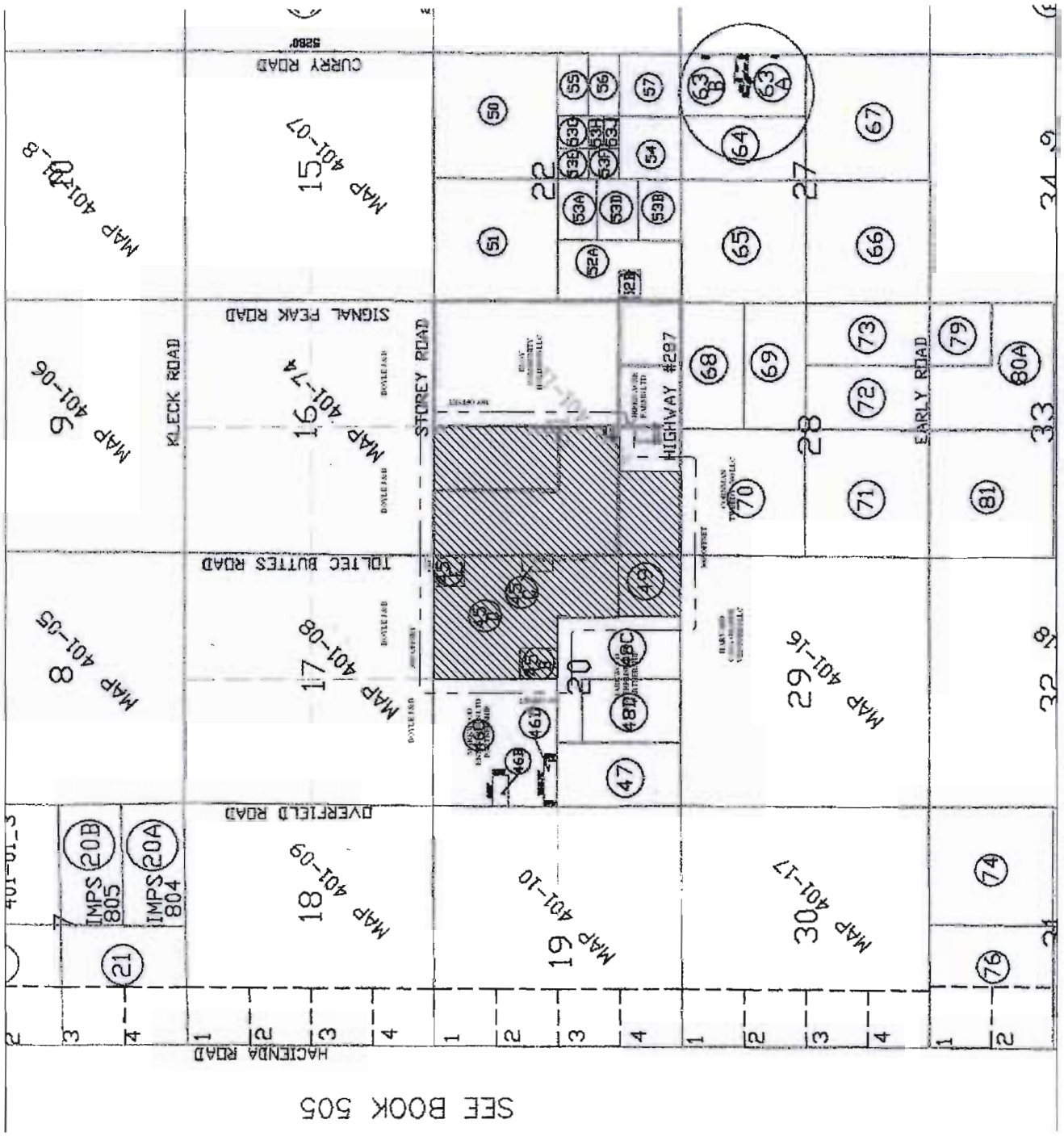


Exhibit D-Adjacent Ownership

PAD Description

Storey Farms

City of Casa Grande

4.0 Summary

Storey Farms is a community that is designed with an integrated greenbelt and open space system that will allow both residents of Storey Farms and the community at large to enjoy greenbelt open space and recreation at Storey Farms. The community is also designed to incorporate a mix of uses and amenities. The plan includes a balance of commercial and residential uses as well as paths, trails, two large parks, and a potential 5-acre recreation site.

5.0 Project Description

The vision for Storey Farms is to create a successful community that is designed to connect and integrate the project land uses with open space and a strong community theme. The community is designed to integrate and address site constraints such as the El Paso Natural Gas easement, and turn them into potential amenities for the project and community at large. The PAD is also driven by the fact that the project is located within the Urban Fringe and the eastern gateway to the City. Storey Farms, along with other planned communities in the area, will help encourage more orderly and consistent growth in the region. The Mission Royale project, Post Ranch, and other communities are currently being developed between Storey Farms and Interstate 10. Many of the properties surrounding Storey Farms are currently being purchased by land development entities-including Overfield Farms adjacent to the project (see Exhibit D – adjacent ownership). Because the site is only a few miles from a planned regional mall site, and is immediately adjacent to the major traffic corridor of the Florence Blvd. (SR 287) and the aforementioned developments, Storey Farms is a logical "next step" in the growth and development of Casa Grande. The above factors have been integral in the shaping the Storey Farms PAD. The Storey Farms land use plan will ultimately integrate commercial and retail uses with single family housing woven together with greenbelts, open space and community amenities.

6.0 Proposed Uses and Intensities

The Storey Farms PAD is an approximately 534-acre mixed-use development that will develop over time into a mixed-use community **(see Exhibit E- Conceptual Land Use Plan)**. The majority of the project will be developed in a range of Low-Density Residential (LDR) or Low to Medium Residential (LDR/MDR1). The Medium-Density Residential (MDR) is, in turn, used to buffer the LDR to the south from the more intense commercial uses and the intense traffic along the Florence Blvd. (SR 287). As part of the development, commercial land uses have been planned along the Florence Blvd. (SR 287) frontage at the northwest corner of Florence Blvd. (SR 287) and Toltec Buttes Road, as well as the northwest corner of Storey Road and Toltec Buttes Road. They will serve as community and neighborhood commercial centers. All uses at Storey Farms are interconnected by an internal greenbelt system and/or open space areas, creating links between individual neighborhoods, as well as to the greater regional open space trail system.

Exhibit E-Conceptual Land Use Plan

7.0 City of Casa Grande General Plan Conformance

The Casa Grande General Plan indicates that the site is appropriate for a mix of Low-Density Residential (LDR) (1.0 – 4.0 dwelling units per acre), Medium-Density Residential (MDR) (4.0-8.0 DU/AC), High-Density Residential (HDR) (8.0+ DU/AC), and Commercial uses. Storey Farms is within the Urban Fringe area as identified on the 2010 General Plan. The City of Casa Grande General Plan 2010 recommends a target density of 3.0 within the Urban Fringe. Considering the location of the site, its proximity to Post Ranch and Overfield Farms, and the fact that surrounding properties are poised for development, we believe Storey Farms can be appropriately developed at a target density of 3.5 DU/AC (**see Exhibit F – General Plan**). In so doing, it will also fit into the vision of Casa Grande for this area. In the Casa Grande General Plan 2010, the bulk of the property has been designated as Low Density Residential (1-4.0 DU/AC). The proposed density request is within that range.

The following are other ways in which the proposed community will comply with the General Plan:

- Storey Farms will deliver a diverse product offering within the community.
- Paths, parks, and greenbelt open space will be an integral part of Storey Farms.
- Multi-modal transit facilities will be provided as needed to allow inter and intra-transit for Storey Farms and the City of Casa Grande.
- Paths and trails within Storey Farms will provide local and regional connections.
- The water and wastewater solutions for Storey Farms and the City assure that proposed use will not diminish the assured water supply, nor will it diminish the ability to convey and treat wastewater.
- An integrated landscape theme will be developed throughout the project. The quality and consistency of the landscape will be assured through maintenance by the HOA.
- Storey Farms will meet the PAD Residential Design Standards of the City.
- Though not required by the General Plan, Storey Farms will provide two (2) approximately 8 and 10-acre Community parks, respectively, 15% open space, and a major linear greenbelt system with regional open space links.

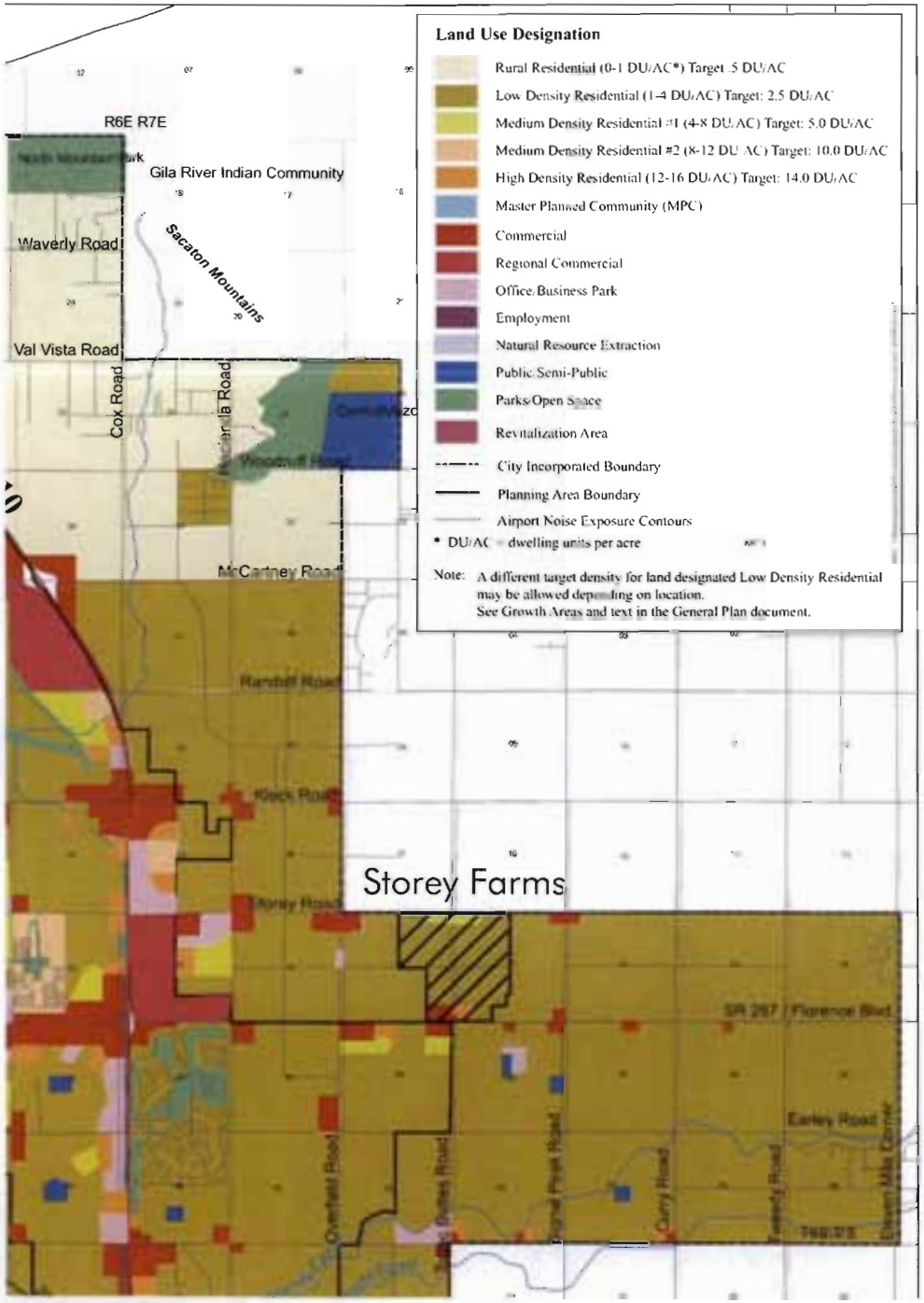


Exhibit F-General Plan

8.0 Relationship to Surrounding Properties

Storey Farms is located at Toltec Buttes Road and Florence Blvd. (SR 287), on the North side of SR 287, as illustrated in **Exhibit A – Regional Context Map.**

Located to the south and west, across Florence Blvd. (SR 287), is vacant and undeveloped land that is owned by land development entities, and is currently used for agriculture. Post Ranch, immediately southwest of the site, is currently zoned PAD and annexed in the City of Casa Grande. **(see Exhibit G – Current Zoning)**.

To the east is vacant agricultural land and several canal laterals. All of the frontage east of Toltec Buttes Road and south of the site is also owned by a land development entity, zoned for smaller lots and a greater overall density.

To the north, Storey Road runs east/west. Across Storey Road to the north is vacant agricultural land that is zoned AG. Immediately west of the site lies agricultural land that is zoned AG, in Pinal County with planned annexation into the City of Casa Grande, and will be developed as Overfield Farms.

Exhibit G-Current Zoning

9.0 Single Family Development Standards

The Storey Farms overall project density will contain approximately 1,811 site-built dwelling units for the project, of which 1,549 units are allocated to LDR, 169 units are allocated to LDR/MDR1, and 93 units are allocated to MDR-1 (**Refer to the chart in Exhibit B**). This calculation is net of the arterial right-of-ways, and does not include the commercial sites. This standard is within the General Plan parameters as well as many recent planned developments within Casa Grande. The PAD complies with the Approved 2003 City of Casa Grande Residential Design Standards for Planned Area Developments. The following Table and notes provide development standards for the single-family housing at Storey Farms:

- No single-family lot shall be less than 6,000 square feet.
- A minimum fifty-five foot width is required for all single-family lots.
- Lot variety at Storey Farms is required to encourage diversity in housing product types and neighborhoods.
- For every single-family lot or space less than 7,000 square feet in area, an equal number of lots that are at least 8,000 square feet in area shall be provided.
- Side yard fence returns for all interior lot walls shall extend to within ten feet of the front corner of the home.
- All walls exposed to the public, e.g., streets and open areas, shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence.
- No multi-story homes shall be built on corner or end lots.
- No multi-story homes shall be located immediately adjacent to established one-story single-family home subdivisions.

LDR/MDR-1

LDR/MDR, shall be subject to the reasonable approval of the Planning and Development Director. Uses in this area shall be LDR unless, by motion prior to submittal to Planning and Zoning of a preliminary plat, the City Council approves a conceptual mixed use lotting plan for the area. Such mixed use plan shall integrate traditional LDR and MDR uses in one platted subdivision to break from a streetscape within the area that is dominated by MDR use.

LDR

Lot Size Categories	Lot Area (In Square Feet)	Minimum Lot Width	Minimum Yard Setbacks				Maximum Building Height	Minimum Distance between Buildings
			Front (3)	Rear	Side (Interior)	Side (Corner)		
Large Lots	≥ 8,000	70′	15′ – 20′	20′	5′ & 10′	15′	28′	10′
Medium/ Large Lots	6,500-7,999	60′	15′ – 20′	20′	5′ & 10′	15′	28′	10′
Small/ Medium Lots	6,000 – 6,499	55′	15′ – 20′	20′	5′ & 10′	15′	28′	10′

MDR

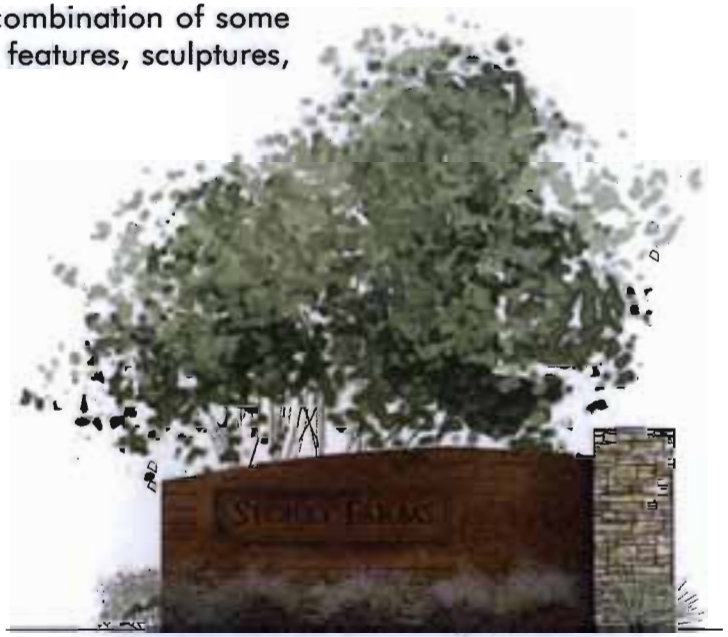
Lot Size Categories	Minimum Lot Area (In Square Feet)	Minimum Outdoor Living Area (In Square Feet) (1)(2)	Minimum Lot Width	Minimum Lot Depth	Minimum Yard Setbacks				Maximum Building Height	Minimum Distance between Buildings
					Front (3)	Rear	Side (Interior)	Side (Corner)(4)		
Single Family Lots	6,000	N/A	60′	100′	15′ – 20′	20′	5′ & 10′	15′	28′	10′
Attached-Family dwelling	3,500	600	35′	100′	0′ – 20′	20′	0′ & 10′	15′	28′	0′-10′

1. 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 outdoor living area shall be the width of the lot.
2. May be calculated as average lot size per unit per structure.
3. 15′ from the edge of the right-of-way to livable portion of the home or covered porches. 20′, to front-loaded garage. Side-loaded garages 15′ from the edge of the right-of-way. Setbacks will be staggered 3′ every 3rd house to create a more aesthetically pleasing streetscape.
4. Common area landscape tracts will be provided adjacent to entry corner lots. HOA-maintained landscaped tracts adjacent to corner lots shall count toward the setback. A minimum 15′ tract and a minimum 5′ building setback from the tract is required for a total of 20′. No side yard walls will be allowed to be built within 10 feet of the front-yard or side-yard (without a landscape tract) ROW , to provide for the public utility easements (PUE).

10.0 Storey Farms Theme and Landscaping

A unique and cohesive theme for Storey Farms has been created. The theme includes conceptual wall designs, signage, and landscape treatments. **Exhibits H-J** include typical conceptual designs and locations for parks, entry monumentation, and walls. Perimeter walls and walls adjacent to roadways will be decorative and constructed with a combination of CMU and split-face block, as well as stone veneer. See **Exhibit J** for typical conceptual wall details. 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 be staggered and contain breaks and/or columns for vertical and horizontal relief. Final wall details are subject to the approval of the Planning and Development Director.

A minimum twenty-five foot 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 pocket parks and landscaped open space tracts. The subdivision entries will have monument signage and a complimentary landscape palette that will include mature vegetation. Additional enhancements shall include a creative combination of some of the following features: lighting, landscaped medians, water features, sculptures, boulders, and stone features.



a. 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 will be provided by the homebuilder or their representative and will be installed within three weeks of closing. 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 a minimal (no more than 20 percent) portion of the front yard and include a concrete header or similar border.

b. Parcel Layout and Design

Storey Farms residential parcels will provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, and cul-de-sacs with open space ends and curvilinear street system. The curvilinear streets provide character and different view corridors. The majority of parcel entries will enter on to open space tracts and/or parks.

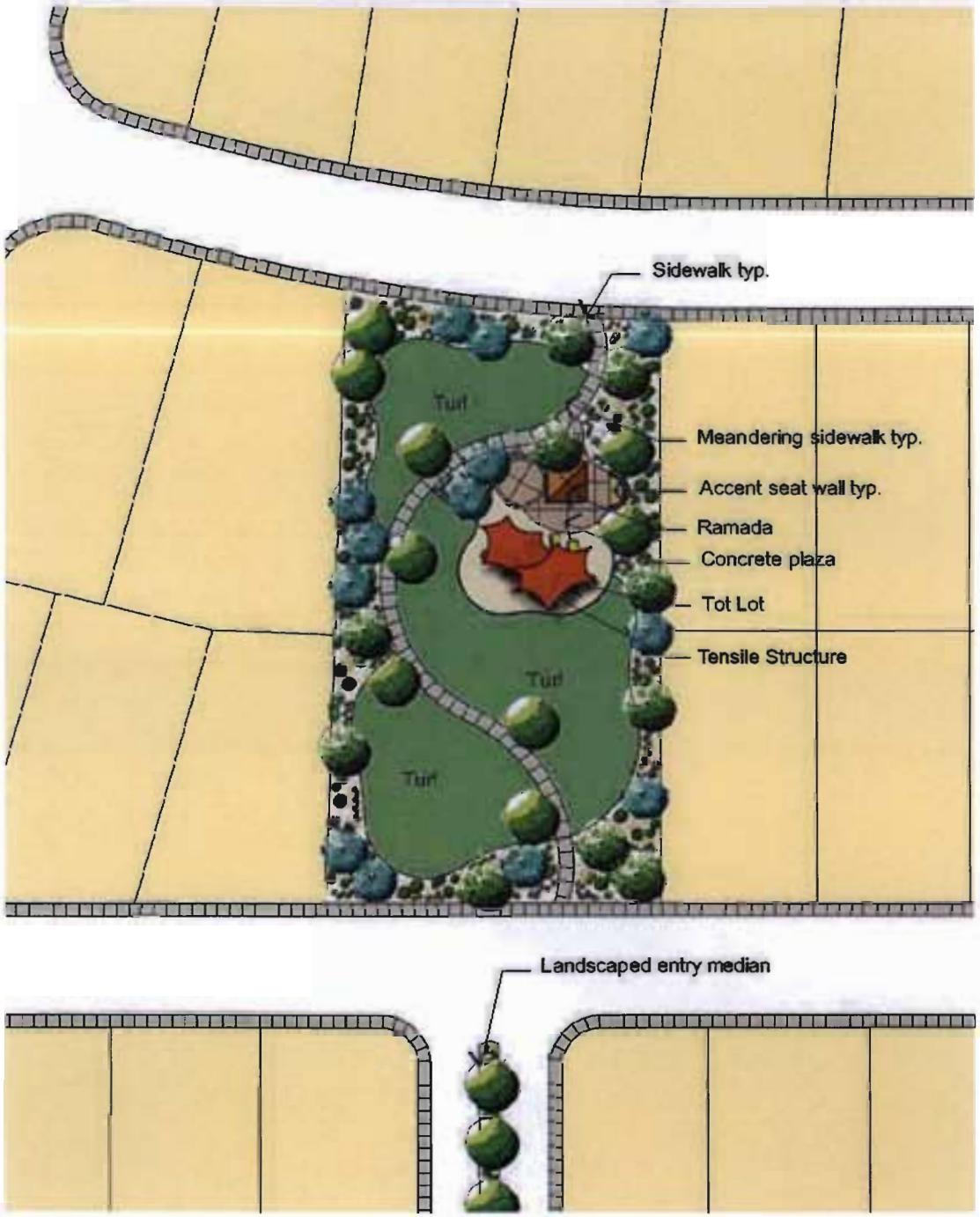
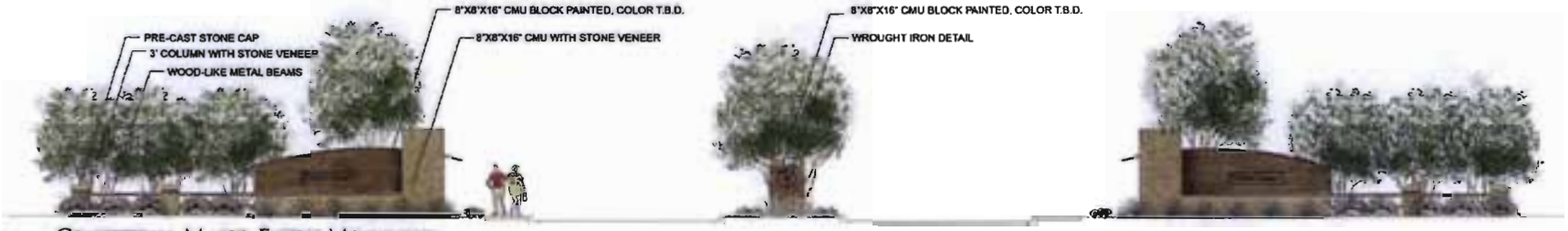
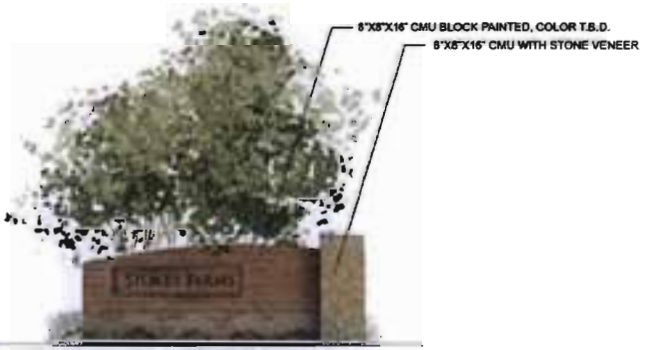


Exhibit H-Typical Neighborhood Entry and Pocket Park

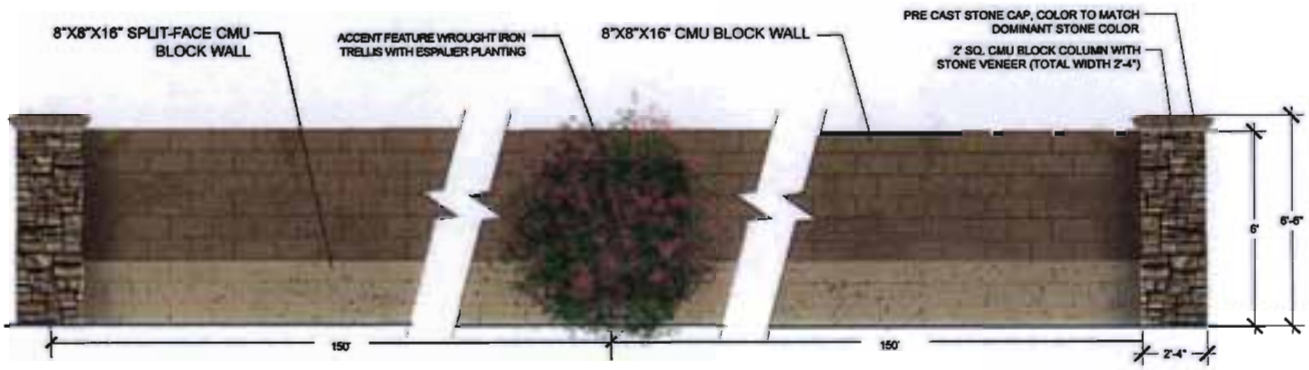


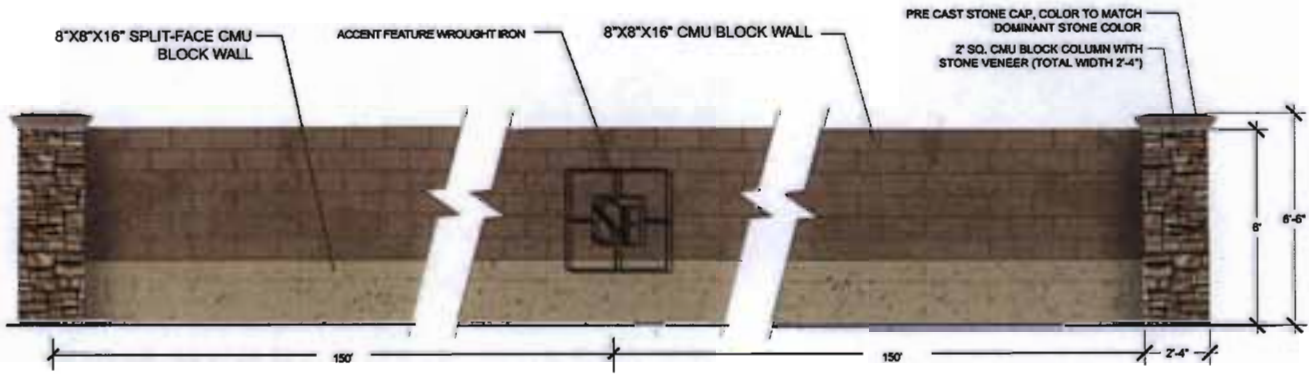
CONCEPTUAL MAJOR ENTRY MONUMENT



CONCEPTUAL MINOR ENTRY MONUMENT

Exhibit I-Conceptual Entry Monumentation





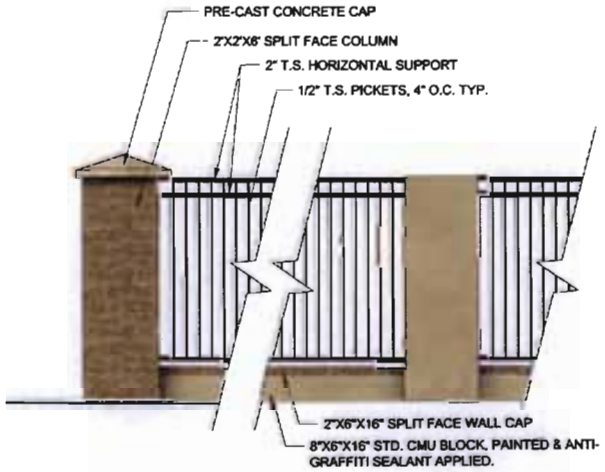


Exhibit J-Conceptual Perimeter and View Walls

11.0 Residential Architecture Standards at Storey Farms

Storey Farms builders will present 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 at Storey Farms, the following mandatory standards are provided:

a. Floor plans and elevations

- A minimum of five home floor plans, each with three distinct elevations, is required per project and within each definitive housing price range or product type.
- A minimum of five distinct home color schemes is required per project within each definitive housing price range or product type.
- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each parcel.
- Homes with the same front elevation or color schemes shall not be located adjacent to (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 required.
- 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). All such equipment must be ground-mounted.

c. Garages

- On lots where side-entry garages can be accommodated (typically 65 feet wide and wider lots), at least one floor plan per parcel or product type must be designed with a standard side entrance garage.
- No front-loaded garage shall extend forward of a home's liveable 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.
- 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.

f. Additional Requirements for Storey Farms Residential Architecture

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected by builders at Storey Farms. 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 & 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 currently popular 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.
- Provide one elevation per project or product type that uses flat roof, e.g., Sante Fe or Pueblo architectural style, elements.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have side-loaded garages as standard feature.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

12.0 Open Space

Open space and recreation is the major organizing principle at Storey Farms. As such, a large portion of Storey Farms is planned as open space. At a minimum, fifteen (15) percent of the Project's residential acreage will be designed and developed as open space.

Storey Farms will serve as an important link in the development of the newly annexed 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 Overfield Farms. **See Exhibit K- Conceptual Open Space Path & Trails Plan** for conceptual open space as well as major path and trail locations and amenities.

In addition to the linear greenbelt trail system, two (2) community parks of approximately eight (8) and ten (10) acres, respectively, will be developed as major community amenities and focal points. Five (5) acres of the 10-acre park have been identified as a potential site for a community center that could accommodate either an adjacent YMCA, or a swimming pool complex with ramada. See Exhibit I –Conceptual Community Park for a conceptual design of the 10-acre park. All uses will be linked with sidewalks and/or paths and trails to provide a friendly non-vehicular network.

Open Space Amenity	Quantity / Size
15% of Residential Acreage in Open Space.	80 Acres
Linear Park Systems	Approximately 20 acres
Community Parks	8 and 10 acres
Neighborhood Parks	0.5 – 3.0 Acres (each)
Future Links to City & Regional Greenbelts	Multiple
Walks and Trails System	3 Miles of Walks and Trails
YMCA/Recreation Center	5 acres

The project's open space elements will include, but are not limited to, a ten-acre community park, linear greenbelt open space system with local and regional links, and neighborhood parks with open space amenities. The neighborhood elements will include: neighborhood pocket parks, neighborhood greenbelts with active and passive recreation, and open space with features at subdivision entries. Also, a potential 5-acre YMCA or Recreation Center site may be included as a major community amenity. The open space elements will be linked with sidewalks through neighborhoods, and/or walks and trails through the greenbelt system. They will serve as non-vehicular connections for all land uses at Storey Farms.

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.

a. Project Specific Open Space Amenities

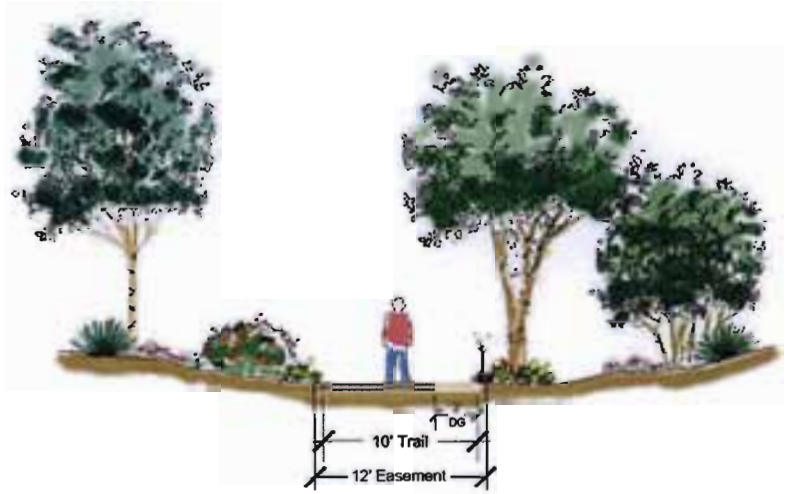
Project-wide open space will be landscaped to provide inviting recreational areas and greenbelt corridors. The internal project-specific open spaces will be strategically located for high visibility and usability. Neighborhood entries, as well as many of the local roads, will terminate with views into open space areas where appropriate. In addition, the greenbelts will serve as non-vehicular connections through the site. Multi-use pathways including ten (10) foot and five (5) foot wide walkways will connect all land uses. This trail system serves to physically and visually tie the various neighborhoods together while also providing regional open space and connections. See **Exhibit K** for a typical conceptual design for the community park. The internal ten (10) foot wide multi-use path and five (5) foot wide walkway network will be designed to provide safe and convenient connections to all open spaces and land uses. All walkways and paths will be constructed of City approved materials. All lots will be within 1000' of a park, passive recreation area, open space corridor, or multi-use path. **See Exhibit L-Conceptual Open Space and Trails Plan** for path and trail locations, and trail cross sections.

b. Additional Open Space Standards

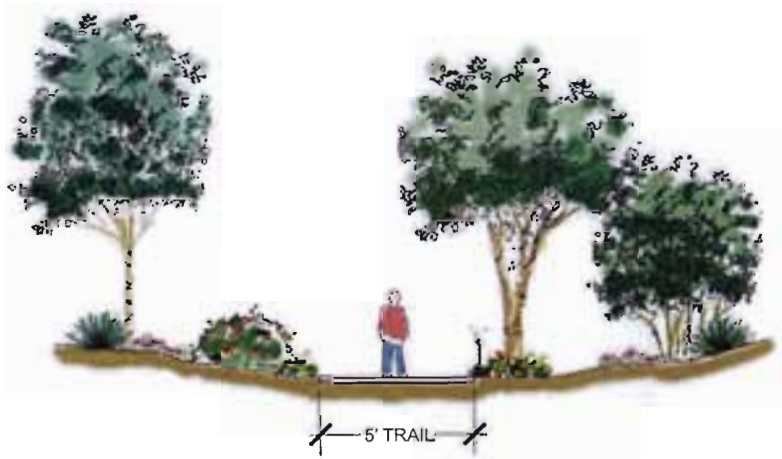
- Clubhouses, indoor recreation centers, the potential YMCA, parking lots, street right-of-ways, non-landscaped or cement built retention areas and cement drainage channels, with the exception of the CAP canals, shall not count towards the open space requirement.
- At least fifty percent of the required 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 of the basin needs to be elevated above a twenty-five 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 within Storey Farms will be maintained by the Storey Farms HOA with the exception of median landscaping on the principal arterial, Florence Blvd. (SR 287).

Exhibit K- Conceptual Community Park

Exhibit L- Conceptual Open Space Path and Trail System



MULTI-USE TRAIL SECTION



NEIGHBORHOOD TRAIL SECTION

Exhibit L- Conceptual Open Space Path and Trail Sections

13.0 Commercial Standards

All commercial uses at Storey Farms 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 Commercial land use within Storey Farms:

- A "Large Single Retail Use" and/or "Large Multiple Use Shopping center" use on the commercial parcels with arterial frontage providing the use meets the requirements for such uses as outlined in the City Zoning Ordinance;
- All ages book/video store;
- Animal hospital/veterinarian office without outdoor kennels;
- Appliance sales and service;
- Art gallery/museum;
- Athletic club;
- Bakery with on-site sales and less than 3,500 square feet;
- Banks and credit unions;
- Blueprint/photo processing and/or sales;
- Bowling alley;
- Business/office machine sales and service;
- Call centers;
- Catering business;
- Churches/synagogues;
- Cigar and tobacco store;
- Clothing store;
- Community meeting centers;
- Convenience store;
- Dance/theatrical/music studio;
- Day care centers;
- Delicatessen;
- Dry cleaning and/or Laundromat;
- Electronics store;
- Essential (as determined by City) Public services/uses;
- Florist;
- Game rooms/pool halls;
- Garden supply stores;
- Gas station, fast-food restaurant, automotive (excluding auto body)

repair, tire sales/repairs, and/or car wash uses shall be limited to commercial parcels with primary arterial roadway frontage;

- Grocery store/food sales;
- Hair salon/beauty parlor/barber;
- Hardware store;
- Home furnishing store;
- Hotel;
- Interior decorator;
- Jewelry sales/service;
- Liquor store;
- Lock and key shop;
- Medical urgent care center, including satellite hospital facilities;
- Medical, dental, and chiropractic offices;
- Movie theater;
- Municipal uses;
- Nail salon;
- Newsstand;
- Optician;
- Photographic studio;
- Professional and semi-professional offices;
- Radio/television studio;
- Shoe repair/service;
- Sit-down restaurants;
- Sports equipment sales and service; and
- Tavern/bar.
- Permitted accessory uses, including business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises.
- Additional retail and office uses that are similar in nature to those specifically listed above (excluding any uses that are of a primary outdoor nature such as automotive, RV, boat, and manufactured home sales) shall also be permitted. Pawn shop, consignment store, thrift store and tattoo/piercing, adult book and video store uses are prohibited. The Planning and Development Director shall determine which additional similar uses may be allowed within the PAD. Appeals shall be made to the Planning and Zoning Commission and City Council through the Major Amendment to a PAD process.

a. Development Standards

Building setbacks and building heights for the commercial area: Front 35′, Rear 15′, Sides 15′, Corner 25′, and maximum height is 35′. A 45-foot residential boundary setback is required.

14.0 Access to the Site

Primary access to the site is provided to the project from Florence Blvd. (SR 287) to the south. The major traffic to and from the site will travel along the Florence Blvd. (SR 287) from Interstate-10, and overtime along the northern border by Storey Road. Minor collector connections will also be made to Toltec Buttes Road in accordance with sound planning and engineering principles as illustrated by the traffic and circulation exhibit and the approved Storey Farms Traffic Study.

15.0 Circulation System and Street Improvements

A primary entry will be at the intersection of Toltec Buttes Road and Florence Blvd. (SR 287). Minor entries into the site will also be provided from Storey Road to the north, and also from the east and west. Toltec Buttes Road travels north from the main entry and continues north through the site. The half streets for Storey Road and Florence Blvd. and full street for Toltec Buttes road will be developed and improved by the developer as outlined in **Exhibit M – Phasing,** and/or as traffic counts warrant in the approved Storey Farms Traffic Study. All roads will be improved to AASHTO and/or current City of Casa Grande engineering standards. **See Exhibit N** for typical road cross-sections and see **Exhibit O - Circulation & Transportation** for locations and classifications of roadways.

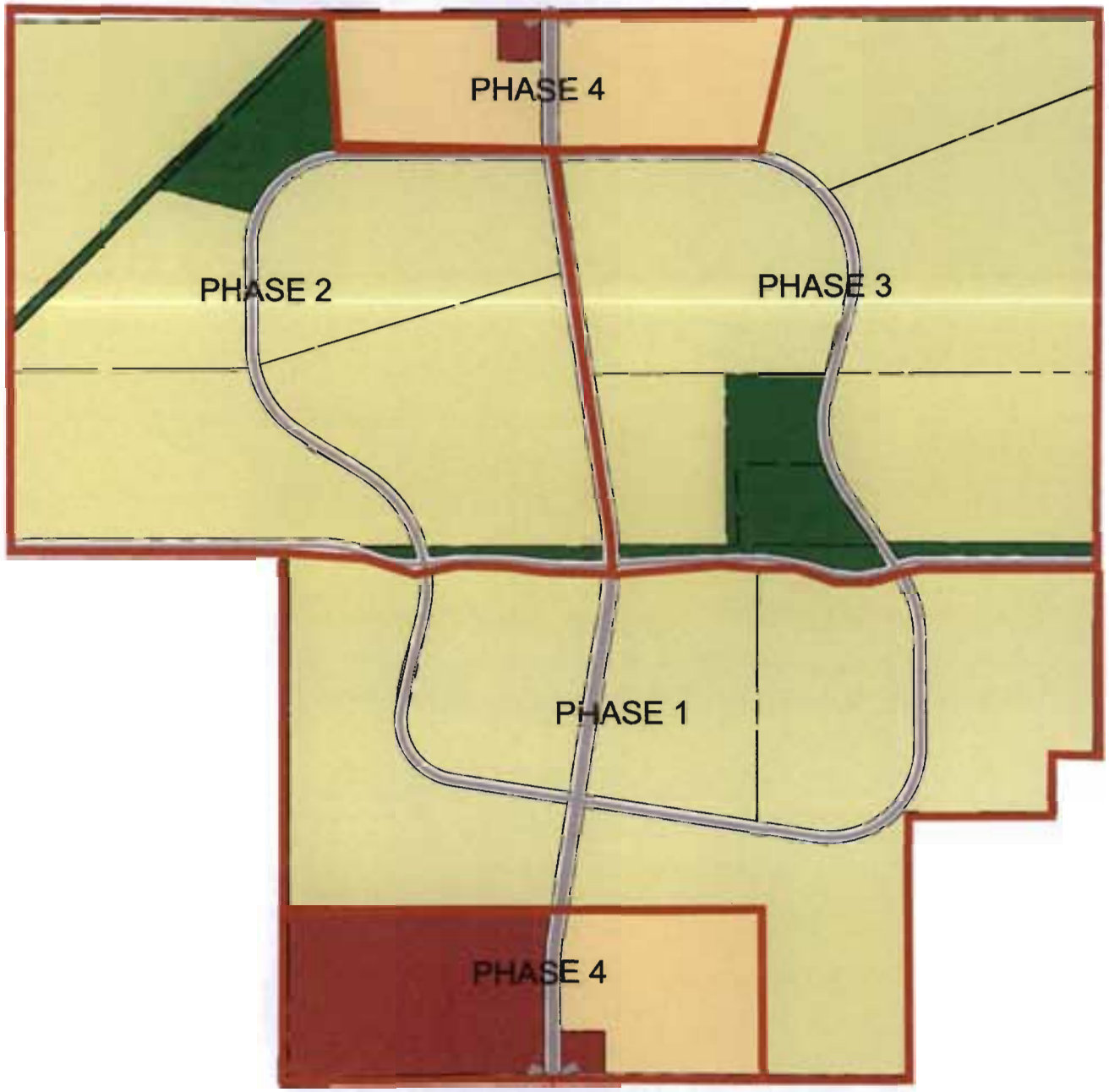
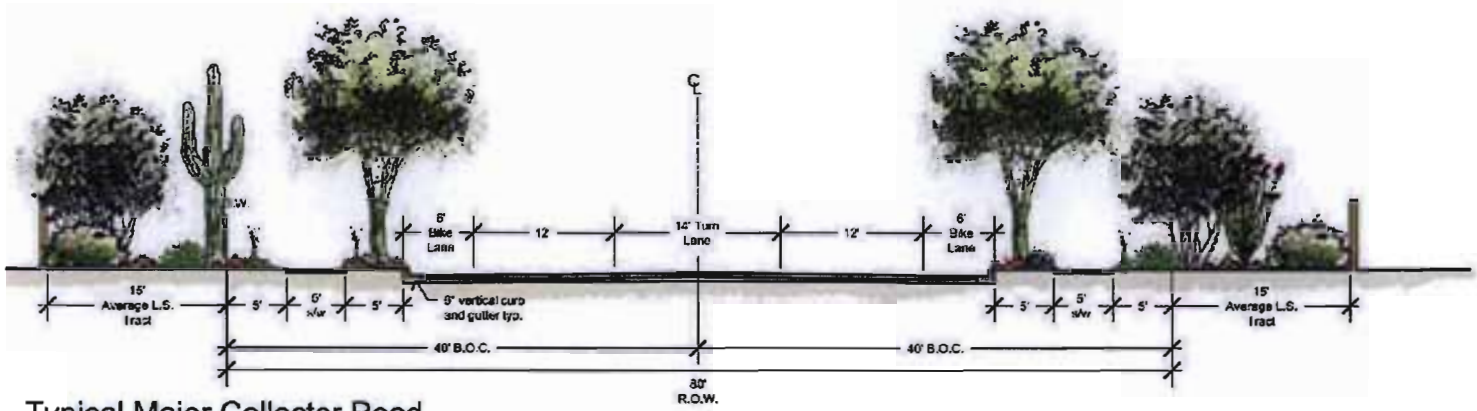
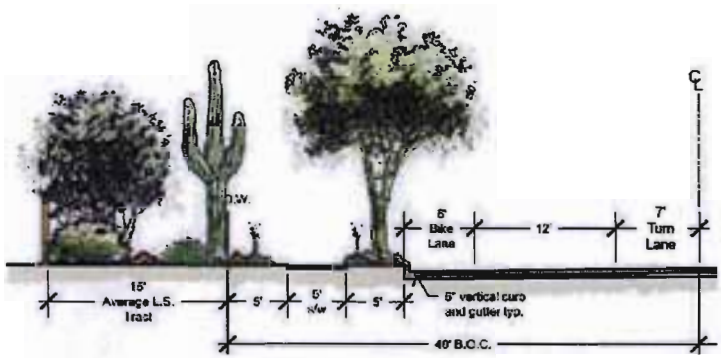


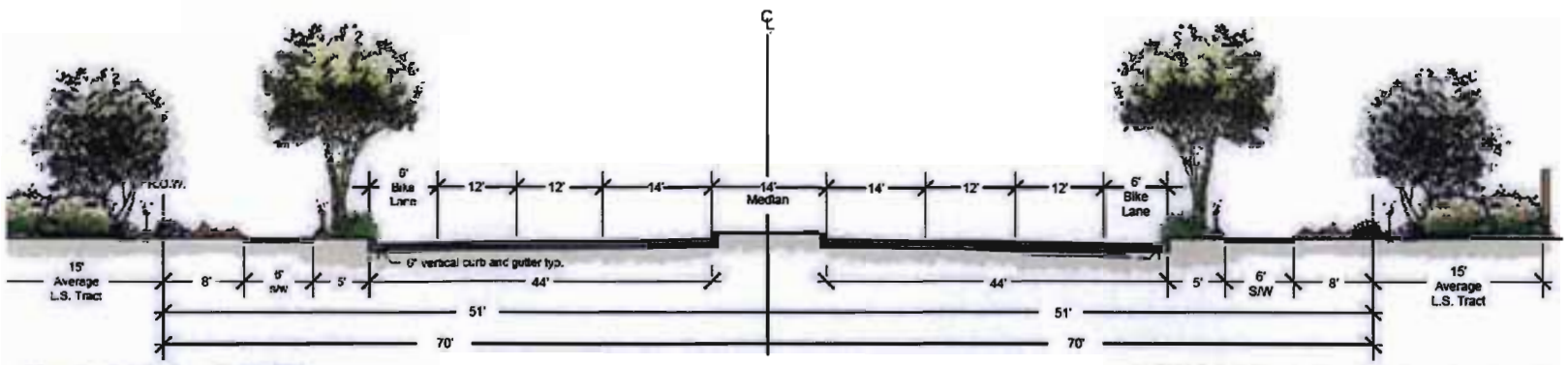
Exhibit M - Phasing



Typical Major Collector Road

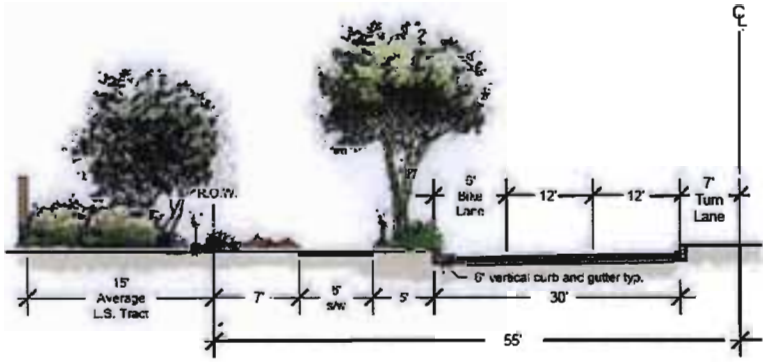


Typical Major Collector Half Street

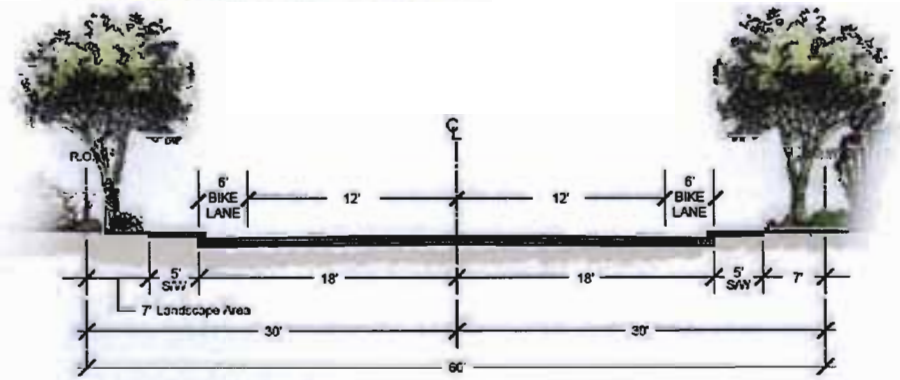


Typical Major Arterial

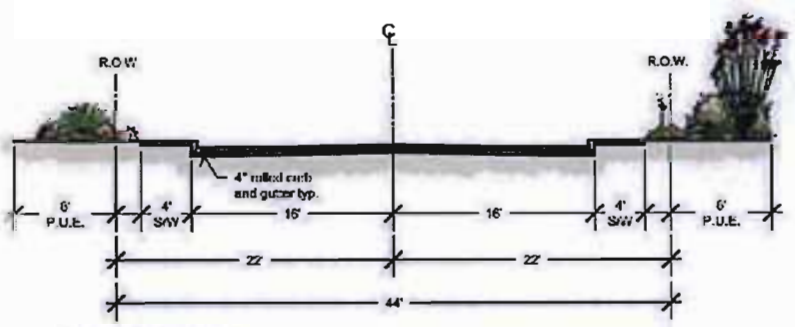
Exhibit N - Street Cross Sections



Typical Minor Arterial Half Street

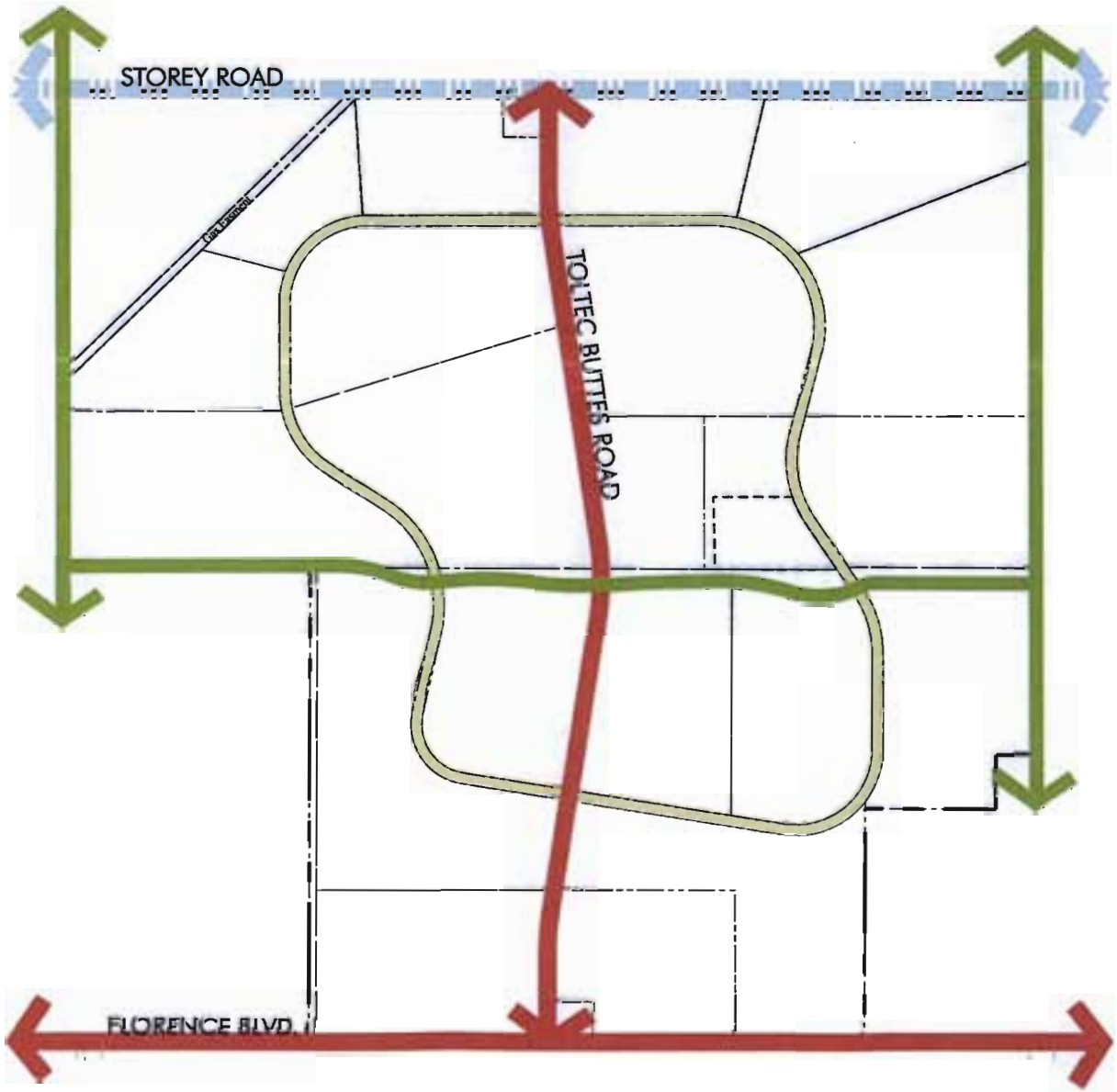


Minor Collector Road



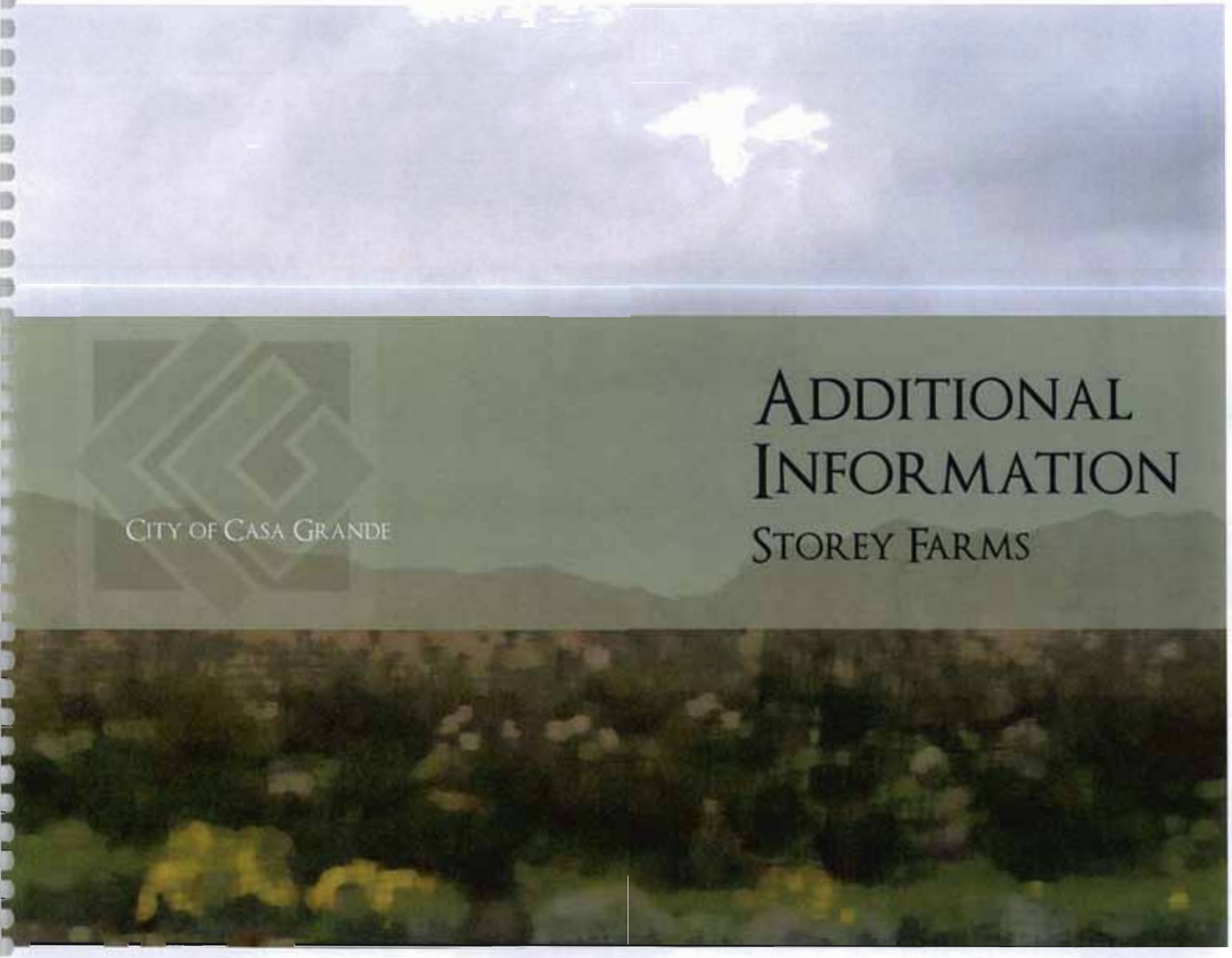
Local Street

Exhibit N - Street Cross Sections



PRINCIPAL ARTERIAL
MINOR ARTERIAL
MAJOR COLLECTOR
MINOR COLLECTOR

Exhibit O - Street Circulation


City of Casa Grande
Additional Information
Storey Farms

16.0 Public Facilities & Schools

Storey Farms is located within both the Casa Grande Elementary School District and the Casa Grande Union High School District. The developer has met with both school districts and per the development agreements, will pay a per-unit fee in lieu of the school sites. The high school district declined a site at Storey Farms due to the proximity of another site near Interstate-10 & and Florence Blvd. (SR 287).

This residential development will include usable greenbelts, open space areas and other passive recreational amenities as noted previously throughout this document. Active recreational amenities are proposed within Storey Farms and in particular within the ten (10) acre community park.

17.0 Phasing Plan

The project is proposed to be developed from south to north. The phasing is preliminary at this time, and is subject to modifications depending on market conditions and absorption rates. A more detailed phasing plan, meeting the approval of the City Engineer and Planning and Development Director will be established during the Preliminary Plat review process. **See Exhibit L** for the locations of the phases.

18.0 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 approved by the City Council. Information about non-City utilities will be provided with submittal of the first preliminary plat for the Project.

a. Sewer

Storey Farms sanitary sewerage facilities will provide service to approximately 1,872 homes within the development. Design wastewater flows will be based on an average household size of 3.3 persons per household and an average unit flow of 100 gallons per day per person. The Storey Farms wastewater facilities will be designed and constructed in accordance with Arizona Administrative Code Title 18, Chapter 5 and with approval of the City of Casa Grande.

Until the city installs and/or connects the sanitary sewer lines to the area, the sewer system will gravity drain to the northwest corner of the property development. Presently, the developer for the subject site is collaborating with other developers in the area to connect to the gravity line running north along Hacienda Road.

b. Potable Water

Storey Farms lies within the Arizona Water Company's (AWC) Certificate of Convenience and Necessity, which will serve the project. According to AWC, there is currently an 8" stub located at the entrance to Mission Royale, approximately 2 miles from Storey Farms southern boundary along the Casa Grande/Florence Boulevard (SR 287). Post Ranch, another PAD in progress with the City of Casa Grande, is located just south of Storey Farms. This project will bring a 16" diameter main to the intersection of Casa Grande/ Florence Boulevard (SR 287) and Toltec Buttes Road.

The proposed point of connection is a 16" diameter main, located at the intersection of Casa Grande/Florence Boulevard (SR 287) and Overfield Road.
The primary 12" diameter main serving Storey Farms will be located along Toltec Buttes Road and would be perpendicular to the proposed 16" diameter main in Casa Grande/ Florence Boulevard (SR 287). The 12" diameter Toltec Buttes main would terminate at another 12" diameter main located along Storey Road. 8" water mains will be used along interior collector roads to form a loop system within the project.

The project is being designed with 1,000 gpm fire flow for residential areas and 1,500 gpm flow for the commercial areas per National Fire Code standards. The preliminary design indicates that the water main sizes will vary between 8" diameter and 12" diameter in order to ensure adequate fire protection. Because the standards for fire protection are much higher than the required peak daily flows, the water system will be designed accordingly.

c. Electric Power

Storey Farms has electric service along Florence Boulevard. Power will be provided by Electrical District #2, Coolidge, AZ.

d. Natural Gas and El Paso Natural Gas

Southwest Gas – Natural gas will be provided by Southwest Gas Company. The nearest point of connection is a ½" diameter main, located on Toltec Buttes Road.

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

e. Telephone

Telephone service is provided by Qwest.

19.0 Sanitation

The City of Casa Grande will provide service and approve the design. This approval is part of the package that is sent to the State Real Estate Department after each final plat is recorded.

20.0 Irrigation Districts

The project site is within both the San Carlos and Hohokam irrigation districts.

According to Douglas Mason with the San Carlos Irrigation District, none of their canals are located within the project site.

Jack Long with the Hohokam Irrigation District has indicated that, although there are canals adjacent to the project site, the proposed development does not interfere with the existing canals.

21.0 Grading and Drainage Concept

The grading and drainage concept for Storey Farms consists of providing areas for complete retention within the proposed open space areas of the project site as required. The lots and streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems. A Conceptual Drainage Report will be submitted to, and approved by, the City Engineer prior to approval of the preliminary plat for the site. Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the recording of the PAD Plat or the approval of any Final Subdivision Plats for this project. The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells may be used as recommended by the City Engineer.

22.0 Residential Covenants, Conditions, & Restrictions

In order to assure residents that their investment in the project and home will endure, Storey Farms will be controlled by a set of Covenants, Conditions, and Restrictions (CC&Rs). The CC&Rs will incorporate the design principals 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.

23.0 Homeowners Association

An HOA will be formed with the development of Storey Farms. The HOA will maintain all landscape tracts, perimeter walls, trails and open space areas including drainage ways and the El Paso Gas Easement, perimeter walls and landscaping within rights-of-ways located within the project. The HOA, however, will not be responsible for the maintenance of the future landscaped median within Florence Blvd. (SR 287).