



City of Casa Grande

A Commercial Planned Area Development
Located Southeast corner of Florence Boulevard and Arizola Road

WAL★MART

Development Guide

Zoning Application Number:
CGPZ- 49-01

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Consulting Engineers, Water Resources, Transportation, Water/Wastewater, Environmental,
Construction Administration, Surveying GPS/ Conventional, Landscape Architecture and ADA Consulting

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PURPOSE OF REQUEST:

The purpose of this application is to request a zone change from Urban Ranch (UR) to Planned Area Development (P.A.D.) on approximately 28.7 acres located at the southeast corner of Florence Boulevard (also known as State Route 287) and Arizola Road in the Casa Grande Area. The rezoning is requested to allow for the development of the "Wal-mart Supercenter".

DESCRIPTION OF PROPOSAL:

Project Description:

As stated above, this application requests a zone change from Urban Ranch (UR) to P.A.D. for the purposes of developing a commercial center to be tentatively known as "Wal-mart Supercenter". Consisting of approximately 233,000 square feet of building area.

This Development Guide proposes to establish the framework for the development of this commercial center. The land use exhibit included this P.A.D. submittal package indicates the approximate layout and relative sizes of the buildings within the commercial center.

Development of any portion of this project will undergo the Major Site Plan Review process with the City of Casa Grande (including, but not limited to, major tenant building, gas station site, 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.

The "Wal-mart Supercenter" proposes to develop a total of approximately 233,000 square feet of building area. The approximate building areas are divided into the following components:

Wal-mart Supercenter Building:

• Store garden center	5,000 sq.ft.
• Grocery store	52,000 sq.ft.
• Tire & Lube Express	4,500 sq.ft.
• Major and shop building	158,222 sq.ft.

Total:	219,522 sq.ft.

Additional Pads and Gas Station as follows:

• Three Pads:	12,500 sq.ft.
• Gas Station	207 sq.ft.

The development outlined above is likely to include a detached garden center, Auto Maintenance shop, Retail and Grocery store. A Gas Station and Pad sites are proposed along Florence Boulevard, and are indicated to develop with or without drive-through facilities. A conceptual land use/site plan is included along with this application, and indicates the general location.

The uses to be allowed within the Wal-mart Supercenter are general retail, business, commercial and office uses; as listed as permitted and conditionally permitted uses within the B-1 and B-2 zoning districts. Specific lists of the uses that will be allowed to occur within the Wal-mart Super center are noted within the 'Use Regulations' section of this Development Guide.

Major access to the subject site is from Florence Boulevard (also known as State Route 287) and from Arizola Road. Driveways onto these roadways will be 'shared' so as to eliminate unnecessary access points. 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 streets. Roadway improvements and driveway locations will be determined in consultation with the City of Casa Grande and the Arizona Department of Transportation (ADOT) for Florence Blvd/S.R.287 and Arizola Road. Additional information regarding the circulation system (on and offsite) for this commercial center is included in the 'Circulation' section of this Development Guide.

Streetlights will be provided along the perimeter street frontages where required by the City of Casa Grande and/or ADOT. Interior parking lot and security lighting designed to reflect downward and will comply with the City of Casa Grande Light Control Ordinance. The complete full size lighting plan is included with the development guide package.

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 Department.

Retention and drainage will meet applicable City of Casa Grande requirements. The site has a gently sloping terrain (approximately 0.2%) from the southeast to the northwest with no washes traversing through the project. Major retention areas are indicated to occur along the south, west and north sides of the development, adjacent to the perimeter roadways. All retention areas will be landscaped in accordance with City of Casa Grande requirements.

This site is located within a Federal Emergency Management Agency (FEMA) Zone X designation, as displayed on Panel 005 of 010 (Map # 040080005C) of the Flood Insurance Rate Map (FIRM) for Maricopa County, dated September 29, 1989. It is our understanding no special flood insurance considerations are required with a Zone "X" designation.

Use Regulations:

The principal uses to be allowed within the Wal-mart Supercenter retail development are the general business, commercial, retail and office uses noted within the B-1 and B-2 zoning districts, as noted below. The specific uses that are permitted within the Wal-mart Supercenter retail development are as follows:

- Animal Hospital or Clinic without outdoor Kennel
- Appliance sales, service and repair
- Athletic Club
- Automotive repairs (non-autobody) and parts sales (all such repairs and sales to occur indoors) – Limited to Wal-mart Tire & Lube Express operation
- Automobile Service Station
- Automobile Service Station with Convenience Store and /or Automatic-type Care Wash
- Automobile Tire Sales and Repair Establishment (all such repairs and sales to occur indoors) – Limited to Wal-mart Tire & Lube Express operation
- Baker for On-site Sales, less than 3,500 square feet
- Bank and other Savings and lending Institutions
- Beauty Parlor/Barber Shop
- Business and Office Machine Sales, Service and Repair shop
- Candy and Ice Cream store
- Cigar and Tobacco store
- Clothing and Costume Rental shop
- Convenience Store
- Dance, Theatrical Studio
- Delicatessen and Catering Establishment
- Dry-cleaning and Laundry Establishment
- Exterior storage of goods and materials provided that all goods and materials are completely screened from view from adjacent properties and rights-of-way by a decorative masonry wall
- Fast-food (convenience) Restaurants, with or with-out drive-through facilities
- Florist
- Garden Supply Store
- General Retail Business engaged in direct sales, rentals and services to the ultimate customers (Limited to indoor business, i.e., no car, boat, RV sales)
- General Service and Office uses including business, personal, and professional services
- Liquor Store
- Medical, Dental or Health Clinic
- Music Studio
- Offices
- Optical Store
- Police substation
- Seasonal sales (outdoors) from the parking lot areas (not to hinder pedestrian and ADA access). Includes, but is not limited to , Christmas Tree and /or Pumpkin sales
- Shoe Repair and Shoe Shine shop
- Sidewalk sales areas (not to hinder pedestrian and ADA access)

- Sit-down (non-convenience) Restaurants
- Video, CD and DVD sales/rentals
- Watch sales and repair shop

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.

Deliveries within the Wal-mart Supercenter could occur at any time.

Development Standards:

The proposed minimum development standards for the Wal-mart Supercenter are as follows:

Minimum Lot Size	Determined by building area, parking and setbacks
Minimum Lot Width	150'
Minimum Lot Depth	250'
Minimum Perimeter setback (PAD boundary)	30'
Minimum Front Yard setback	40'
Minimum Rear yard setback	30'
Minimum Side Yard setback	20'
Minimum Corner Yard	40'
Minimum Residential zone boundary setback	90'
Maximum height (above grade)	35'*
Minimum Landscaping/Open Space (Overall)	19%

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

Landscaping and Screening:

Walls:

The minimum height of walls shall be six feet within the P.A.D. The maximum height for screen walls used to screen loading docks shall be ten feet. Materials used for walls shall be comprised of masonry materials that are consistent with the character and integrity of the building and the P.A.D. The final P.A.D. site plan and landscape plan will specify all fence materials, and the city will review the said final materials for consistency with the design criteria described in this document. Parking lot screen walls shall be no higher than three and half feet. Additional details on wall are provided on the site plan.

Open Space/Landscaping:

A minimum of 19% of open space/landscaping shall be provided on lots.

Landscaping, Streetscape & Landscape Plan:

The landscape standards for this development shall be per the landscape requirements of the city of Casa Grande zoning ordinance.

Landscaping along Florence boulevard will maintain a minimum depth of 30' feet, plus any unpaved portion of the right-of-way, and include a 3-1/2' foot high screening wall, with the wall to match the materials, type, color and treatment of buildings within the project.

Landscaping along Arizola road will maintain a minimum depth of thirty feet along the west property line. Landscaping along the south of the property in conjunction with a wall that has an average height of eight feet as a buffer to the adjacent undeveloped area south of the site.

Landscaping within the commercial center shall be privately maintained.

A preliminary landscape plan will be submitted with the "Supercenter" PAD and Major Site Plan requests. A Final Landscape Plan prepared by a registered Landscaped Architect shall be submitted for the review and approval of the Planning Director. Subsequent Major Site Plan requests shall follow the same procedures.

In addition to the proposed landscaping, the site will be screened from the view of the undeveloped areas east and south of the site zoned urban ranch by a masonry wall that is ten feet in height, as shown on the conceptual land use/site plan. The wall shall be designed of similar materials, exterior treatments and colors so as to be compatible with the architectural theme and the buildings to comprise the development. The screening wall will also have landscaping installed along the commercial side of the wall in the form of trees, shrubs and groundcover in conformance with city of Casa Grande landscape requirements. Appropriate screening, consisting of berms and/or three and half foot tall walls, constructed and treated to complement the buildings, will screen parking areas along Florence boulevard and Arizola road, per the parking lot landscaping requirements of the city of Casa Grande.

Maintenance of common areas in P.A.D., including, but not limited to landscaping, detention, pedestrian walkways, driveways and internal driving areas, shall be the responsibility a private business association, and shall not be the responsibility of the City of Casa Grande.

Site lighting:

Site lighting, where deemed to be necessary by the city of Casa Grande and ADOT, will be provided along perimeter street frontages, and must be installed and maintained in accordance with the city of Casa Grande design standards. Interior parking lot and security lighting shall be designed to reflect downward and shall comply with the city of Casa Grande light control ordinance. A full size lighting plan shall be reviewed and approved as a part of the major site plan review process.

Signs:

Sign structures (detached, attached and directional) will be designed to be compatible with the building within the commercial center. A Comprehensive Sign Plan is included with this PAD rezoning application, and provides for conceptual illustrations of the signs proposed for this center.

SITE CHARACTERISTICS:

The subject site is relatively flat, slopes toward the west, with little vegetation and no on-site improvements. No significant topographic or drainage features exist. Overhead electric/utility lines (belonging to the Arizona Public Service) exist along the Florence Boulevard and Arizola Road frontages of the site. These overhead utility lines will be placed underground. All necessary Electric Cabinet will be relocated.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The primary character of the area, is commercial uses to the north and vacant land to the east and west, and undeveloped area to the south.

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

- North: An Osco Drug store located directly to the northeast corner of Florence Blvd. and Arizola Road, is zoned B-2, East of OSCO is a vacant parcel zoned UR, a Medical office building (CO Zoning) is located east adjacent of the vacant lot.
- East: The Area to the east is undeveloped/vacant land zoned PAD (Los Prados PAD).
- South: Property directly to the south is undeveloped/vacant, zoned UR, further to the South (approximately 185') is an existing single-family residential subdivision (Sierra Ranch) zoned PAD.
- West: The Collector street Arizola Road is to the west of property line, adjacent to that is undeveloped/vacant land zoned B-2.

CIRCULATION:

Off-site Circulation:

The site is serviced by Florence Boulevard to the north and Arizola Road to the west. Principle access to the site is from Florence Boulevard (also know as State Route 287) via three full - movement driveways and turn lanes. (subject to City of Casa Grande and ADOT review and approval), Two additional full-movement driveways are proposed off of Arizola Road. (subject to City of Casa Grande review and approval). Both Florence Boulevard and Arizola Road are existing arterial and collector roads respectively. Florence Boulevard/S.R.287 is an existing five lane paved road, including a center turn-lane. This road has both curb and gutter but no sidewalks along the site property line. Arizola Road currently consists of a two lane paved road, one direction each lane. City requirements will require half-street improvements for Arizola Road including curb, gutter, sidewalk, as well as bike lanes and vehicle turn lanes as shown on the site plan. Re-stripping of the roadway will be required to accommodate the development.

A comprehensive traffic study has been completed for this site and has been submitted to the City of Casa Grande Engineering Division for review. Traffic impact of this project and any need for additional traffic and roadway improvements will be determined prior to issuance to any building permits. In addition to modifications to the Traffic Signal at Arizola Road a new signalized intersection at Florence Blvd will be required as part of this project. The developer/builder will be financially responsible for the above described signalization cost in whole.

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 attached sidewalks along Florence Boulevard (detached if permitted by ADOT) and detached sidewalks along Arizola Road. Twenty feet wide interior walkway corridors providing pedestrian access from the perimeter sidewalks to the storefronts, and pavement 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. Cross-access will be provided to the property to the east on the site plan as indicated.

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 street.

A total of 1,131 parking spaces are to be provided for this development, based on build-out under the building scenario depicted on the land use plan. Handicapped-accessible spaces will be provided in accordance with City of Casa Grande requirements.

Loading provisions will be in accordance with City requirements, and will be appropriately screened to minimizing noise. Any walls placed to screen loading areas shall be constructed of masonry and treated to complement the building. Temporary loading, staging and screened 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.

Architectural Design:

General Character:

Architectural character and integrity is an important part of the image conveyed by the various aspects of the P.A.D. to produce an orderly and aesthetically pleasing environment of architectural quality, architectural treatments and character shall be into the final building design in conformance with the P.A.D. a building's exterior architectural expression and design compatibility for buildings within the P.A.D. and the surrounding area will be considered in the final design. Building size, massing, spatial relationships, organization, architectural style, detail, color and materials will be reviewed by the city and evaluated. All exterior building elevations will be considered in determining acceptability of a design proposal. Particular attention will be given to those facades that are visible to the public view and/or adjacent developments.

Building design will strive to:

1. Provide an appropriate level of interest in the roofline,
2. Emphasize architectural detailing for a positive visual impact,
3. Create interest in site design consistent with the character and quality of Casa Grande and the P.A.D.,
4. Meet the design goals of the City of Casa Grande, and
5. Incorporate the elements and materials described herein.

Building Construction:

Building construction and design shall be used to create a structure with attractive, high quality exterior elevations on all sides. Elevations adjacent to neighboring residential areas will reflect sensitivity to the city of Casa Grande community concerns. The design elements described herein shall be used as a basis for the design of buildings. Accessory buildings and enclosures, as well as other site elements, whether attached to or detached from the main building, shall be of similar compatible design and materials.

Building Height:

The maximum building height shall not exceed 35 feet. An additional 4 feet of building height shall be allowed for parapet walls.

Exterior Materials Design:

Exterior materials shall conform to, and be in harmony with, the overall architectural "feel" of Casa Grande. The approval of exterior materials, including type, color, texture and durability as well as the extent of use of any single material or combination of materials, shall be considered with respect to approved buildings within the P.A.D. and at the time of the major site plan review process. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not permitted. Buildings must be designed and arranged with offsetting surfaces and planes to provide a varied street appearance.

Architecture will incorporate symmetrical forms and geometric patterns, and shall utilize a wide range of materials, such as stone veneers, split face cmu, stucco and multi-colored tile. Site architecture and materials shall be unified for all proposed buildings in the P.A.D. the design shall also incorporate different, but complimentary colors.

Roof design:

To ensure the preservation of views, all rooftop surface material, color, texture, equipment and accessories shall adhere to the following guidelines:

Roof-mounted mechanical equipment, vents and stacks shall be minimized. When roof mounted mechanical equipment is used, it shall be completely screened from view by a continuous parapet wall.

Long runs of exposed ductwork, pipes, conduit or other similar items are prohibited.

Any appurtenances that must be roof mounted shall be located and screened by parapets. Where possible, roof appurtenances shall be grouped and enclosed by screens designed to be compatible with the building architecture. The screens shall be set back from the roof edge at a distance equal to or greater than the screen height.

Rooftop solar collectors, skylights, and other potentially reflective rooftop building elements shall be designed and installed in a manner that prevents reflected glare and obstruction of views of other sites and structures. These items will be screened as required for all other roof-mounted equipment.

Roofing material and color shall be compatible with building and surroundings.

PHASING:

This project is expected to be completed in several phases. The initial phase will consist of the Wal-Mart Supercenter, and all of the associated parking areas, walls, and landscaping as shown on both the site plan and landscape plan. The construction of the gas station pad will follow as part of the second phase. It is anticipated that both the gas station and the items described in the initial phase will complete construction about the same time or closely thereafter. The last phase of the project will include the construction of the out-lots including their associated parking areas. In the interim until construction begins on the out-lots the pad sites will be rough graded and topped with granite.

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 the Supercenter, Gas Station and all pad site development.

Additionally, final grading and 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:

The Arizona Water Company will provide water.

The sanitary sewer service is provided by the City of Casa Grande.

Electric utility services to the site will be provided by Arizona Public Service (APS). Qwest will provide phone. Natural Gas will be supplied by Southwest Gas. Cox Cable will provide cable and television services.

Overhead electrical lines, belonging to Arizona Public Service, exist along the Florence Boulevard and Arizola Road frontages. These lines will remain, but will be placed underground. There are two transformers along the Arizola Road Right of Way those will both be relocated. All utilities running through the site will be placed underground.

Services:

The City of Casa Grande will provide police and Fire protection.

Either the City of Casa Grande or a private company will provide refuse collection.

Compliance:

Development of the site shall be in compliance with all applicable zoning approvals, ordinances and Major Site Plan approval.

DEVELOPMENT TEAM:

Application/Developer:

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Geological Study:

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