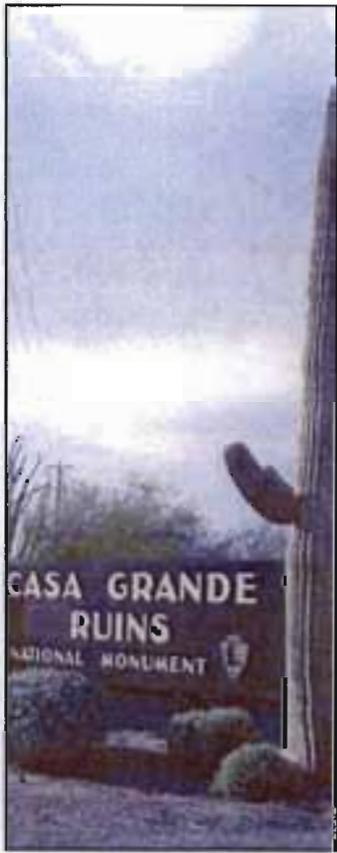




Villago Village
Planned Area Development



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March 2005

Villago Village

**Preliminary Development Plan
and
Development Guide
for a
Planned Area Development**

**For a 322.6 acre, mixed use, master planned development
located at the southwest Corner of
McCartney Road and Pinal Avenue**

Date Submitted March 31, 2005

Prepared for:
City of Casa Grande
510 East Florence Boulevard
Casa Grande, Arizona 85222

Villago Village

Preliminary Development Plan and Development Guide for a Planned Area Development

Submitted by:

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Villago Village

Preliminary Development Plan and Development Guide for a Planned Area Development

1.0 Purpose of Request

The intent of this application is to request a rezone on 322.6 acres of land in the central portion of the City of Casa Grande with a Planned Area Development. The project site is in close proximity to the downtown area and numerous Recreational Amenities within the City of Casa Grande. The site is highly suitable for low-density residential as adequate access exists or will exist as part of development on the project.

Three applications have been filed for the **Villago Village** planned area development:

1. Zone Change – To change the current zoning of the site from R-1 to PAD with R-1 Single Residence Zone, R-3 Multi-Family Residence, and B-2 General Business Zone.
2. PAD Overlay District - To allow for flexibility in the requirements of the requested underlying zones.
3. Annexation – To bring in 176 acres of property into the City to be properly developed as one property. The annexation petition has been filed and signatures are being gathered, it will be completed at the time of rezoning.

The primary reason that the site has been chosen to be developed as a planned area development is the location. Trends show that growth is emerging away from the Phoenix and Tucson metro areas, and into the fast growing City of Casa Grande. As prices have increased in the Phoenix metro area, velocity and opportunity have shifted to those areas where more affordable housing can be created, thus allowing for housing opportunities for a large segment of the new populations of the region. These highly favorable prices have been a major attractant to new homebuyers.

The continuing trend of growth in the nearby vicinity of the project site, with developments such as “Villago”, show that housing consumers are willing to move beyond the current fringe of the housing market activity when quality alternative products are presented to them. One example

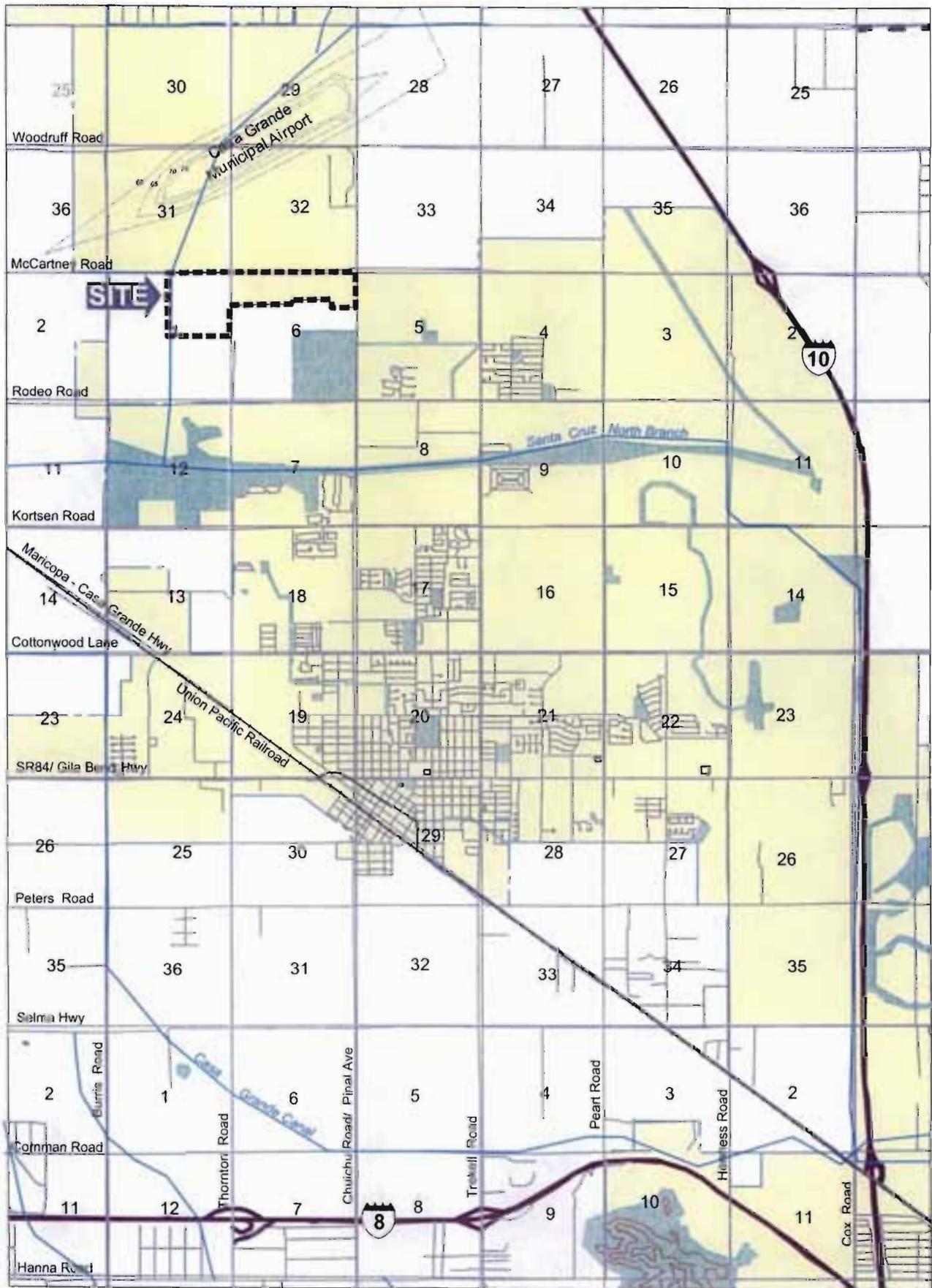
is the on-going housing activity immediately north of the Maricopa/Pinal County line. This area has become a major regional housing market focal point. This insures that future growth will push further south from the Maricopa/Pinal County line towards the geographic area of Casa Grande.

2.0 Preliminary Development Plan - Project Description

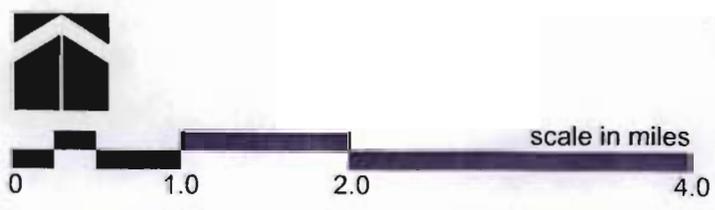
Villago Village is located one mile north of the Dave White Regional Park and Golf Course and one mile south of the Casa Grande Municipal Airport. It is a highly accessible site and is conveniently located along Pinal Avenue and McCartney Road.

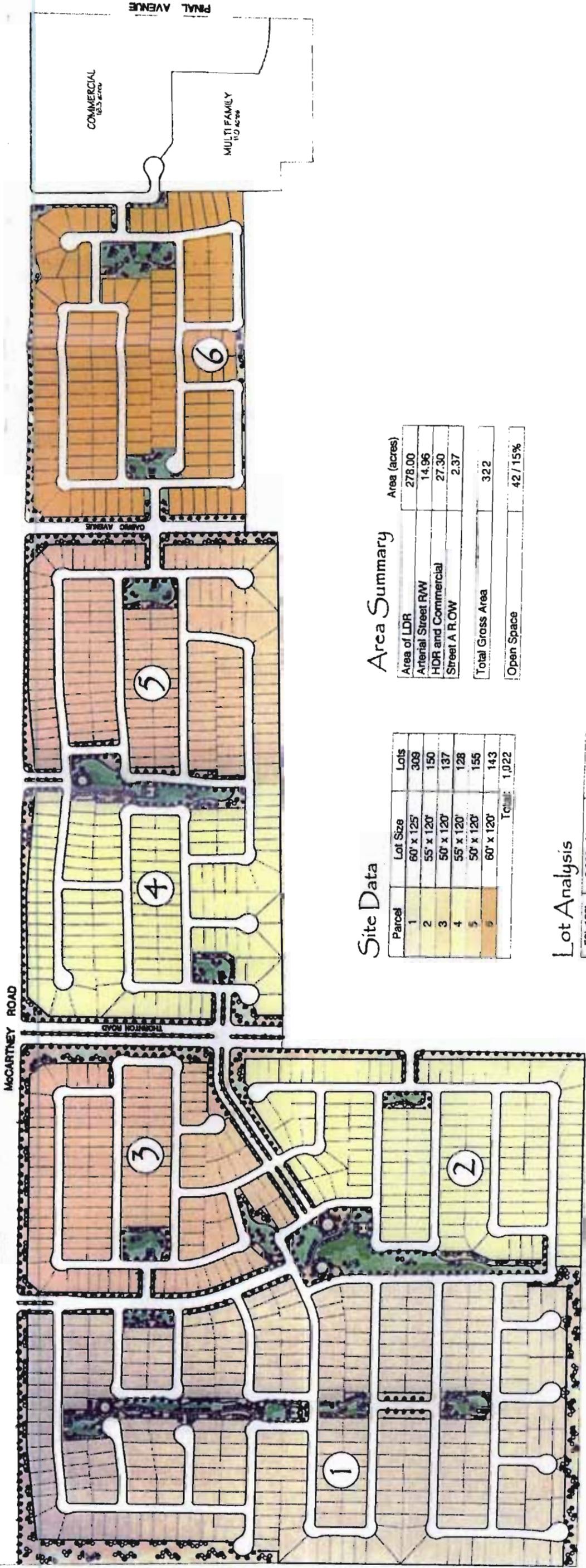
Villago Village is a smaller master planned community that features a variety of single-family residential uses, multi-family residential uses, commercial uses, and open spaces. The open space consists of various uses including; tot lots, ramadas, basketball courts, and linear trail systems, which will provide numerous opportunities for safe and interactive pedestrian movement. The commercial area is located at a planned major intersection of Pinal Avenue and McCartney Road. The residential component of the development includes low and high-density areas.

Villago Village was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features a mix of single-family residential areas with lots ranging from 6,600 square feet (55' x 120') to 7,500 square feet (60' x 125'). The lots are deeper at 120' minimums from what is typically proposed in new communities, in order to give **Villago Village** a more unique characteristic and benefit home buyers who prefer to have larger yards. There is also an area designated for higher density multi-family housing, which allows the PAD to be consistent with the Casa Grande General Plan Goal to: *"Provide a range of residential densities and housing types in the City of Casa Grande"*. This range will result in a variety of housing opportunities both in terms of affordability and lifestyle. The site will feature numerous linear trails and open space areas scattered throughout the single-family residential area. **Villago Village** will also feature a commercial area proposed for local and neighborhood types of commercial uses, and to provide services and employment opportunities for the residents of Casa Grande.



VICINITY MAP





Site Data

Parcel	Lot Size	Lots
1	60' x 125'	309
2	55' x 120'	150
3	50' x 120'	137
4	55' x 120'	128
5	50' x 120'	155
6	60' x 120'	143
Total:		1,022

Lot Analysis

50'x120'	6,000 sf lots	292
55'x120'	6,600 sf lots	332
60'x120'	7,200 sf lots	143
60'x125'	7,500 sf lots	309
Total:		1,022

Area Summary

Area of LDR	Area (acres)
Arterial Street R/W	278.00
HDR and Commercial Street A.R.O.W	14.96
	27.30
	2.37
Total Gross Area	322
Open Space	42 / 15%



2.1 Single Family

The single-family component of the project is the largest and includes six parcels, totaling approximately 278 acres. This area has been planned in a vibrant and sustainable manner; establishes a safe, effective, and attractive pedestrian-friendly environment that provides connectivity throughout the community. The planned residential density is approximately 3.6 dwelling units per acre in an area designed to allow a single-family component of 4.0 D.U./acre. The residential densities are located so as to provide a smooth transition between the **Villago Village** community and neighboring land uses (ie. Industrial and High Density Residential). Lot depths are a minimum of 120' giving the residents a larger rear yard than is commonly offered with similar developments.

The requested underlying zone for the single-family area is the R-1 Single Family Residence Zone. The proposed permitted uses and a comparison of the required and proposed development standards for the R-1 PAD zone are outlined below.

PAD SINGLE FAMILY RESIDENCE ZONE

Primary Uses

- a. Single-family dwelling unit.
- b. Residential facility.
- c. Accessory Buildings (see section 17.20.150 for property development standards) including private swimming pools, home occupations, and model homes.

Development Standards:

The minimum setbacks and maximum height for homes within the PAD are as follows:

Minimum lot depth:	120'
Front Setback:	15' – 23' (front loaded garages will vary from 20' to 23' for every 3 rd or 4 th home. 15' front setback to front porches, livable area and/or side loaded garage.
Side Setback:	5' and 10' (15' total)
Corner Setback:	18' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	28' / 2 stories

Other development standards will be per any applicable sections of the City of Casa Grande Zoning Ordinance.

*Accessory buildings shall be established according to the regulations for main buildings

according to Section 17.20.150 of the Casa Grande Ordinance.

2.2 Multi Family

An 11 acre Multi Family parcel is located southwest of McCartney Road and Pinal Avenue. This parcel is proposed to be developed for attached single-family apartments, condominiums or town homes (including duplexes, triplexes, fourplexes, and cluster style housing) at a density of approximately 12 to 16 dwelling units per acre. :

Model home sales/rental offices/complexes may occur within the parcel or any phase of the parcel with the approval of any applicable Temporary Use Permits and Building Permits.

Development Standards

The minimum setbacks and maximum height for the multi family parcel are as follows:

Front Setback:	20' (front loaded garages will vary from 20' to 23' for every 3 rd or 4 th home. 15' front setback to front porches, livable area and/or side loaded garage.
Side Setback:	10' (5' and 10' for single-family residential)
Corner Setback:	18' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	35'

* Apartments buildings will have 20' front, rear, and side yard setbacks.

The overall development standards for the multi-family parcel shall be the same as those provided under the R-3 zoning district and other applicable sections of the Casa Grande Zoning Ordinance, except that two, three, and four-family dwellings shall follow the applicable development standards of the R-2 zoning district.

The architectural style, building materials, colors, landscape theme, etc., shall compliment the same elements as developed within the single-family residential portions of **Villago Village**.

2.3 Commercial

There is a 16.3 acre commercial area within the **Villago Village** site located on the southwest corner of Pinal Avenue and McCartney Road. The requested underlying zoning district for the commercial parcel is the B-2 General Business Zone. This zone allows for low intensity, retail and service outlets which cater directly to the neighborhood. The intent is for the commercial parcels to be developed with various types of uses that will be compatible with the **Villago Village** and the surrounding neighborhood while serving the needs of a growing community.

The proposed permitted uses for the B-2 Zone, are outlined below. In order to easily compare the proposed uses with the uses currently permitted in the B-2 Zone, all of the currently permitted uses in the B-2 Zone are listed, and the uses not proposed to be permitted have "strike-throughs."

B-2 GENERAL BUSINESS ZONE

1. Uses Permitted:

- a. Those uses permitted in the "B-1" neighborhood business zoning district.
- b. Appliance sales, service.
- c. Athletic clubs.
- d. ~~Automobile, boat, and recreational vehicles sales.~~
- e. Blueprint shop and photo processing.
- f. Business office machine sales, service, and repair shop.
- g. Clothing and costume rental shop.
- h. Community center or meeting hall.
- i. Convenience food store of more than 3,500 square feet.
- j. Costume dressmaking, furrier, millinery or tailor shop employing five persons or less
- k. Dancing or theatrical studio.
- l. • Day Care Center.
- m. Delicatessen and catering establishment.
- n. Game rooms, pool halls.
- o. Garden supply store.
- p. Gas Station.
- q. General service uses including business, personal and professional establishments.
- r. General retail businesses engaged in direct sales to the ultimate consumer.
- s. Hospital.
- t. Hotel or motel.

- u. Interior decorator's shop.
- v. Lock and key shop.
- w. Mail order catalog store.
- x. Medical, dental, or health clinic.
- y. ~~Mortuary.~~
- z. Museum.
- aa. Music studio.
- bb. Optician.
- cc. ~~Pawn shop.~~
- dd. Photographic studio.
- ee. Private club, fraternity, sorority, or lodge.
- ff. ~~Radio and television studio.~~
- gg. Restaurant, greater than 3,500 square feet.
- hh. ~~Sexually oriented business subject to licensing requirements of Chapter 5.24.~~
- ii. Shoe repair and shoe shine shop.
- jj. Tavern, bar or lounge.
- kk. ~~Taxidermist.~~
- ll. Theater, excluding drive-in theater.
- mm. Veterinary Clinic/ Animal Hospital.
- nn. Video sales and rental.
- oo. Watch repair shop.

In addition to the uses above, the use of a self-storage facility is also requested as being permitted within this commercial area.

* Because no list of uses can be complete, decisions on additional uses shall be based on the compatibility of the proposed use. It shall be the responsibility of the applicant to illustrate and prove the appropriateness of the proposed use. Final decisions shall be rendered by the planning and zoning commission, with an appeal to the town council if necessary.

Development Standards:

- a. Off-street parking and loading shall be in compliance with Section 17.56 of the City of Casa Grande Zoning Ordinance.
- b. All signs shall be in compliance with Section 15.24 of the City of Casa Grande Zoning Ordinance.

The minimum building setbacks and maximum height for the Commercial parcel are as follows:

Front Setback:	35'
Side Setback:	15'
Corner Setback:	25'
Rear Setback:	15'
Maximum Height:	35'

Other development standards for the Commercial parcel shall be the same as those provided under the B-2 zoning district and other applicable sections of the Casa Grande Zoning Ordinance.

The architectural style, building materials, colors, landscape theme, etc., shall compliment the same elements as developed within the single-family residential portions of **Villago Village**. Development of the site, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural; design, landscape, signage, open space, parking, access, etc. At the time of the submittal of a site plan for the first phase or portion within this parcel, a comprehensive design guideline will be developed to address issues related to the entire commercial area such as design theme, landscape theme, signage, open space, shared access and parking.

2.4 Residential Subdivision Design

The residential design relies on a unique approach that is critical to the success of a sustainable, attractive, and pedestrian-friendly community. **Villago Village** has been designed to provide connectivity throughout the community and to adjacent areas with internal open space, trails, and parks strategically located for easy access and high visibility.

There are two minor entries and one major entry providing access into the community that will include landscaped medians and entry monuments. The entry monuments will feature signage and landscaping consistent with the theme of **Villago Village**. Pedestrian-friendly movement throughout the development is a significant goal of the circulation concept, and therefore the local streets are designed to discourage cut-thru traffic and streetscapes are designed to have landscape tracts adjacent to corner lots.

The locations, types and materials used for the perimeter walls for each residential area or parcel will be designed by the homebuilder whom develops the parcel. However, the different

wall styles shall all be consistent with the common theme of the neighborhood. Wall and fence heights shall be limited to a maximum height of six (6) feet, except for commercial bordering properties. Properties that are adjacent to commercial sites, shall be permitted to have fence/walls up to eight (8) feet in height for the wall bordering the commercial property.

One major and two minor entries will have monuments upon entering **Villago Village**. The major entry will be located at the southern corners of McCartney and Thorton Roads. The minor monuments will be located further south along Thorton Road at the east and west entries. Entry monuments will feature signage and landscape consistent with the theme. Other minor entries will not feature monuments, however they will be located along McCartney Road to the east and west of Thorton Road.

2.5 Open Space

The recreation system for the site will consist of a network of pedestrian pathways, tot lots and developed parks. Multi-use trails are connected by pathways and streets; therefore, the recreation system is connected, fluid, and highly accessible. There will be trails along the transportation corridors to better make accessible these areas, and tot lots will have toddler and larger children's play areas. A variety of other amenities such as: ramadas, benches, basketball courts, and picnic areas may also be provided. Open space areas will be maintained by the Home Owner's Association.

The open space areas are designed to retain or facilitate the flow of storm water generated on the site in an aesthetically pleasing design. The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive recreation. Plant material selections are derived from the City of Casa Grande's approved plant palette, will reflect the native vegetation of Arizona and are drought tolerant. Open space tracts for the PAD shall be improved (i.e., landscaped, paths installed, etc.) concurrent with the development in which it is located. Final landscape and amenity plans are subject to review and approval of the City's Planning Director.



Legend

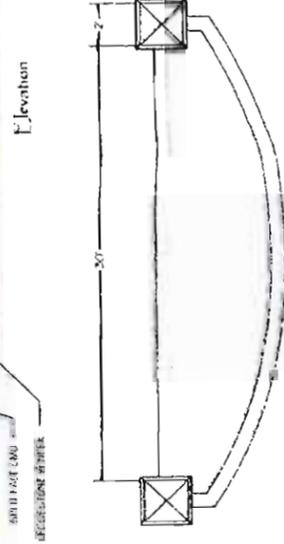
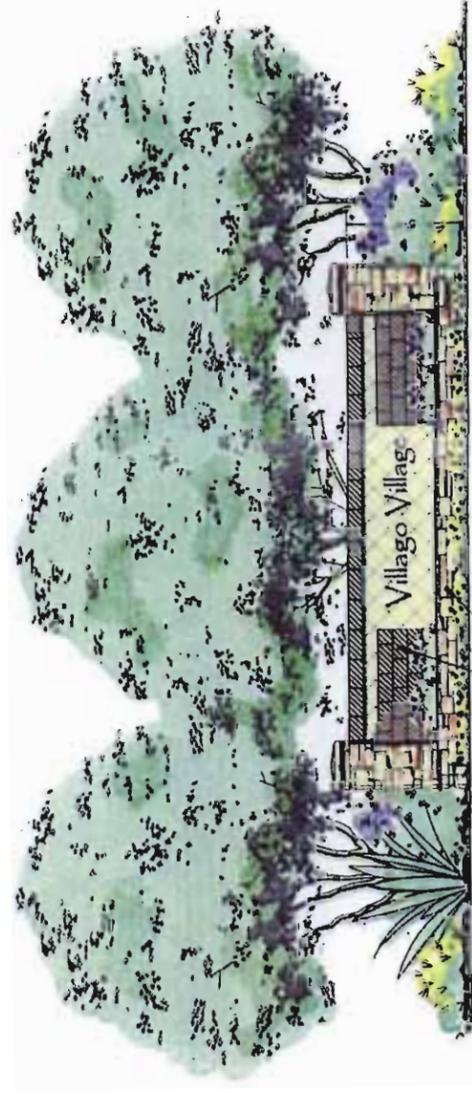
- RAMADA
- AMENITY AREA
- HALF-COURT BASKETBALL
- PARCEL IDENTIFICATION NUMBER

Landscape Palette

BOTANICAL NAME	COMMON NAME
ACACIA SMALL BAULTI TRUNK	SWEET ACACIA
ACACIA TRIPLOLE, NON-WEETING FORM	CHITAI PA
CHITAI PA, TAPINANTHENSIS	SHESHO TREE
DA BONGA BISSHO	PAN-TEX ZAMP
FRAXINUS VEUTINA "RO GRANIT"	WHITE OLEASTER
FRAXINUS OLEASTRIS "LAD"	MONDEL PINN
PINUS ELIABEKZA	SOUTHERN LIVE OAK
QUERCUS VIRGINIANA	TURNBUL ELM
ULMUS PARVIFLORA "SE AFFERTNETS"	WEIGHT REDDLE ASH AND PALM
CEPHAELIS KOPPELHENDRI	DATE PALM
PROPERIS DACTYLOIDEA	

BOTANICAL NAME	COMMON NAME
BOUGAINVILLEA RUBRA	BOUGAINVILLEA RUBRA
BARBARA MARST MORGANVILLEA	BARBARA MARST MORGANVILLEA
RED BIRD OF PARADISE	RED BIRD OF PARADISE
RED YACALIA	RED YACALIA
RED BRAYO SAGE	RED BRAYO SAGE
GREEN NEROLIUM SAGE	GREEN NEROLIUM SAGE
CALENDULA RUBRA	CALENDULA RUBRA
DEER GRASS	DEER GRASS
DWARF PINK CELESTINE	DWARF PINK CELESTINE
PURPLE LANTANA	PURPLE LANTANA
NEW GOLD LANTANA	NEW GOLD LANTANA
BUSH MORNING GLORY	BUSH MORNING GLORY
UTILE JUN	UTILE JUN

TURF TO BE LIMITED TO NO MORE THAN 40% OF LANDSCAPE AREA.



Minor Entry Monument

Plan



Villago Village



Section - A



McCartney Road



AMENITY AREA

Pinal Avenue



TYPICAL COMMON AREA with Amenity

Villago Village

2.6 Front Yard Landscape

The developer will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the developer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants from the City of Casa Grande's approved plant palette. Turf may be offered by the developer/homebuilder as a front-yard landscape option.

3.0 Relationship to City of Casa Grande Adopted Land Use Plans

The City of Casa Grande Land Use Plan designates the site for Low-Density Residential uses (1.0-4.0 dwelling units per acre) and Commercial uses. **Villago Village** proposes land uses that include 278 acres of low-density residential with 3.6 dwelling units per acre, 11.0 acres of high density residential, and 16.3 acres of commercial. The commercial area designation allows for commercial, business uses, retail, health, and educational facilities. The proposed uses are within the allowed density and conform to the land uses and land policies of the Casa Grande General Plan.

4.0 Existing Site Conditions

The project site consists of 560 separate but contiguous, parcels within the City of Casa Grande and seven parcels currently within Pinal County for which an annexation petition has been filed. The parcels are located south of the McCartney Road, west of Pinal Avenue, and north of the Colonial del Sol subdivision. The parcel consists of currently vacant land.

This site is located in an area, which is currently designated by FEMA as "ZONE X"; or determined to be outside the 100 and 500-year flood plain area. Erosion protection will still be needed to fully protect the development from flooding and from erosion damage potential.

5.0 Relationship to Surrounding Properties

Presently the site, and the majority of the land adjacent to the site and the surrounding areas, is mobile home residential or vacant land. The majority of development occurring in the general area is south and east of the site.

The **Villago Village** will further the City of Casa Grande's long standing commitment to the revitalization and improvement to the existing Colonia del Sol area which remains outside city

limits. **Villago Villages'** rezoning of the County parcel to site-built homes within a master planned neighborhood will remove the uncertainty of continued growth of the same kind within existing Colonia del Sol. A neighborhood of homes with open space amenities and cohesive design will increase the property values of the surrounding neighborhoods like the existing Colonia del Sol mobile home lots.

The project site is designated as Low Density Residential and Commercial on the City's Land Use Plan. All land immediately adjacent to the site is designated as either: Rural Residential, Low Density Residential, Commercial, Parks/ Open Space, or Employment. Several Planned Unit Developments have been submitted in the general area. Below is a list of the zoning districts for all land adjacent to **Villago Village**:

North: GR General Rural Zone

North (east): PAD w/ Residential and Commercial (Villago)

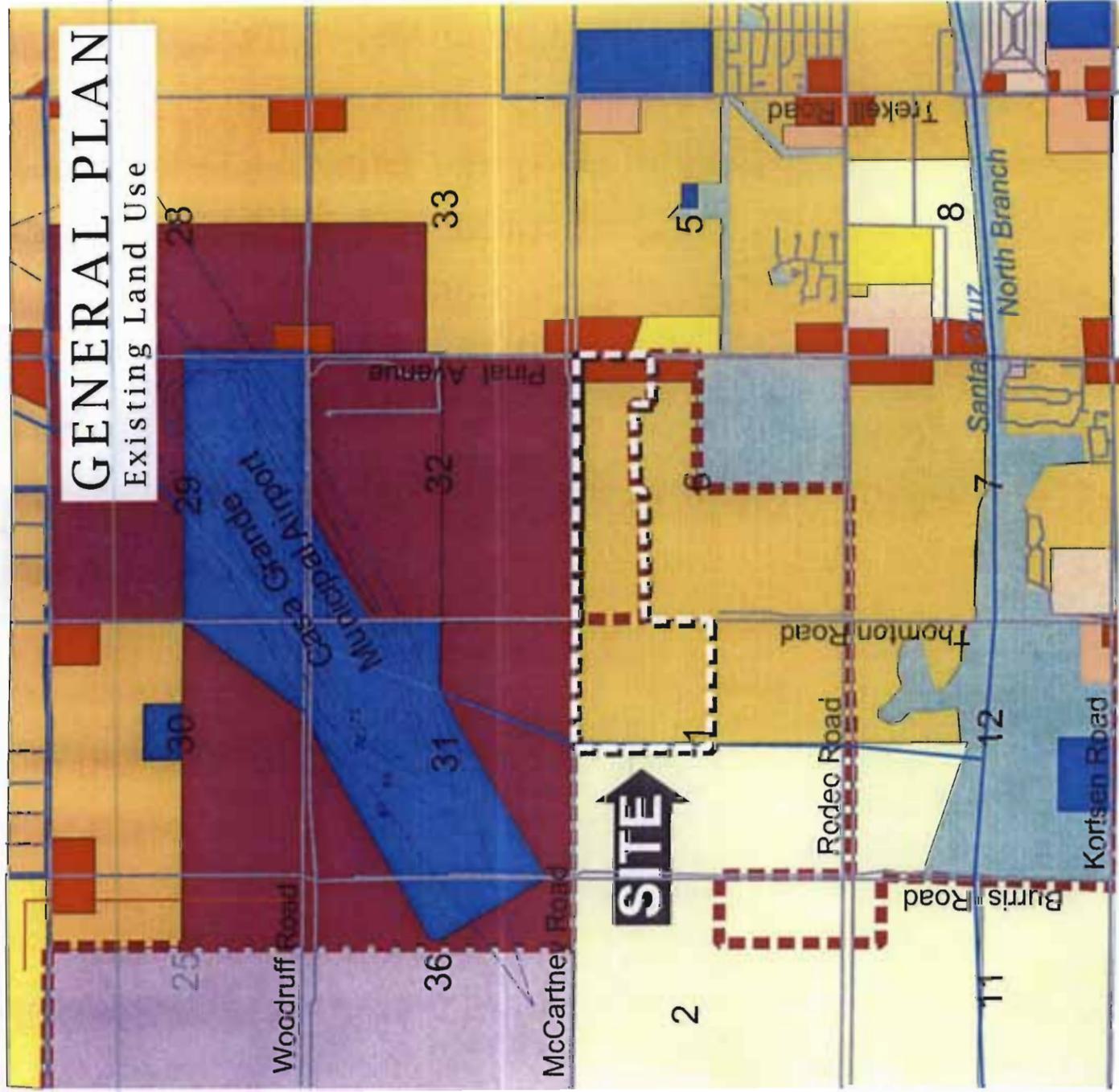
South: GR General Rural Zone

East : McCartney Ranch PAD

West: GR General Rural Zone

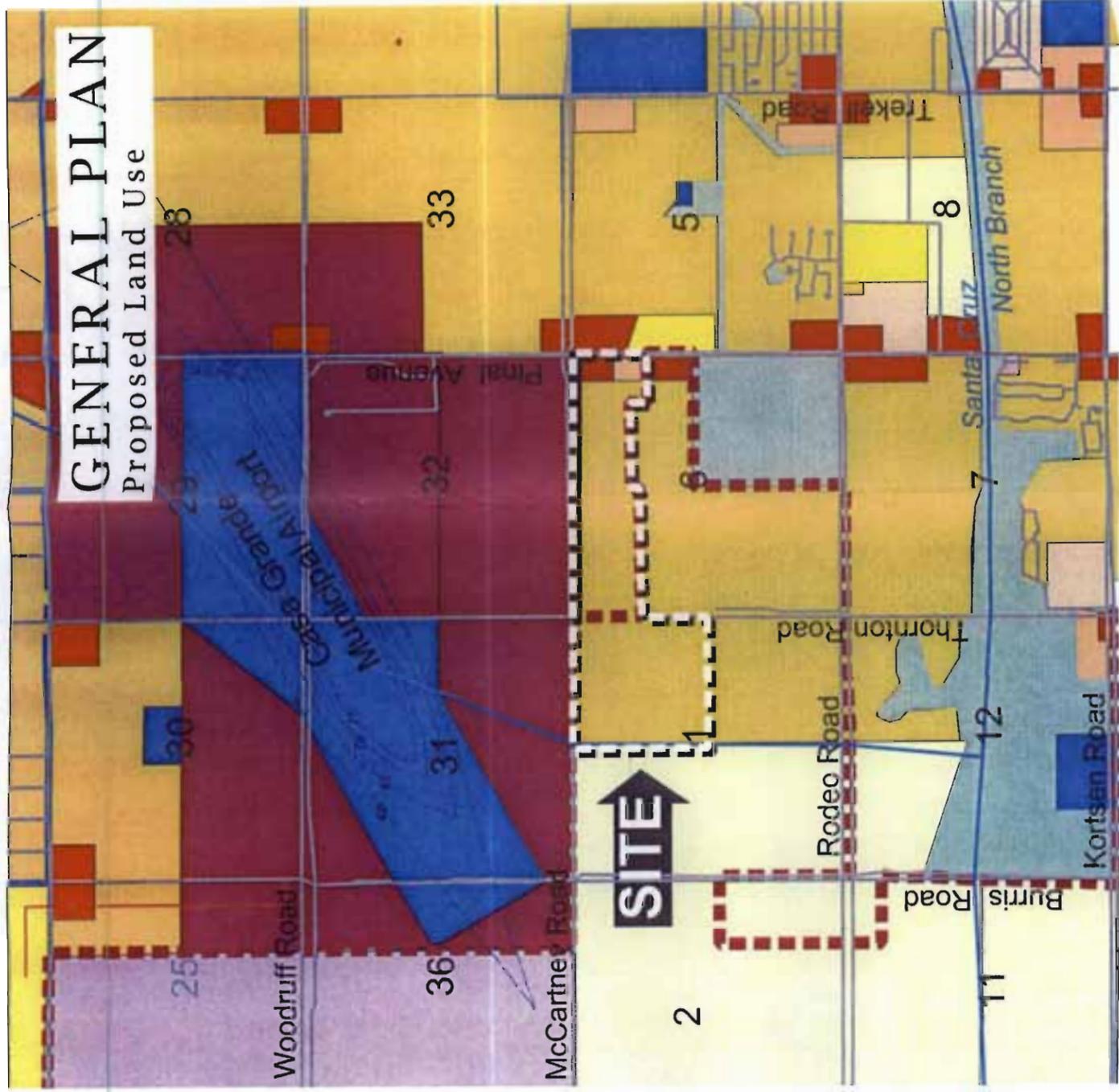
GENERAL PLAN

Existing Land Use

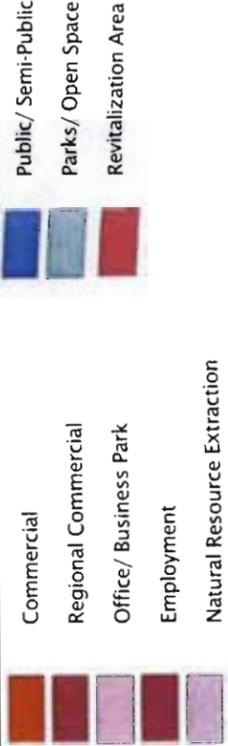
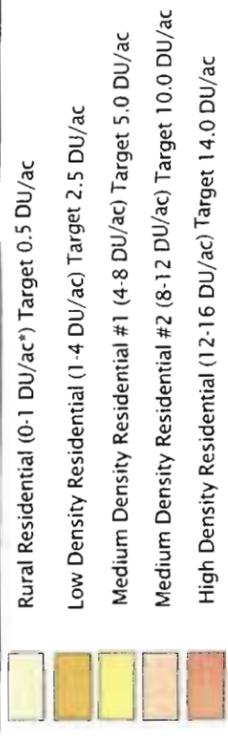


GENERAL PLAN

Proposed Land Use



Land Use Designation



6.0 Accessibility

The project site is located in the west central area of Pinal County, approximately three miles west of Interstate 10 and approximately five miles east of the Maricopa Highway. Casa Grande Municipal Airport is just one mile north of the site and State Highway 387 is located just east of the site. The site is also unique due to its close proximity to the two largest Arizona cities, Tucson and Phoenix.

The approximate distances from the project site to various nearby cities, towns and special features are listed in the following table:

CITY/ TOWN/ FEATURE	APPROXIMATE DISTANCE (MILES)	DIRECTION
Gila River Indian Community	4	Northeast
Maricopa County	13	North
Eloy	12	Southeast
Coolidge	21	Northeast
Mesa	32	North
Downtown Phoenix	45	Northwest
Downtown Tucson	70	Southeast
Pima County	30	South

Specifically, the project site occupies Section 1 of Township 6S Range 5E and Section 6 of Township 6S Range 6E in Pinal County. The sections are bounded by McCartney Road (north), State Route 387 (east), Rodeo Road (south) and Burris Road (west). Thorton Road is an arterial roadway that bisects **Villago Village** and provides additional access to McCartney Road

From the site, the primary access to the Phoenix metropolitan area is via State Route 387 north to I-10 west. The primary access route to Tucson from the site is via McCartney Road east to the I-10 east.

7.0 Circulation System and Street Improvements

The **Villago Village** site occupies land that is adjacent to two section line road alignments. The east/west section line road alignment is McCartney Road. The north/south section line road alignment is State Route 387 (Pinal Avenue), and Thorton Road bisects the property.

PROPOSED STREET TYPES

The proposed rights-of-ways for each type of street are provided in the table below:

Table 4
Street Type Table

STREET TYPE	RIGHT OF WAY (FEET)
Major Arterial	130
Minor Arterial	110
Major Collector	80
Minor Collector	60
Residential/Local	44

Streets will be built by the developer and then dedicated to the town. Upon acceptance of the streets, they will be maintained by the town.

7.1 Arterial Roadways

McCartney Road is adjacent to the northern boundary of **Villago Village**. The developer will be responsible for the engineering and construction of the south half of McCartney Road adjacent to the site. McCartney Road is currently a dirt unimproved roadway adjacent to the north side of the site. The developer will dedicate right of way for a 55 foot half street. See Figure 8 Typical Street Sections. The developer will install paving, curb, gutter, striped bike lane, 6-foot wide detached, meandering sidewalk, deceleration lane, streetlights and landscaping within the right-of-way per minor arterial requirements

Pinal Avenue is adjacent to the east boundary of **Villago Village**. The developer will comply with ADOT regulations regarding the west half of Pinal Avenue adjacent to the site. The existing right of way is 225 feet. The developer will install curb, gutter, a 6-foot wide detached meandering sidewalk, and landscaping within the right of way per major arterial requirements.

7.2 Collector Streets

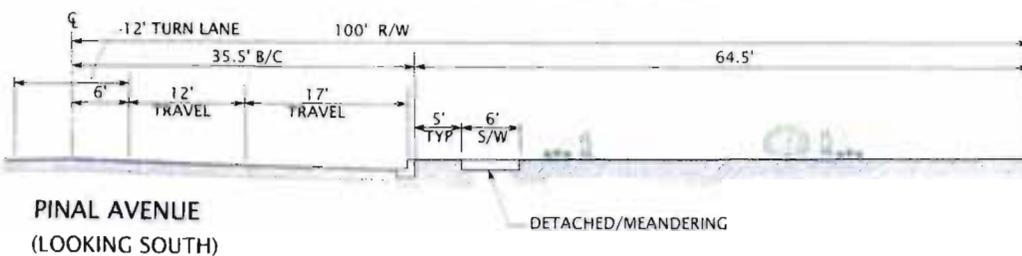
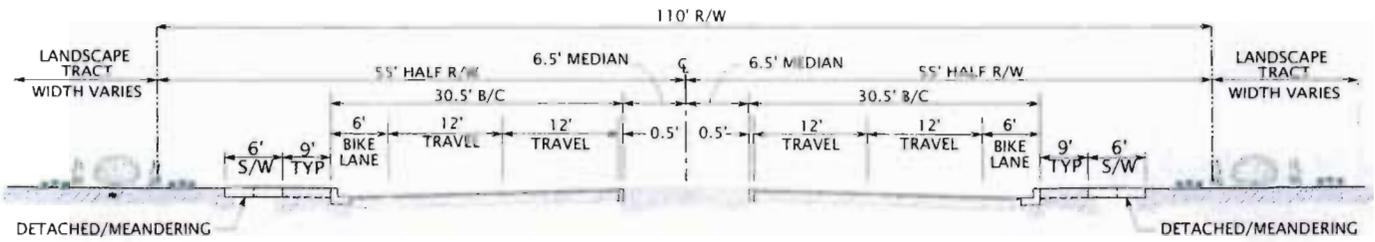
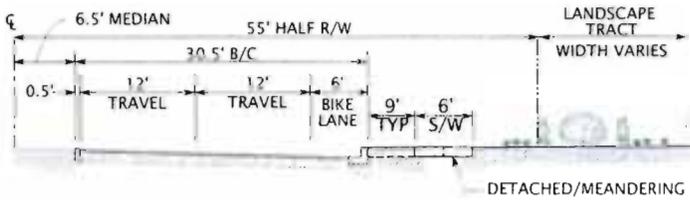
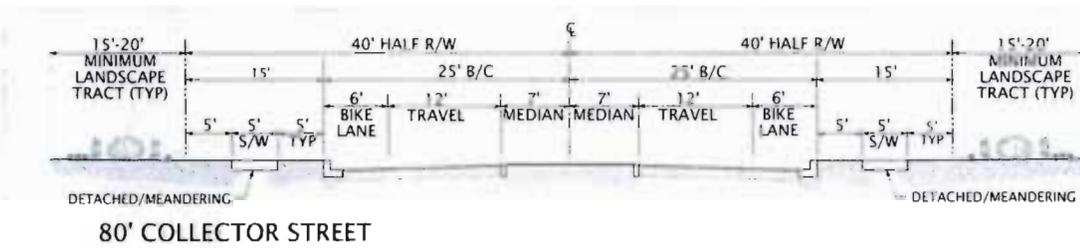
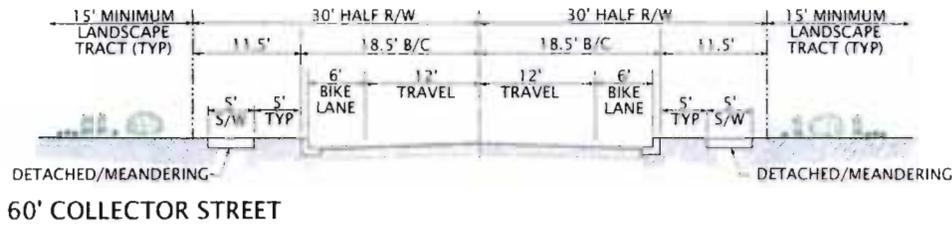
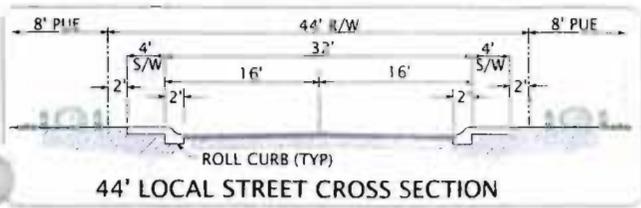
The developer will be responsible for the engineering and construction of the collector streets within **Villago Village**. Collector street improvements will include paving, curb, gutter, and a detached five foot wide sidewalk on both sides of the right of way. The 80 foot wide collector roadway will be median divided as shown on Figure 8.

7.3 Local Streets

The developer will be responsible for the engineering and construction of local streets and cul-de-sacs within **Villago Village**. The developer will dedicate 44-feet of right-of-way for all local streets. Local street improvements will include paving, curb, gutter and an attached 4-foot wide sidewalk on both sides of the rights-of-way. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande.

Sidewalks along all collector and arterial roadways will be detached from the curb, except at intersections, and meander within the right of way. Cross sections and striping plans for arterial and collector roadways are subject to the review and approval of the City Engineer and City Planning Director. Striped bike lanes, meeting AASHTO standards and the recommendations of the City Engineer, shall be provided on all collector and arterial roadways. Upon completion of construction, maintenance of improvements within right-of-way will be the responsibility of the City of Casa Grande except for the maintenance of landscaping.

The Homeowners Association will maintain all landscaping within the public right-of-way except for any landscaping occurring within arterial road medians.



TYPICAL STREET SECTIONS

8.0 Public Facilities

The Casa Grande Fire Department will be providing fire service. There are three Fire Stations currently servicing Casa Grande. The closest station is located at 3305 N. Piper Ave., which is approximately one mile from the property.

Police Protection will be provided by the Casa Grande Police Department. The police station is located at: 520 N. Marshall St., which is approximately 4.5 miles from the northern property line and a half mile from the southern property line.

The project site is located within the Casa Grande Unified School District, which consists of eleven schools, eight elementary schools, two middle schools, and one high school. The nearest elementary school is Cholla Elementary, which is located at 1180 E. Kortsen approximately three miles from the site. The nearest middle school is Cactus Middle School which is located at 1220 E. Kortsen also three miles from the site. The existing Casa Grande Union High School is currently enrolled with 2345 students. Casa Grande Union High School is located at 1362 N. Casa Grande Avenue, which is approximately one mile from the eastern boundary of **Villago Village**, or the Pinal Avenue alignment. A new 1,000 student capacity High School site has been proposed at the intersection of Cottonwood Lane and Arizona. The proposed site is approximately five miles from the project location. It is not expected that **Villago Village** will create a large enough demand to warrant a school site.

9.0 Utilities

The PAD mechanism allows for the creative design of a master planned community like **Villago Village**, which contrasts with staggered developments. The planned infrastructure improvements for the community include the construction of roads, including local, collector, and arterial streets. Currently the site is undeveloped and there are minimal existing onsite water or wastewater facilities. Sewer facilities will be provided according to the City of Casa Grande requirements per the Engineering Department recommendation. All utilities running through the site or that need to be relocated will be placed underground except as approved by the City Council.

9.1 Sewer

The development will be served by the Casa Grande Wastewater Treatment Plant (WWTP).

The current plant has sufficient capacity to service the new **Villago Village** development, and an existing 27" sewer main is located in Thorton Road that has capacity to service the development.

A preliminary Sewer Report will be submitted to and approved by the City Engineers prior to approval of the Preliminary Plat for the site. Final sewer reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project.

9.2 Potable Water

Potable water **Villago Village** will be provided by the Arizona Water Company. The site lies within the Arizona Water Company service area. The company's water system will serve the site with a 16-inch main along Pinal Avenue. The developer will install 8-inch and 6-inch mains within the collector and local streets in accordance with the Arizona Water Company's standards.

A Preliminary Water Report will be submitted to and approved by the Arizona Water Company and the City Engineer prior to approval of the Preliminary Plat for the site. Final Water reports and plans, meeting the approval of the City Engineer and Arizona Water Company, are required prior to the approval of any Final Subdivision Plats or Major Site Plans for this project. The developer will provide a 100-year Assured Water Supply Certificate prior to Final Plat approval.

9.3 Electrical Power

Electrical service will be provided by Arizona Public Service Company.

9.4 Natural Gas

Natural Gas service may be provided by Southwest Gas Company.

9.5 Telephone

Telephone service will be provided by Qwest Communications.

9.6 Sanitation

Waste disposal services will be provided by the City of Casa Grande.

10.0 Grading and Drainage Concept

The grading and drainage concept for **Villago Village** consists of providing retention basins within the proposed open space areas. The property will be graded to drain toward the retention basins. The 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.

The entire site is within "Zone X", or determined to be outside the 100 and 500 year flood plain area. Erosion protection will still be needed to fully protect the development from flooding and erosion damage potential.

Final drainage and retention reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. A Conceptual Grading and Drainage Design Report will be submitted to and approved by City Engineer prior to approval of the Preliminary Plat for the site. Final drainage reports and plans, meeting the approvals of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project.

11.0 Residential Covenants, Conditions, & Restrictions

In order to assure the single-family residents that their investment in the community and home will endure, **Villago Village** will be controlled by a strong set of Covenants, Conditions, and Restrictions (CC&Rs). The CC&R's 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&R's will be presented to the City Planning Director for review prior to the recording of any Final Subdivision Plats.

The commercial site will be controlled by a set of Covenants, Conditions, Restrictions and Easements. The document will incorporate the design principals as outlined in this document.

The multi-family site will be controlled by the complex owner or by a set of Covenants, Conditions and Restrictions.

12.0 Homeowners Association

A homeowners association will be formed with the development of **Villago Village** which will maintain all landscape tracts, perimeter walls, and open space areas and related open space amenities within and adjacent to the single family residential parcels. These areas may include drainage ways, perimeter walls and landscaping within rights-of-ways (except arterial roadway medians).

If the multi-family area is developed with a product that is individually owned the site will be included in the homeowners association, likely a sub-association.

13.0 Development Team

The Owner/Developer has assembled a development team to design **Villago Village** as a community that they can be proud of, that meets the expectations of the City, and provides a sustainable neighborhood for the families that will live, play, and shop in Casa Grande.

Owner/Developer:

Diamond Ventures Phoenix

2400 E. Arizona Biltmore Circle
Building 2, Suite 1270
Phoenix, Arizona 85016
Phone: 602.224.4007
Fax: 602.370.5663

Land Planner & Engineer:

Morrison-Maierle, Inc

80 E. Rio Salado Parkway
Suite 201
Tempe, Arizona 85281
Phone: 480.517.5800
Fax: 480.517.5801

Land Planner & Landscape Architect:

PDSA

3850 E. Baseline Road
Suite 117
Mesa, Arizona 85206
Phone: 480.633.9569
Fax: 480.633.9568

14.0 Conclusion

Villago Village is a pedestrian-friendly community, which invites its residents to interact. The open space areas are strategically located for high visibility and easy access. The streetscape is enhanced with landscaping, frontage on future linear parks, and landscaped medians.

Additional design features include significant entry monumentation and attractive perimeter theme walls that combine to create a high quality residential community.

Development of **Villago Village** will be in accordance with applicable code requirements of the City of Casa Grande, the City's Residential Design Standards for PAD's and the approved Development Guide, and any other conditions deemed necessary by the City of Casa Grande City Council.

Villago Village will further the City of Casa Grande's long standing commitment to the revitalization and improvement to the existing Colonia del Sol area which remains outside city limits. **Villago Villages'** rezoning of the County parcel to site-built homes within a master planned neighborhood will remove the uncertainty of continued growth of the same kind within existing Colonia del Sol. A neighborhood of homes with open space amenities and cohesive design will increase the property values of the surrounding neighborhoods like the existing Colonia del Sol mobile home lots.

Appendix A

1.0 Residential Development Standards

Villago Village has been designed to incorporate as many of the City of Casa Grande's Residential Design Standards for Planned Area Developments as possible. The following outlines how the design of **Villago Village** has met or exceeded these standards.

1.1 Mandatory PAD Layout and Design Standards

1.2 Open Space

Approximately 42 acres of open space is to be landscaped as recreational park areas and pedestrian corridors. See *Preliminary Landscape Plan Figure 5* and *Open Space Amenities Figure 6*. The open space equates to approximately 15% of the site. This open space percentage exceeds the open space required by the City for Planned Area Developments. The internal open space areas and trails are located to create a pedestrian friendly environment and provide access to all residents in the community. The lineal open space borders the main arterials and collectors in the community and is strategically placed for high visibility and access to the residents of **Villago Village**. A Homeowners Association will be formed to maintain all landscape tracts. These open spaces are connected by a series of pedestrian pathways and trails, which serve to physically and visually tie the neighborhood together. Safety lighting will be provided for some open space areas as required by the City Planning Director.

Landscaped channels will be used to move storm water generated on site to retention basins located within the site in an aesthetically-pleasing design. The channels will include concrete multi-use trails, trees, shrubs and decomposed granite ground cover.

The proposed open space areas will provide minimum retention for the project with the major purpose as useable open space including play equipment, picnic tables, ramadas, benches, shade trees, turf and varied plant massings. At least 15% of any retention basins that are designed for recreational usage will be elevated above the 25-year floodwater surface elevation.

A final landscape and open space amenity plan, meeting the approval of the City Planning and Development Director shall be submitted prior to the approval of any Final Subdivision Plats for the property.

1.3 Multi-Story Single Family Homes

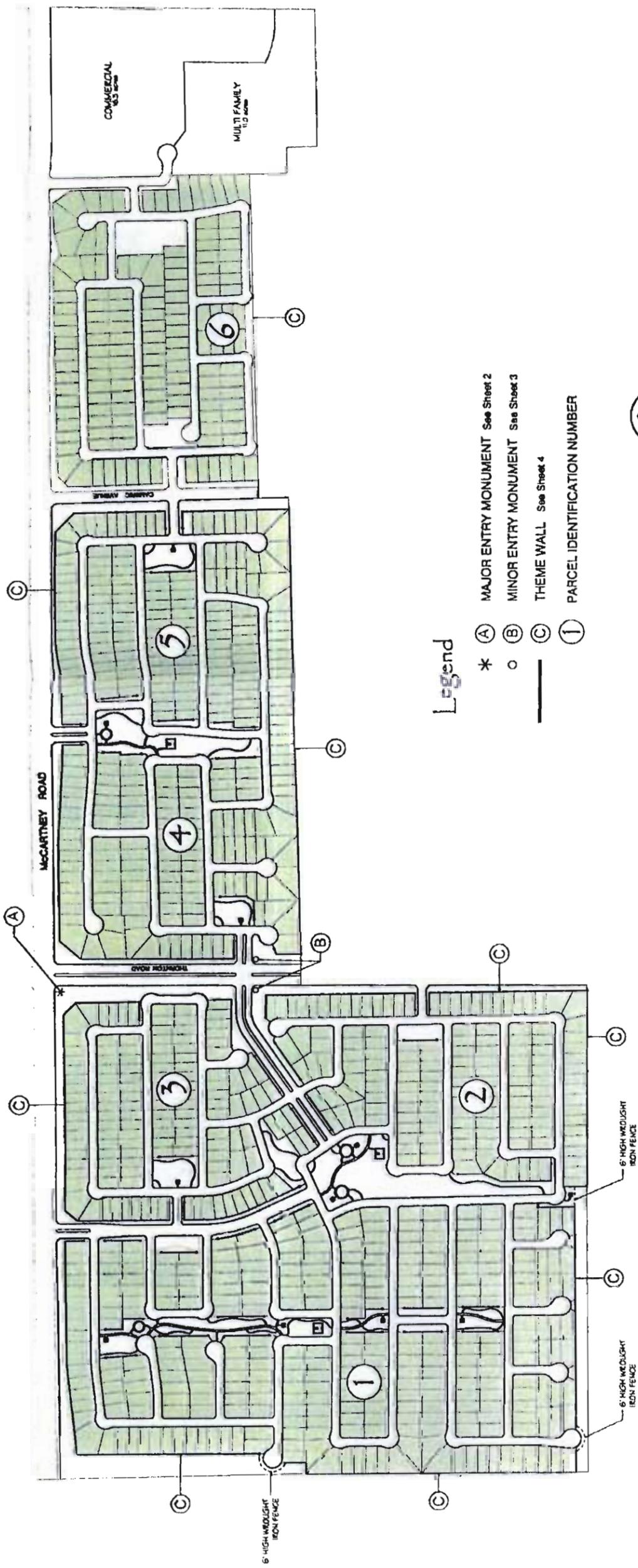
No multi-story single-family homes shall be built on corner or end lots, including all lots at the side of each entrance into the development.

1.4 Streetscapes and Entrances

The perimeter wall design as depicted in this document illustrates the use of varied material including split face and stone veneer. The theme wall will consist of split-face block in a set pattern with stone veneer and a stone cap across the top of the wall along the top half of the wall and the bottom half of the columns. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

A minimum 15' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance.

Entry monumentation will include a major entry monument at the McCartney and Thorton Road entrance and minor monuments just south of McCartney Road along Thorton Road. See *Preliminary Monument Elevations Figure 11* and *Preliminary Entry Plans Figure 12*. The entry monuments will be installed by the developer and will promote the sense of arrival and of a high-quality residential community.



Legend

- * MAJOR ENTRY MONUMENT See Sheet 2
- o MINOR ENTRY MONUMENT See Sheet 3
- THEME WALL See Sheet 4
- ① PARCEL IDENTIFICATION NUMBER



Villago Village

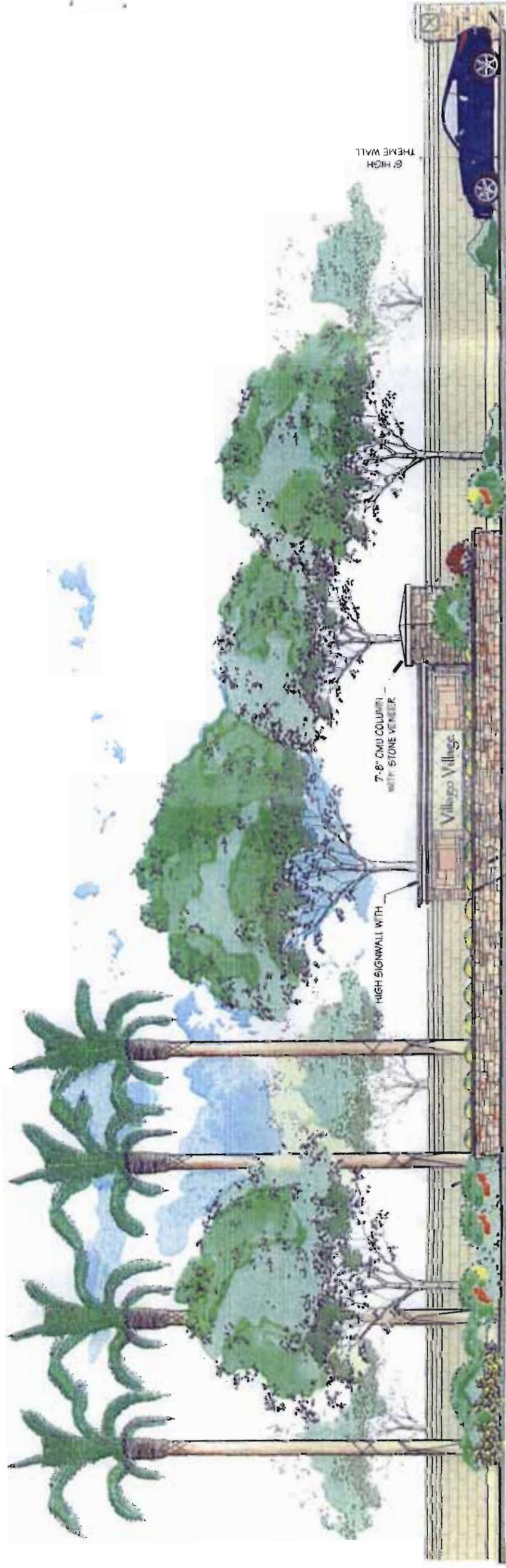
MASTER WALL PLAN

1.5 Front Yard Landscaping

The homebuilder will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the homebuilder within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water conserving plants. A minimum of two fifteen-gallon trees, six five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the homebuilder as a front-yard landscape option. The turf area shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

1.6 Miscellaneous

Side yard fence returns for all interior lot walls shall extend to within 10 feet (10') of the front corner of the homes. All walls exposed to the public shall be painted the color of the primary decorative theme or perimeter walls, except walls for each individual home/lot may be the color of the residence.



Major Entry Monument

6'-8" HIGH CMU COLUMN WITH STONE VENEER

6' HIGH THEME WALL

7'-8" CMU COLUMN WITH STONE VENEER

HIGH SIGNAL WALL WITH

2'-2" HIGH CMU WALL WITH STONE VENEER

2" STONE CAP TYPICAL

6' HIGH CMU THEME WALL



1.7 Additional Requirements for PAD Layout and Design

The following additional development standards will be utilized at **Villago Village**.

- Multi-Use Path. A 10-foot wide concrete path and 5-foot wide concrete walks will meander through the development's proposed open space corridors physically tying the community together. The internal path (10-foot wide) and walkway (5-foot wide) network shall be designed to provide safe and convenient connections/linkages to all open space amenities and to the future Regional Park. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. Except for those located within public right-of-way, all paths and walks shall be covered by pedestrian public access easements, if requested by the City.
- Enhanced Subdivision Entries. The entrances to **Villago Village** shall be designed to create a sense of arrival. Attractive entry monuments as depicted in this document will be installed by the builder/developer and will promote the sense of a high-quality residential and commercial development. Raised, landscaped medians will be provided at all major collector roadways into the community.
- Landscape Buffers. Landscape tracts/buffers are provided along all arterial and collector roadways as depicted in this document. As noted previously, a minimum 15' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance.
- Enhanced Perimeter Wall Design. The perimeter wall design as depicted in Figure 9 illustrates the use of varied materials including smooth and split-face block. The theme wall will consist of a combination of smooth and split face block. Columns including smooth CMU block and split face block will be located approximately 120 -180 feet apart. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for **Villago Village** has not been determined at this time. The

homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product that will be built at **Villago Village** will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and City Planning and Zoning Commission for review and approval prior to the issue of any single family residential building permits for **Villago Village**.

The following guidelines will be followed when developing the product for the project:

2.1 Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The developer/homebuilder will not allow two homes with the same front elevation or color schemes to be located on adjacent lots or across from each other within **Villago Village**. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on McCartney Road or Thornton Road.
- Emphasis (covered front porches, bay windows, etc.) will be placed on the front elevations of homes. Front entries will be visible from the street.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments will be provided on all front, rear and side elevations.

2.2 Roofs

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and designs will be provided. Concrete tile shall be utilized for all

sloped roofs. The Planning and Zoning Commission may give consideration to alternate durable roof materials that are consistent with the housing theme of **Villago Village**.

- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC, or evaporative coolers. All such equipment must be ground-mounted.
- Covered courtyards or patio areas will be standard and will be incorporated into the architecture of the home.
- Stuccoed patio cover columns will be provided. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Development Director.

2.3 Garages

- No garage will extend forward of a home's livable area or covered front porch by more than ten feet (10'), except for side entry garage designs.
- At least one elevation per floor plan per parcel or product type will 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.

2.4 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 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.

3.0 Additional Requirements for PAD Residential Architecture

Four of the standards listed below will be mandatory for the developer to implement at **Villago Village**. These additional requirements for PAD residential architecture will be presented to the Planning and Zoning Commission prior to approval of the final subdivision plats.

- Incorporate a variety of durable exterior materials and finishes, such as brick and 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.
- 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 number of standard front-loaded garages. The number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.
- 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, and arrangements and/or using bay windows on elevations facing streets and open space areas.