

Residential Design Standards
for
Planned Area Developments

City of Casa Grande

2003

Introduction

Planned Area Developments, or PADs, are often chosen by an applicant because they offer more opportunity for flexibility and creativity than conventional zoning categories. PADs are also used to achieve the maximum allowable density per the City's 2010 General Plan. Unfortunately, PADs can have an unwelcome result when utilized merely to reduce lot sizes and increase density *without* providing creativity and design innovation in return. In order to ensure that the City of Casa Grande continued to see creativity and design innovation and the avoidance of the sameness problem common to rapidly developing areas, the City held several work sessions to review, discuss, and develop additional standards for PADs. Updates to the standards are necessary to facilitate innovation and diversity as the City grows.

Purpose and objectives

Although PADs can be applied to residential, commercial, industrial, and mixed-use projects, the focus of the *Residential Design Standards for Planned Area Developments* is on residential development and mixed-use developments with a residential component. The new PAD standards are consistent with the purpose and objectives of the PAD zone as described in Chapter 17.40 of the Zoning Ordinance. In addition, they will aid in fostering diversity within new residential PADs relative to overall PAD design, lot sizes, and architecture. Diversity, sustainability, and innovation remain the primary objectives of the PAD zone.

Overview

To accomplish the purpose and objectives identified above, the *Residential Design Standards for Planned Area Developments* are divided into two main areas: 1) PAD Layout and Design and; 2) PAD Residential Architecture. Within each category, the opportunity to select specific standards, in addition to the mandatory requirements, was included to increase diversity and encourage creativity. Through the PAD process, Council may approve the Exceptions have also been stated to allow departure from these standards under specific scenarios.

Exceptions

The Planning and Zoning Commission and Council may find that departure

from some of the *Residential Design Standards for Planned Area Developments* is warranted for a project under the following circumstances:

- a) A proposed infill housing development on a parcel of land between five and fifty acres that is typically surrounded by established residential neighborhoods may qualify for some departure from the *Residential Design Standards for Planned Area Developments*.
- b) An affordable housing project within a defined City redevelopment area may qualify for the exception.
- c) A development proposal so unique to the City that strict conformance with all of the requirements of the *Residential Design Standards for Planned Area Developments* would be counter-productive to achieving the diversity, creativity, and sustainability sought in the PAD. Council may alternatively approve the use of some unlisted requirements upon finding that the unlisted requirements will achieve the desired diversity objectives.
- d) A larger lot single-family home development where no lot within the PAD is less than 1.25 acres in area will qualify for some departure from the *Residential Design Standards for Planned Area Developments*. In addition, a rural local street design may be approved for this type of development.

Section IA. Mandatory PAD Layout and Design Standards

1. Open space

In addition to helping to meet the outdoor recreational and leisure demands of City residents and preserving sensitive natural features, open space areas should contribute to the overall aesthetic quality of a PAD. Specific open space requirements are listed below:

- A minimum of fifteen percent open space shall be provided within the single-family residential portions of a PAD.
- Clubhouses, indoor recreation centers, parking lots, street rights-of-way, and non-landscaped or cement built retention areas and drainage channels shall not count towards the open space requirement.
- At least fifty percent of the required open space must include

parks, multi-use trails, bike paths, turfed retention areas, tot lots, and/or other outdoor active or passive recreational improvements. Council may decrease this requirement in return for the preservation of areas with natural washes, native cacti and/or mature native trees.

- When retention areas are designed for recreational usage, at least fifteen percent of the basin needs to be elevated above a twenty-five year flood water surface elevation. Where possible, drywells shall be used for all retention basin areas.
- All open space not considered natural preservation areas shall be landscaped according to an approved water-conserving final landscape plan.
- For PADs located along the Interstate 10 corridor, residential open space areas shall be located and designed in a manner that will aid in buffering highway noise.
- If golf courses are included in open space calculations, the minimum open space requirement shall be twenty percent, with no more than sixty percent of the required recreational open space being utilized for the golf course.
- Landscape, landscape lighting, and open space amenity plans shall be subject to the review and approval of the Planning and Development Director.

Open space must be provided in a manner where it is easily accessible from all lots or units. A good measure of accessibility is to provide open space in the form of parks, multi-use trails, bike paths, or passive recreation areas within a 1000 foot radius from each dwelling unit. Pocket parks and access to open space from cul-de-sac ends are highly encouraged. Open space shall be located and designed as a community amenity. Improved open space shall be provided within each phase of a development and be highly visible to the public to encourage community utilization and awareness. A method of maintaining the open space must be demonstrated and approved by the City.

2. Single-family lot and manufactured home space sizes

- No single-family lot or manufactured home park space shall be less than 6,000 square feet.
- A minimum fifty-five foot width is required for all single-family lots and manufactured home park spaces.
- Lot and space variety is required to encourage diversity in housing product types and neighborhoods.

- For every single-family lot or space less than 7,000 square feet in area, an equal number of lots or spaces that are at least 8,000 square feet in area shall be provided.

3. Setbacks

- Conventional single-family residential zoning district setbacks shall be used as the basis for establishing single-family residential setbacks; however, unique setbacks shall be established for each PAD based upon the proposed development theme and housing product. A minimum 10 foot side yard setback shall be provided for every lot to allow for adequate access to the rear yard.

4. Multi-family and single-family attached development

- The intent of the *Residential Design Standards for Planned Area Developments* shall be demonstrated in the site design and architecture of multi-family development.
- Multi-family buildings adjacent to single-family residential parcels are limited to a height of two stories.
- Development and design standards for single-family attached homes, including but limited to duplexes and townhomes, shall be generally consistent with the requirements for single-family detached homes, except for some reasonable and expected departures in lot sizes, densities, and setbacks.

5. Manufactured homes

- All manufactured homes must be installed on a permanent foundation at ground level (A.K.A. “ground set”).
- All manufactured homes shall be new (no more than one year older than the date of installation).

6. Multi-story homes

- No multi-story homes shall be built on corner or end lots.
- No multi-story homes shall be located immediately adjacent to established one-story single-family home subdivisions.

7. Streetscapes and entrances

- A unique and cohesive theme for the PAD shall be demonstrated through the PAD's streetscapes, perimeter walls, signage, and landscaping designs.
- Perimeter walls and walls adjacent to roadways must be decorative and constructed of split-face block, scored block, or similar materials. View fencing along collector and arterial roadways may be suggested under appropriate circumstances. Prominent walls also must include staggers, breaks, and/or columns for vertical and horizontal relief. Stone veneers may be required to accentuate the walls. Wall details are subject to the approval of the Planning and Development Director.
- A minimum fifteen-foot wide landscape tract shall be provided between every residential portion of a PAD and an adjacent arterial or collector right-of-way.
- The main entrances into a subdivision shall be designed to create a sense of arrival. Monument signage, increased vegetation and larger plant sizes are required to enhance subdivision entrances. Additional enhancements shall include a creative combination of the following features: lighting, landscaped medians, water features, sculptures, brick walls, boulders, and stone features.

8. Front yard landscaping

- Front yard landscaping is required for all homes and unless approved by the Planning and Development Director, will be provided by the developer/home builder.
- Front yard landscaping provided by the developer/builder or their representative must be installed within three weeks of closing. The Planning and Development Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots.
- Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning and Development Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs;

9. School sites

Consideration shall be given to the need to plan for conveniently located school sites and the importance of neighborhood schools within master planned communities.

10. Miscellaneous

- Side yard fence returns for all interior lot walls shall extend to within ten feet of the front corner of the home.
- All walls exposed to the public, e.g., streets and open areas, shall be stained or painted the color of the primary decorative theme or perimeter walls, except walls for individual home lots may be the color of the residence.

Section IB. Additional Requirements for PAD Layout and Design

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to the entire development.

1. Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles and a curvilinear street system. A curvilinear street system is one that utilizes curved streets to follow the natural lay of the land or to break the monotony of a conventional straight street system.
2. Provide a landscaped buffer at least five feet wide between sidewalks and back of curb along local roadways. It must be demonstrated that this buffer area will be maintained by a H.O.A. or by another approved method.
3. Use wrought iron or similar view fencing along portions of collector and/or arterial roadways where homes are not backing/siding these portions of roadways.
4. Stagger front setbacks by at least three feet. Every third or fourth setback must be staggered. Setback staggers must be predetermined by the home builder.

5. Provide a ten foot wide or wider concrete multi-use path meandering through the development. This standard must be selected for all projects with open space corridors, including washes and utility easements.
6. Increase the width of the required landscape tract provided between every residential portion of a PAD and an adjacent arterial right-of-way to at least twenty-five feet.
7. **Applicant's choice.** An opportunity for creativity and design innovation is provided here.

Section IIA. Mandatory PAD Residential Architecture Standards

It is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and Council at the time of PAD or Plat approval. If this is not possible (e.g., a builder has not been selected), the home floor plans and elevations shall be presented to the Planning and Zoning Commission for their review and approval at a later date prior to obtaining permits for the homes.

In order to avoid repetition and encourage architectural diversity, the following mandatory standards are provided:

1. Floor plans and elevations

- A minimum of five home floor plans, each with three distinct elevations, is required per project and within each definitive housing price range or product type.
- A minimum of five distinct home color schemes is required per project and within each definitive housing price range or product type.
- Diversity and uniqueness in elevations and color schemes shall be demonstrated within each PAD.
- Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other.
- There shall not be any more than three consecutive similar rear home elevations for homes backing an arterial or collector roadway.
- Emphasis (e.g., covered front entries, covered front porches, bay windows, etc.) must be placed on the front elevations of homes. Main entries must face the street.
- Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows, except as approved by the Planning and Zoning Commission.

2. Roofs

- A variety of home roofing colors, shapes, and/or textures is required per project. Typically, concrete tile shall be required for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- Variation in roof ridge lines and designs is required.
- Unique roof colors shall be matched to each home color scheme.
- No buildings within a PAD shall have roof-mounted or wall-mounted mechanical equipment (e.g., HVAC, evaporative coolers). All such equipment must be ground-mounted.

3. Garages

- On lots where side-entry garages can be accommodated (typically 65 feet wide and wider lots), at least one floor plan per parcel or product type must be designed with a standard side entrance garage.
- No front-loaded garage shall extend forward of a home's liveable area or covered front porch by more than ten feet.
- At least one floor plan per parcel or product type shall have the livable area of the home forward of the garage.
- Front-loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front-entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

4. Patio covers

- Rear or side yard covered patios or covered courtyards are required on every home.
- Where possible, covered patio areas should be incorporated into the architecture of the homes.
- Patio cover columns and roofs shall be constructed of the same materials used on the remainder of the home. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Zoning Commission.

5. Additions and modifications

- All additions to homes shall be constructed of the same building materials as the principal residence and painted to complement the home.
- Garages shall not be converted or enclosed for other uses.
- Accessory buildings shall only be located within walled rear yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and colors used on the principal residence.

Section IIB. Additional Requirements for PAD Residential Architecture

In addition to the previously stated mandatory requirements, four of the standards listed below must be selected. The selected requirements shall apply to the entire development. Once again, it is recommended that home floor plans and elevations be presented to the Planning and Zoning Commission and Council at the time of PAD or Plat approval. If this is not possible (e.g., a builder has not been selected), the home floor plans and elevations shall be presented to the Planning and Zoning Commission at a later date for their review and approval prior to obtaining permits for the homes.

1. 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.
2. Provide unique architectural styles for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch, Tudor, Mission, and Pueblo.
3. 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.
4. Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.
5. 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.

6. 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.
7. Provide one elevation per project or product type that uses flat roof, e.g., Sante Fe or Pueblo architectural style, elements.
8. Applicant's choice. An opportunity for creativity and design innovation is provided here.