

Tarantini Commerce Center

Preliminary Development Plan

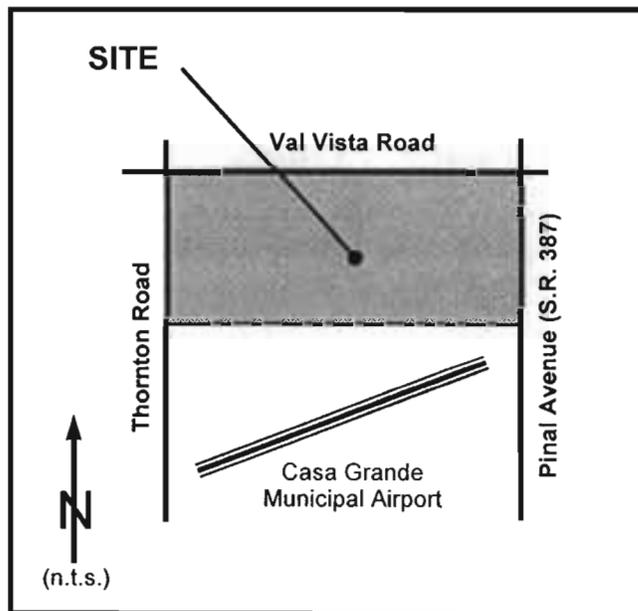
and

Development Guide

for a

Planned Area Development (PAD)

Rezoning from I-1 (Garden/Light Industrial) to PAD (Planned Area Development)
on approximately 279.4 acres located at the
southwest corner of Pinal Avenue and Val Vista Road

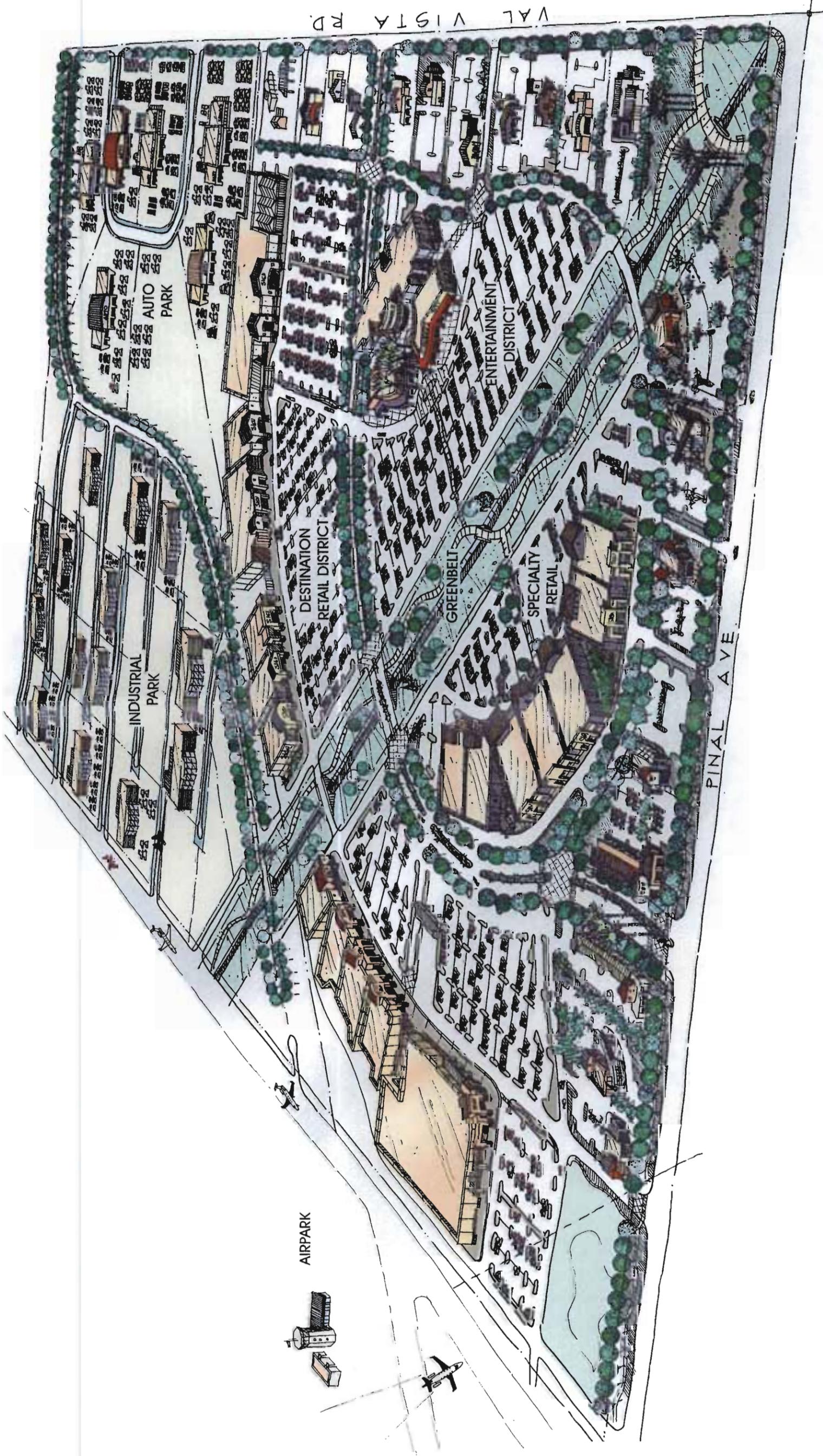


Application case #: CGPZ-169-05

Date submitted / revised:
July 5, 2005 / August 23, 2005



MASTER SITE PLAN
 SWC VAL VISTA & PINAL AVE
 CASA GRANDE, ARIZONA
 JULY 7, 2004



ARTIST'S CONCEPT



AERIAL VIEW

S.W.C. of Val Vista Road and Pinal Avenue
 Casa Grande, Arizona
 July 8, 2004

Introduction & Description of Request:

The Tarantini family has owned the subject site for over 20 years, and in that time has seen a significant amount of growth in the Casa Grande area, particularly in the north Casa Grande area. There have been a number of recent housing development in the immediate area, and recently Val Vista Road was extended westward to provide for a major east-west roadway between Casa Grande and the Maricopa area. These recent developments make the subject site 'ripe' for commercial development to meet the needs of the residents of these developments, and the roadway improvements serve to provide for significant amount of travel adjacent to the site.

This application seeks a zone change from I-1 (Garden/Light Industrial) to PAD (Planned Area Development) on approximately 279.4 acres located at the southwest corner of Pinal Avenue and Val Vista Road.

The proposed development is tentatively to be known as the "Tarantini Commerce Center", and proposes a master-planned, mixed-use development consisting of Regional Commercial (entertainment, commercial and autoplex) and Employment uses.

Property Description:

The Tarantini Commerce Center comprises nearly the entire half-section of land north of the Casa Grande Municipal Airport, and has a net size of approximately 279.4 acres. The site is bounded on the south by the airport, on the north by Val Vista Road, the east by Pinal Avenue (a.k.a. State Route 387), and by Thornton Road on the west.

Within the half-section of land between the airport and Val Vista Road there are three (3) exception parcels within this half-section of land which are not owned by the Tarantini's and are not part of this application. They include an existing 19.3 acre drainage feature, a 1.9-acre site located along Pinal Avenue, and a 9.5-acre site along Val Vista Road.

DESCRIPTION OF PROPOSAL:

Project Description:

This Development Guide proposes to establish the framework for the development of this project, and the conceptual Master Site Plan exhibit included with this PAD submittal indicates the approximate arrangement, relative scale and general location of uses within this development.

Development of any phase or portion of this project will undergo the Major Site Plan Review process by the City of Casa Grande (including, but not limited to, all anchor and major tenant buildings and all pad site development). The Major Site Plan Review

process will address the specific details of the building design and appearance, site layout, access, signs, landscaping, parking arrangement, etc.

As envisioned by the Tarantini family, and depicted on the conceptual Master Site Plan submitted with this application, the site is likely to develop as three distinct, yet connected, areas. These include (1.) a regional power, specialty and entertainment center; (2.), an Auto Plex/Park (auto sales and related accessory uses); and, (3.) an Industrial/Business Park that utilizes limited taxiway access to the airport. Please note that the, and this Development Guide, are to serve as the general framework for the development of this site. Actual development may vary, depending upon market conditions.

The regional power, specialty and entertainment center is proposed to occur on approximately 152 acres located directly at the northeast portion of the site, and is essentially 'split' in half by the major existing drainage feature which runs northeast to southwest through the eastern portion of the site. This portion of the development is intended to develop with general commercial, retail, office and service uses typically found in a power center. These include many of the general retail, business, commercial and office uses that are typically listed as permitted and conditionally-permitted uses within the B-1, B-2 and B-4 zoning districts. A specific list of the uses that will be allowed to occur within this portion of the development are noted within the 'Use Regulations' section of this Development Guide. The conceptual Master Site Plan exhibit indicates the location of several 'big box' anchor stores, a movie theater complex, specialty and in-line retail (within approximately 923,830 square feet of building area), as well as a number of detached ("pad" sites along the Pinal Avenue and Val Vista Road frontages.

The Auto Plex/Park is proposed to occur west of the power center (frontage along Val Vista Road) on approximately 61 acres of the site. This area is proposed to develop as a series of auto, truck, boat and recreational vehicle dealerships (new and used sales), along with related accessory uses (parts, service, body shops, car washes, window tinting, detailing, etc.).

The remaining portion of the site, comprising approximately 88 acres of the site, is for an Industrial/Business Park, with employment uses that may (but are not required to) utilize limited taxiway access to the airport.

Principal access to the subject site is from Pinal Avenue (also known as State Route 387), from Val Vista Road and from Thornton Road. Driveways onto these roadways will be 'shared' so as to eliminate unnecessary access points. An interior collector/local roadway system will be developed to provide for access within the development. Interior circulation, parking and loading areas will be paved, with common parking areas and cross access easements so as to avoid unnecessary traffic onto the adjacent arterial streets. Roadway improvements, median cuts and driveway locations will be determined in consultation with the City of Casa Grande (and the Arizona Department of Transportation – ADOT – for Pinal Avenue/S.R. 387). Additional information regarding

the circulation system (on and off-site) is included in the 'Circulation' section of this Development Guide.

No additional temporary buildings or permanent buildings, structures, or containers, including portable storage containers, shall be located on this site without the prior approval of the Casa Grande Planning and Zoning Commission (except as otherwise noted within this Development Guide, as indicated on the submitted land use/site plan, during the construction of any phase or portion of this development, and/or seasonal sales).

Street-lights will be provided along the perimeter street frontages where deemed necessary by the City of Casa Grande and/or ADOT. Interior parking lot and security lighting designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance.

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

Retention and drainage will meet applicable City of Casa Grande requirements. Major retention areas are indicated to occur adjacent to the perimeter arterial roadways. All retention areas will be landscaped in accordance with City of Casa Grande requirements. A conceptual drainage study is included with this PAD request and will be refined as each phase or portion of this development undergoes the Major Site Plan Review process.

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

Use Regulations:

Regional power, specialty and entertainment center and Auto Plex/Park:

The principal uses to be allowed within the Regional Power Center and Auto Park portions of the Tarantini Commerce Center are the general business, commercial, retail and office uses noted below. The specific uses that are permitted are as follows:

- Single large/single retail ("big box") and/or large multiple use shopping center development, subject to compliance with applicable City codes
- Animal Hospital or Clinic without outdoor Kennel
- Athletic Club
- Automotive repairs (non-autobody) and parts sales (all such repairs and sales to occur indoors)
- Automobile Service Station
- Automobile Service Station with Convenience Store and/or Automatic-type Car Wash

- Automobile Tire Sales and Repair Establishment (all such repairs and sales to occur indoors)
- Bank / Credit Union
- Beauty Parlor/Barber Shop
- Blueprint or Photo-processing
- Bowling Alley
- Convenience Store
- Dance, Photographic and/or Theatrical Studio
- Dry-cleaning Establishment
- Fast-food (convenience) Restaurants, with or with-out drive-through facilities. All outdoor seating areas shall be covered
- Food Sales (indoor and outdoor), along with associated tables and seating area for eating (not to exceed 2,000 square feet in area)
- General Indoor Retail Business engaged in direct sales to the ultimate customer (shall not preclude contractor or wholesale sales)
- General Indoor Service and Office uses including business, personal, and professional services
- Home Improvement store with Garden Center
- Indoor Movie Theater
- Music Studio
- Police substation
- Seasonal sales (indoor and outdoor) from the parking lot areas (not to hinder pedestrian and ADA access). Includes, but is not limited to, Christmas Tree and /or Pumpkin sales
- Sidewalk sales areas (not to hinder pedestrian and ADA access)
- Sit-down (non-convenience) Restaurants
- Video Arcade
- Video and DVD sales/rentals

Additionally, the following uses shall not be allowed to occur within any portion of the site (restrictions shall be included in all leases and/or sales agreements):

- Adult-oriented uses
- Mini-storage Facilities

The uses noted above are not a complete and comprehensive listing of all allowed or prohibited uses. When in question, the Planning and Development Director shall determine allowable uses. Appeal of use decisions shall be subject to the PAD Amendment process.

Industrial/Business Park:

The uses proposed to occur within the Industrial/Business Park are those uses listed as permitted uses within the I-1 zoning district. In addition, the following uses that are

typically conditionally-permitted I-1 uses will be allowed as principally-permitted uses within this project:

- Automobile washing establishment as per Section 17.24.120(B) of this title;
- Churches;
- Day Care centers/facilities
- Convenience-food store with gas pumps as per 17.24.120(E) of this title;
- Mini-storage Facilities, Mini-warehouses and open storage of boats, recreational vehicles, etc, pursuant to City code requirements of the B-4 zoning district.

The uses noted above are not a complete and comprehensive listing of all allowed or prohibited uses. When in question, the Planning and Development Director shall determine allowable uses. Appeal of use decisions shall be subject to the PAD Amendment process.

Other:

No additional temporary buildings or permanent buildings, structures, or containers, including portable storage containers, shall be located on this site without the prior approval of the Casa Grande Planning and Zoning Commission (except as otherwise noted within this Development Guide, as indicated on the submitted land use/site plan, during the construction of any phase or portion of this development, and/or seasonal sales).

No areas indicated as parking or circulation areas on the land use/site plan shall be used for outdoor storage or outdoor sales except as traditional seasonal sales (i.e. Christmas Trees, Pumpkins, etc.). Such outdoor sales and storage areas shall be designed so as not to interfere with pedestrian or ADA access. Under no circumstances shall fire lane access be blocked or impede by such sales.

Cart corrals will be provided for the various-sized carts that will be available within the commercial center. The general location of these cart corrals is depicted on the land use/site plan.

Development of any phase or portion of the Tarantini Commerce Center will require review and approval through the Major Site Plan Review process (including, but not limited to, the development of all anchor and major tenant buildings and all pad site development).

Additionally, any existing off-site signs (“billboards”) will be removed upon the initial development of any phase or portion of the site.

Development Standards:

The proposed minimum development standards for the Tarantini Commerce Center are as follows:

Lot Size	Determined by building area, parking and setbacks
Lot Width	50'
Lot Depth	100'
Perimeter setback (PAD boundary)	20'
Front Yard setback	20'
Rear Yard setback	15'
Side Yard setback	Total of 15'
Corner Yard setback	20'
Residential zone boundary setback	30'
Maximum height (above grade)	35' *, **
Landscaping/Open Space (overall)	19 %

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

** Height restrictions relative to the proximity of the Casa Grande Municipal Airport shall be subject to review and approval by the City of Casa Grande and/or the Federal Aviation Administration.

Architecture:

It is envisioned that there will be a coordinated and complementary architectural theme provided throughout the Tarantini Commerce Center. Colors and architectural elements may vary slightly from between buildings within the Tarantini Commerce Center in order to provide for variation in the appearance throughout the center and to avoid 'sameness'. Colors, materials and building elevations will be provided for the Planning Commission's review and approval at the time of Major Site Plan approval for any particular phase or portion of the site. Details regarding the theme shall be provided concurrently with the first application for Major Site Plan review for any phase or portion of the site.

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

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

Trash/dumpster enclosures are to meet City requirements, and are to be of masonry block construction, colored to complement the buildings within the development, and will have gates. All dumpsters will be kept within enclosures, and such enclosures will be located per City requirements.

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

No additional temporary buildings or permanent buildings, structures, or containers, including portable storage containers, shall be located on this site without the prior approval of the Casa Grande Planning and Zoning Commission (except as otherwise noted within this Development Guide, during the construction of any phase or portion of this development, and/or seasonal sales).

Landscaping and Screening:

As with the architecture within the Tarantini Commerce Center, it is envisioned that landscaping will also utilize a common theme and will adhere to City of Casa Grande requirements.. Additionally, landscaping along Pinal Avenue and Val Vista Road will maintain a minimum depth of 20' (plus any unused right-of-way) and include a parking screening wall (type, color and treatment to match the buildings within the center) and/or berms to screen the view of parking areas. Landscaping within the commercial center and along adjacent rights-of-way will be privately maintained. Increased landscape requirements shall apply to Large Single Retail Use and Large Multiple Use Shopping Center developments, per City code.

A Conceptual Landscape Plan for the entire development shall be provided concurrently with the first application for Major Site Plan Review for the first phase or portion of this development.

The specific landscape plan for a particular phase or portion of the development will be shall be provided concurrently with the first application for Major Site Plan Review for the first phase or portion of this development.

Signs:

Sign details have not been provided at this point, but a Comprehensive Sign Plan shall be provided concurrently with the first application for Major Site Plan Review for the first phase or portion of this development.

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

It is envisioned that detached signage along Pinal Avenue, Val Vista Road and Thornton Road shall be 'shared tenant' signage, thereby limiting the number of signs along each of these roadways. These signs shall be designed as monument-style signs, with a typical maximum height of 15'. Detached signs along the interior roadways and

circulation areas shall be shared where possible. Comprehensive Sign Plans, submitted with the Major Site Plan requests for any phase or portion of the development., shall provide more details on signage types, locations, sizes and heights.

Additionally, any existing off-site signs (“billboards”) will be removed upon the initial development of any phase or portion of the site.

CONFORMANCE TO ADOPTED LAND USE PLANS:

City of Casa Grande General Plan: The Casa Grande General Plan currently designates the subject site for both Regional Commercial and Employment uses, as recently amended for the subject site (under application CGPZ-30-05).

The proposed PAD zoning and uses are in conformance with this General Plan designation.

As a companion request to this PAD application, a General Plan Amendment is being requested to change the land use designation from High-density Residential to Community Business so that the entire site is designated as Community Business.

SITE CHARACTERISTICS:

The subject site is relatively flat, with little vegetation and no on-site improvements.

An existing drainage feature runs northeast to southwest through the eastern portion of the site. No other significant topographic or drainage features exist.

Overhead electrical/utility lines (belonging to the Arizona Public Service) exist along the Pinal Avenue and Val Vista Road frontages of the site. These overhead utility lines will remain, but may be relocated as necessary. Except where specifically approved by the City Engineer and the City Planning and Development Director at the time of Major Site Plan Review(s), all existing and new utilities shall be placed underground.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The primary character of the area is existing commercial uses to the west and south, vacant land to the east and developing single-family residential uses to the north.

The land uses and zoning of the surrounding properties are as follows:

North: Property directly to the north is a mix of City and County developments, primarily single-family residential in nature. The County area is zoned GR (General Rural), while the City portion is zoned PAD (“Copper Vista” development).

East: Areas to the east are undeveloped/vacant, and are zoned PAD (future “Vilago” development).

South: The Casa Grande Municipal Airport is to the south, and is zoned I-1.

West: The area to the west is undeveloped/vacant and zoned PAD (“Gila Buttes” development).

CIRCULATION:

Off-site Circulation:

Principal access to the subject site is from Pinal Avenue (also known as State Route 387) and from Val Vista Road. Actual driveway entrances are to be determined, and are subject to review and approval by the City of Casa Grande (Pinal Avenue is also subject to review and approval by ADOT). Thornton Road, bordering the west-side of the site, shall also be used for future access.

Pinal Avenue and Val Vista Road are existing arterial roadways, with the full dedication of adjacent rights-of-way (55’ each) already occurring. The dedication of additional rights-of-way shall be as required by the City of Casa Grande/ADOT. Thornton Road exists as a 33’ wide roadway easement adjacent to the site, and the full-width dedication (to 55’) shall occur as required by the City of Casa Grande. Rights-of-way widths and corresponding roadway improvements are subject to review and approval by the City Engineer and ADOT (where applicable).

A comprehensive traffic study must be submitted and reviewed by the City of Casa Grande, prior to issuance of any building permits, to determine the traffic impact of this project and any need for additional traffic and roadway improvements, including signalization, that the developer/builder will be required to provide and/or be partially financially responsible for.

On-site Circulation:

All on-site circulation, drive areas and parking areas are to be paved (asphalt or concrete), with vertical curbing not less than six inches in height provided as a barrier to landscaping, retention and building areas.

Sidewalks and interior walkways will be provided for pedestrian (non-motorized) access throughout the project. Such access is to include sidewalks along Pinal Avenue, Val Vista Road and Thornton Road, 20’ wide interior walkway corridors providing pedestrian access from the perimeter sidewalks to the store fronts, and pavers or other differentiation located at major crossings in front of the buildings. The general location of such sidewalks and walkways is indicated on the land use/site plan.

All driveways into the development will be considered as 'shared' driveways so as to eliminate unnecessary access points. Where deemed appropriate, cross-access will be provided to the property to the east (to be determined at the time of Major Site Plan Review for Phase II).

Parking shall be provided in accordance with City of Casa Grande requirements. All parking areas will be considered as 'common' parking so that it is accessible from any point within the confines of the development so as to avoid unnecessary traffic onto the adjacent arterial streets (including existing Walgreen's parking lot). No areas indicated as parking or circulation areas on the land use/site plan shall be used for outdoor storage or outdoor sales except as traditional seasonal sales (i.e. Christmas Trees, Pumpkins, etc.). Such outdoor sales and storage areas shall be designed so as not to interfere with pedestrian or ADA access. Under no circumstances shall fire lane access be blocked or impede by such sales.

Loading provisions will be in accordance with City requirements, and will be appropriately screened to minimize noise. Any walls placed to screen loading areas shall be constructed and treated to complement the building. Temporary loading, staging and storage areas may occur to the rear of any building (not including pads), but shall not interfere or hinder pedestrian or ADA access, nor block or impede fire department and/or lane access.

PHASING:

The project is expected to be completed as several phases. The initial phase is most likely to be the commercial uses located nearest to the Pinal Avenue / Val Vista Road intersection.

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

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

PUBLIC UTILITIES AND SERVICES:

Utilities:

Water will be provided by the Arizona Water Company.

Sewer will be provided by the City of Casa Grande.

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

Overhead electrical lines, belonging to Arizona Public Service, exist along the Pinal Avenue and Val Vista Road frontages. These lines will remain, but may be relocated as necessary. Except where specifically approved by the City Engineer and the City Planning and Development Director at the time of Major Site Plan Review(s), all existing and new utilities shall be placed underground.

Services:

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

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

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

LEGAL DESCRIPTION:

A portion of the N½ of Section 29, T5S-R6E, G&SRM, Pinal County, Arizona.

APN: 509-46-001A

DEVELOPMENT TEAM:

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