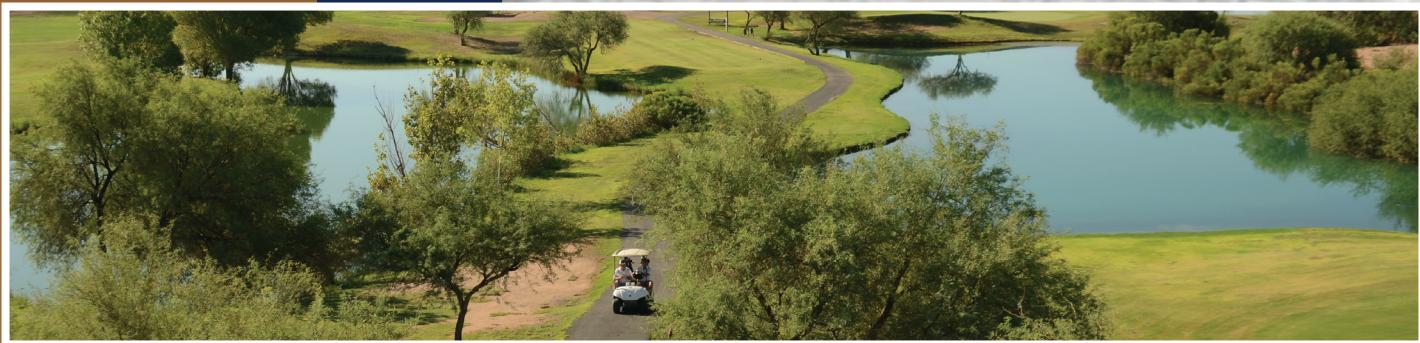


THE CASA GRANDE GENERAL PLAN



City of
Casa Grande

**City Council Adoption 1/4/2021
Voter Ratified on 5/18/2021
Effective Date 6/8/2021**



THE CASA GRANDE
GENERAL PLAN

A Growing Horizon

2030 Casa Grande General Plan

City Council Members

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Dick Powell, *Council Member*
Mary Kortsen, *Council Member*

Matt Herman, *Council Member*
Donna McBride, *Council Member*
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Mikel McBride, *Commission Vice-Chair*
Tammy Anderson, *Commissioner*
Dennis Dugan, *Commissioner*

David Snider, *Commissioner*
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Fred Tucker, *Commissioner*
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Youth Commission

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Evan Chaparro, *Youth Commissioner*
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Thank You

A special acknowledgment to all the business, residents, and citizens that participated in the development of this plan.

Acknowledgments

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Consultant Team

PLAN*et Communities and subconsultants EDPCo., AECOM & Upfront Planning were honored to work with the community of Casa Grande and its dedicated and skilled staff to develop this General Plan.





THE CASA GRANDE
GENERAL PLAN

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Downtown Sign Park



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City Hall



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A Message from the Mayor

The City Council and I are proud to present the new General Plan for Casa Grande that will guide the growth of our community until 2030. The “A Growing Horizon” theme of our new General Plan reflects the vision of quality growth fueled by economic development efforts that result in quality jobs for our citizens.

This new General Plan is the result of 18 months of effort, led by Casa Grande Planning and Development staff, that included numerous meetings with citizens and stakeholders. The result is a plan that effectively addresses a number of emerging community issues, including:

- Ensuring that adequate water resources are available to support growth & development.
- Desire to promote in-fill of vacant land that can be easily served by infrastructure and city services.
- Need to expand housing choices to accommodate all income levels and demographics.
- Desire to bring new activity and development into the downtown area.
- To drive growth through the creation of new quality commercial/industrial development and well-paying jobs.

I think you will find that our new 2030 General Plan does an excellent job of addressing these issues and setting a course for the future of Casa Grande that we all can be proud of.


Mayor Craig McFarland

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A Message from the City Manager

As City Manager I am responsible for ensuring that the City's growth and development occurs in a manner that improves the quality of life and character of the community. The Mayor and City Council, Planning Commission and City staff all rely heavily on the City's General Plan to ensure that each approved new development results in positive contributions to the City.

I am excited to have been part of the effort to develop a new best in class General Plan that will guide Casa Grande's development for the next ten years and beyond. Some of the smart growth and development principles that helped guide the new General Plan include:

- To honor and preserve the rural and agricultural heritage of Casa Grande while allowing urbanization to occur in appropriate locations.
- Strengthen Casa Grande's position as the industrial and commercial center of Pina County.
- Facilitate new high density residential development in the downtown area to bolster existing businesses and bring new vitality and energy to the area.
- Encourage development of existing vacant lots/infill sites which can be served with municipal services in a cost-effective manner.
- To expand the housing choices available in the community.
- To ensure that adequate water resources are available to support new growth and development.

Our new 2030 General Plan will serve the community well in achieving these development goals and guiding growth in a manner that implements our shared vision for the future.

Larry Rains,
City Manager

RESOLUTION NO. 5273

A RESOLUTION OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, CONCERNING THE PROPOSED GENERAL PLAN OF THE CITY; FINDING AND DETERMINING CERTAIN FACTS; ADOPTING THE PROPOSED GENERAL PLAN OF THE CITY; ORDERING THE SUBMITTAL OF THE PROPOSED GENERAL PLAN BY THE CALL OF ELECTION OF THE CITY FOR RATIFICATION; ORDERING AVAILABILITY OF THE GENERAL PLAN FOR PUBLIC INSPECTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Casa Grande is required to update its General Plan in accordance with the goals and content requirements contained in A.R.S. §9-461; and

WHEREAS, the City has consulted with, advised, and provided an opportunity for official comment by citizen representatives, public officials, other required or appropriate government jurisdictions including Pinal County, appropriate school districts, public land management agencies, and any other entity required by the Arizona statutes, and

WHEREAS, at least sixty (60) days prior to the adoption of this resolution, the Planning and Development Department as the designated Planning Agency of the City filed a copy with the Mayor and Council and submitted a copy for review and further comment to all parties required by Arizona Law; and

WHEREAS, the City's Planning and Zoning Commission held two public hearings on the proposed General Plan in two different locations and after having provided notice of such hearings by publication of the Notice in the Casa Grande Dispatch at least 15 days and not more than 30 days prior to the hearing; and

WHEREAS, the Mayor and Council of the City held a public hearing on the proposed General Plan and notice of such hearing was published in the Casa Grande Dispatch at least 15 days and not more than 30 days prior to the hearing; and

WHEREAS, the City's General Plan 2030 shall consist of map(s), community goals, and action steps with the descriptive text covering the plan, themes, and elements used to develop the Plan; and

WHEREAS, the City's General Plan is composed of the elements required or permitted by Arizona state law; and

WHEREAS, the city has given notice in the manner required by A.R.S. §9-461.06 of the proposal of the City to adopt a new general plan and that each of the required publications have been made in the Casa Grande Dispatch, a newspaper of general circulation in the City;



NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Casa Grande, as follows:

The Mayor and Council of the City of Casa Grande hereby:

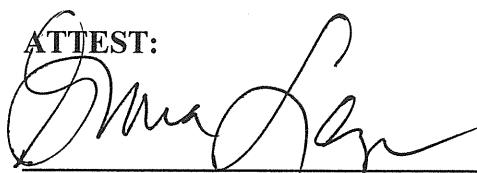
1. Adopt the Casa Grande 2030 General Plan as the General Plan of the City of Casa Grande; and
2. Order the submittal of the General Plan 2030, as adopted by this Council, for ratification as a referred item at the Special Election to be held on May 18, 2021; and
3. Order the Planning and Development Director to cause copies of the 2030 General Plan, as adopted by the Council, to be available for public inspection at the Casa Grande City Library, City Clerk's Office, and on the City's website.
4. Establish the effective date for the general plan as that which is set upon proclamation of the results by the Mayor after canvassing of the election results in a manner provided by law; and

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 4th day of January, 2021.



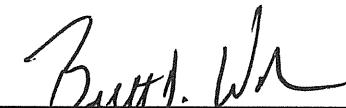
Craig H. McFarland
Mayor

ATTEST:

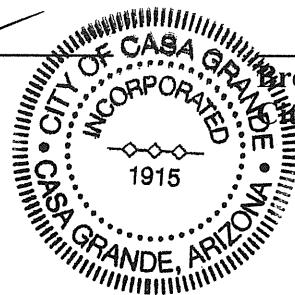


Gloria Leija, MMC
City Clerk

APPROVED AS TO FORM:



Brett Wallace
City Attorney



EXECUTIVE SUMMARY

The Casa Grande General Plan is required, by state law, to be updated once every ten (10) years. The new General Plan 2030 does not deviate significantly from the direction set by the current General Plan 2020. However, there are some refinements, namely:

- Identifying the amount of water that will be needed to support anticipated growth and determining whether there are adequate water resources to support projected growth and development.
- Creation of a new Downtown land use category that will allow new medium and high-density residential development to occur as a tool to energize and promote economic activity in the downtown area.
- Increasing the areas that are classified as Community Corridor allowing for a greater mixing of the commercial, service, and multi-family residential developments along major street corridors.
- Providing for additional opportunity to construct medium density residential developments in the Neighborhoods land use category.
- Encourage the development of vacant land that already has street/utility infrastructure and city services prior to expanding development into areas that do not have existing infrastructure and services readily available.

In development of the new General Plan, public input was provided by both the general public as well as by a broad-based citizen Steering Forum appointed by City Council representing the following stakeholder groups:

<ul style="list-style-type: none">» City Council» Private Sector Land Planner» Private Sector Engineer» Commercial/Industrial Realtor» Residential Realtor» Land Developer (2)» Redevelopment/In-fill Developer» Homebuilder» Citizen-At-Large (2)» Open Space/Trails/Bicycles» Building Contractor» Latino Community» Planning Commission» CG Union High School	<ul style="list-style-type: none">» Mission Heights Charter School» Neighborhood Representative (2)» Social Media» CG Elementary School District» Equestrian» Industrial Facility Owner» Chamber of Commerce» Gila River Indian Community» Tohono O'odham Nation» Ak-Chin Indian Community» Artist» Farming/Ranching» Homeless Service Provider
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Based upon the public input provided, the following guiding principles were created which formed the foundation for the direction taken by the new General Plan:

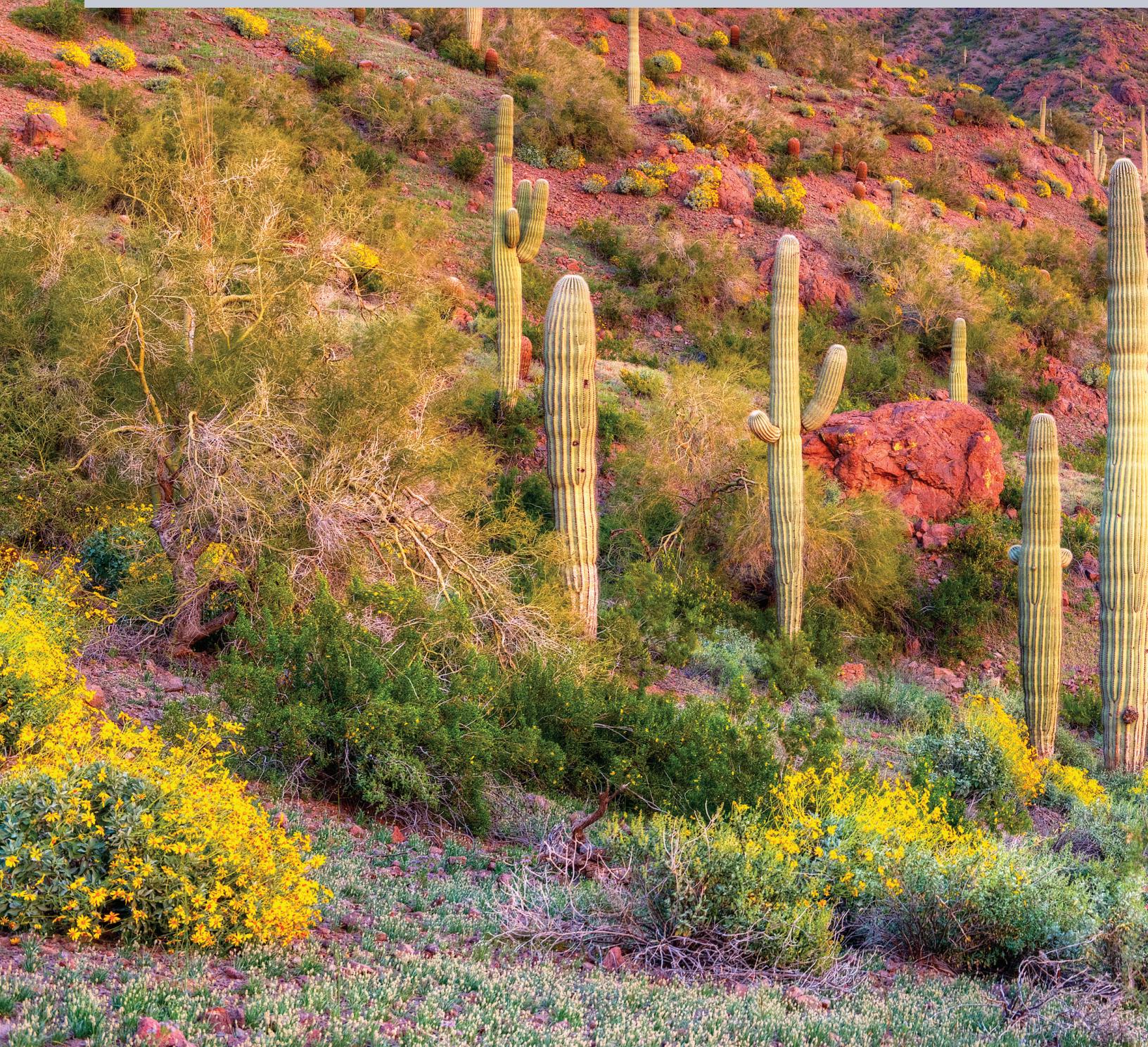
1. Honor and preserve the rural and agricultural heritage of Casa Grande while allowing urbanization to occur in appropriate locations.
2. Community growth should be driven by high-paying quality jobs associated with industrial, corporate office, professional services, financial services, research and development, and other similar developments.
3. Support and strengthen Casa Grande's position as the industrial and commercial center of Pinal County.
4. Increase the range of housing choices and products available to all members of the Casa Grande community.
5. Support development of vacant infill lots that can be efficiently and effectively served by municipal services.
6. Encourage high-density residential development in Casa Grande's downtown to strengthen existing businesses and add further vitality to the downtown area.
7. Create a sense of arrival at all major entryways and cultivate a unique sense of place throughout the community.
8. Link all land use decisions to known available water resources to ensure long-term viability and environmental sustainability for all new growth and development.
9. Manage growth to ensure that essential infrastructure is available concurrent with new development.
10. Plan for growth that allows the City to provide urban services in an efficient and fiscally responsible manner.
11. Foster a land use pattern that is multi-modal in nature and which contributes to an active transportation system such as walking, bicycling, vehicles, mass transit and autonomous vehicles.

These guiding principles reflect the best in class smart growth planning practices. Following these principles will allow Casa Grande to continue to grow and develop into the foreseeable future in a manner that preserves the desired character of the community and quality of life for our residents.



CHAPTER 1

ABOUT THIS PLAN





CHAPTER 1

ABOUT THIS PLAN

Plan Organization & Navigation

How this Plan is Organized

About This Plan

This introductory section takes you through the plan organization, how to navigate this document, the need and process in forming the General Plan update, and the plan's vision and executive summary.

Casa Grande Today

Look at what makes our community today and explore population demographics, economic conditions, and the current context to see existing challenges and opportunity as we move forward in planning Casa Grande in the next 10-15 years.

General Plan Themes & Elements

State statute requires several elements informing the general plan that have been framed under three guiding general plan themes: *Growing Economy*, *Enhancing Quality of Life*, & *Environmental Sustainability*.

Administration & Implementation

This section looks at how the plan will be administered and amendment procedures for Major and Minor amendments.

ORGANIZING FRAMEWORK



Figure 1:1 Organizing Framework for General Plan Themes & Elements



Why Do We Need an Update?

Every 10 years cities and towns are required by state law to help guide growth and coordinate development to protect and preserve resources. The General Plan serves as the community vision with associated goals and strategies that inform updates of policies and plans.

Arizona Revised Statutes (ARS)

By law, city and town planning agencies shall prepare a General Plan for each municipality in Arizona. Several element categories are required depending on population growth rate and size. *Figure 1:2* sets forth the ARS content requirements for General Plans as well as indicates where each component can be found within the General Plan.

Information and Elements Required by ARS 9-461.05	Where information is located within the General Plan
<i>Land Use Element</i>	<i>Included in "Land Use, Growth and Annexation Element". Air quality and solar energy requirements also addressed in "Energy" and "Environmental Planning, Natural Resource Conservation and Safety" Elements.</i>
<i>Growth Element</i>	<i>Included in "Land Use, Growth and Annexation Element".</i>
<i>Open Space Element</i>	<i>Included as a land use category within the "Land Use, Growth and Annexation Element" as well as within the "Parks, Recreation, Trails and Open Space" Elements.</i>
<i>Circulation Element</i>	<i>Included in the "Circulation, Transportation and Community Mobility Element".</i>
<i>Environmental Planning Element</i>	<i>Included in the "Environmental Planning, Natural Resource Conservation and Safety Element".</i>
<i>Conservation/Natural Resources Element</i>	<i>Included in the "Environmental Planning, Natural Resource Conservation and Safety Element".</i>
<i>Safety Element</i>	<i>Included in the "Environmental Planning, Natural Resource Conservation and Safety Element".</i>
<i>Cost of Development Element</i>	<i>Included in the "Cost of Development Element".</i>
<i>Recreation Element</i>	<i>Included in the "Parks, Recreation, Trails and Open Space Element".</i>
<i>Bicycling Element</i>	<i>Included in both the "Circulation, Transportation and Community Mobility" and the Parks, Recreation, Trails and Open Space" Elements.</i>
<i>Energy Element</i>	<i>Included in an "Energy Element"</i>
<i>Neighborhood Preservation and Revitalization Element</i>	<i>Included in the "Neighborhood Preservation, Revitalization, Conservation, Rehabilitation and Redevelopment Element"</i>
<i>Conservation, Rehabilitation and Redevelopment Element</i>	<i>Included in the "Neighborhood Preservation, Revitalization, Conservation, Rehabilitation and Redevelopment Element"</i>
<i>Public Services and Facilities Element</i>	<i>Included in the "Public Services, Buildings and Facilities Element".</i>
<i>Public Building Element</i>	<i>Included in the "Public Services, Buildings and Facilities Element".</i>
<i>Safety Element</i>	<i>Included in the "Public Services, Buildings and Facilities Element".</i>
<i>Water Resources Element</i>	<i>Included in the "Water Resources Element".</i>
<i>Housing Element</i>	<i>Included in the "Housing Element"</i>

Figure 1:2 ARS Content Requirement by Element



How this Plan was Developed



Public Participation

Public Outreach Process

This plan was informed through continuous public outreach and communication via:

- Online communication via General Plan 2030 page & City website
- Social Media posts (Facebook, Twitter, Nextdoor)
- Monthly presentation updates to the Technical Advisory Committee (TAC) & Steering Forum (SF) (Sept. 2019-Nov. 2020)
- 02/08/2020 Youth Council Event
- 01/25/2020 Community Kick-Off Meeting
- 02/06/2020 Planning Commission Meeting
- 03/02/2020 Casa Grande City Council Meeting

Forming the General Plan

This plan used several past and existing plans related to the different elements to inform the update. In conjunction with monthly public update meetings to the committee and steering forums, focus groups, and comments received online, a series of questions were provided and used with developed land use scenarios that were presented at the community kick-off. The input received by staff and community members was used in the modeling and presented in the draft plan. These were presented and reviewed for further comment and used to form the goals, strategies, and implementation of the plan.

Plans Used in this Update:

- [Casa Grande General Plan 2020](#)
- [Sun Corridor MPO Regional Transportation Plan 2040: Creating Connectivity](#)
- [2007 Small Area Transportation Study](#)
- [2016 Water Quality Management Plan](#)
- [2018 Land Use Assumptions Report](#)
- [Casa Grande Regional Trail System Master Plan](#)

- [Casa Grande Mountain Park Trail System Master Plan](#)
- [Infrastructure Improvement Plan \(IIP\) & Development Fee Report](#)
- [Casa Grande Municipal Airport Master Plan](#)
- [2008 Reclaimed Water Use Master Plan](#)
- [2014 Wastewater Master Plan Update](#)

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CHAPTER 2

CASA GRANDE TODAY





CHAPTER 2

CASA GRANDE TODAY

Overview

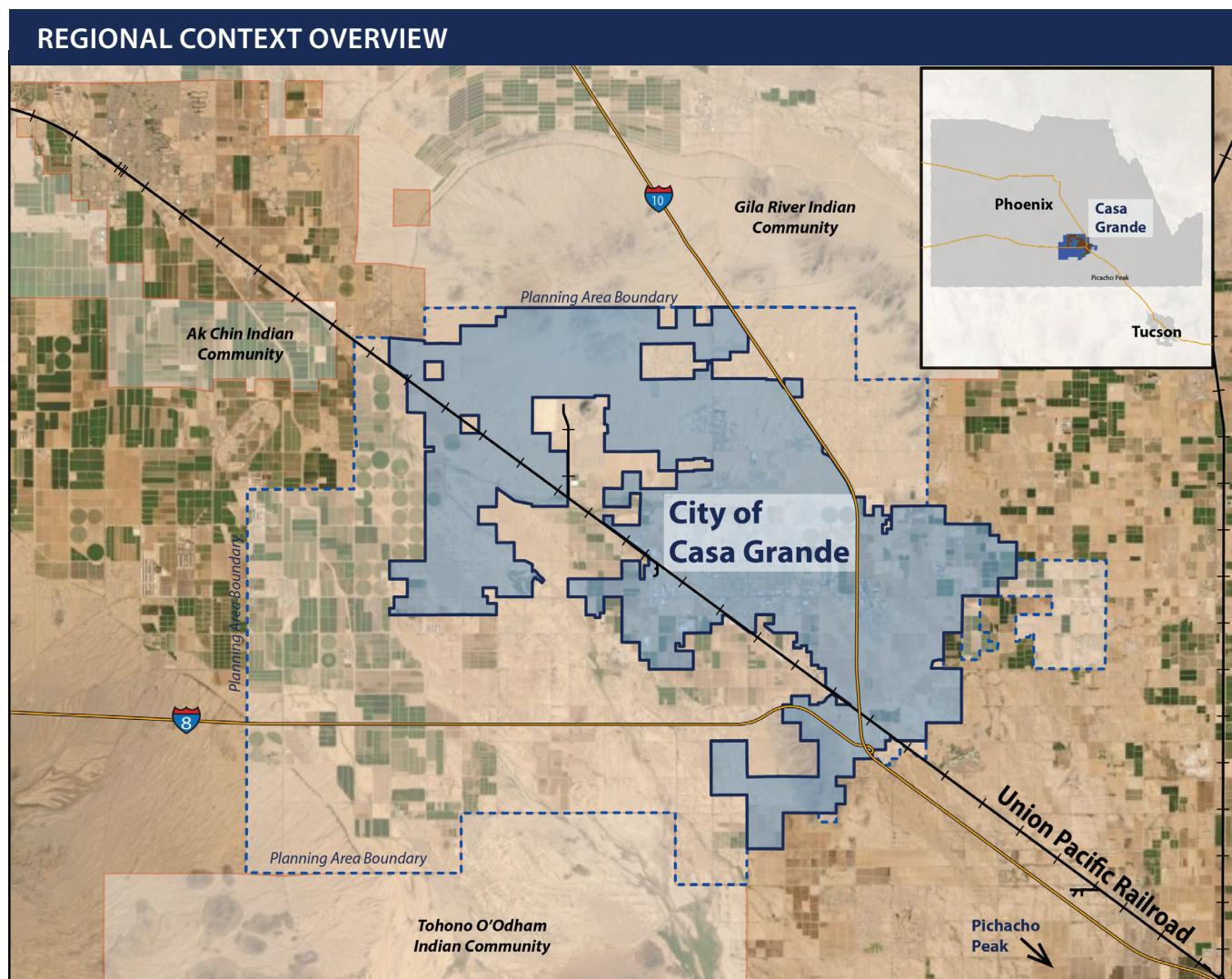


Figure 2:3 Regional Context Overview

Casa Grande is located in Pinal County, between the cities of Phoenix and Tucson, Arizona. Interstate 10 (I-10), passes through Casa Grande's east side and is the interstate connecting Los Angeles, Calif. to Jacksonville, Fla. through Houston, Texas, Baton Rouge, La. and Biloxi, Miss. Interstate 8 is located within the southern portion of the City's planning area, originates at the I-10 in Casa Grande, and connects Casa Grande to the San Diego area. The active Union Pacific Railroad (UPRR) tracks connecting Los Angeles, Calif. to El Paso, Texas are located in the southwest portion of the City.

The City limits include approximately 112 square miles of land. The City Planning Area, which includes land outside the City limits and planned to be annexed in the future, includes nearly 269 square miles of land north and south of the I-8 between the Tohono O'Odham and Gila River Indian Communities and to the west by the Ak Chin Indian Community.



2019 PINAL COUNTY POPULATION BY JURISDICTION

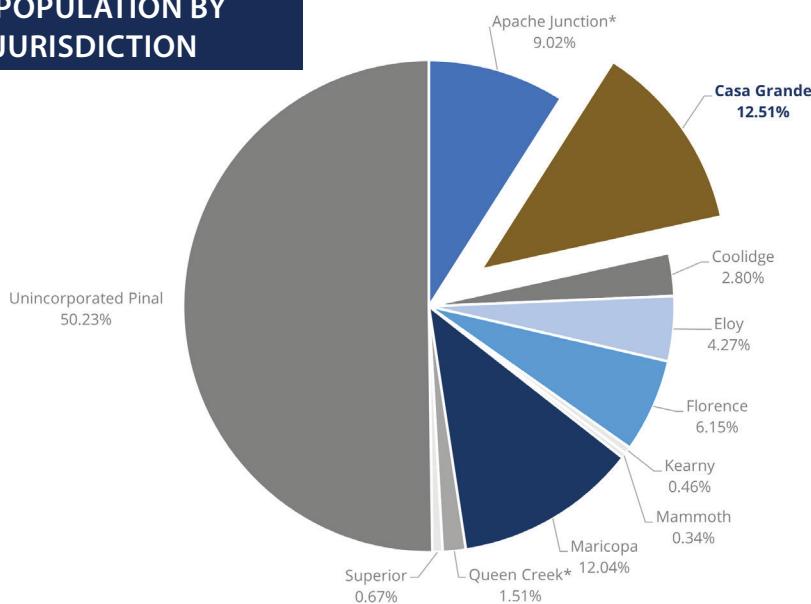


Figure 2:4 2019 Pinal County Population by Jurisdiction

Source: Arizona Office of Economic Opportunity, 7/1/19 Population Estimates

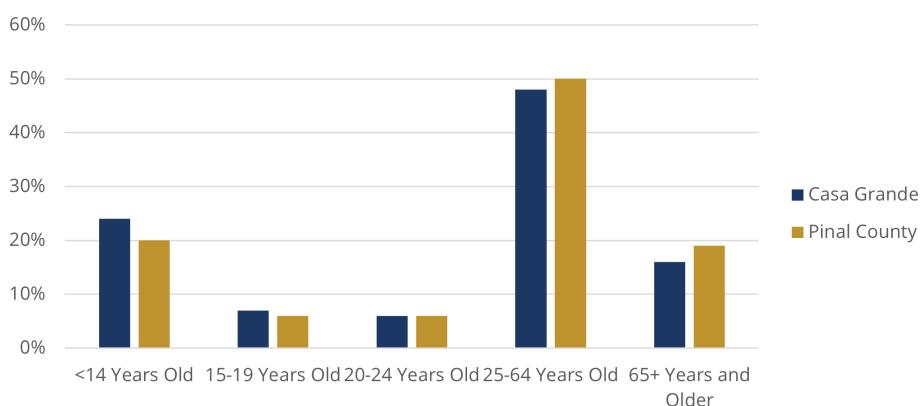
As of 2020 the City is the 16th largest jurisdiction in Arizona and the largest jurisdiction in Pinal County, accounting for almost 13% of the County's 2018 population. Almost 1/2 of County residents live in unincorporated Pinal County.

Demographics

Families predominate in Casa Grande. Of the City's estimated 17,651 2017 households, 71% are family households. Households with three or more people comprise 40 % of the City's households and single - person households make up 22 % of City households. The City's average household size is 2.9 people, and the average size of a Casa Grande family is 3.18 people.



CASA GRANDE POPULATION BY AGE



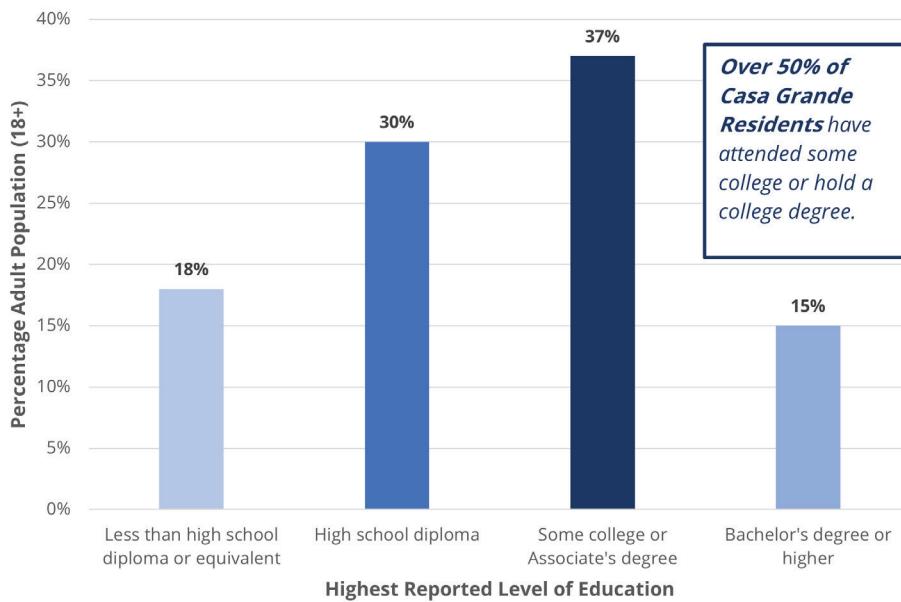
Casa Grande residents are slightly younger than Pinal County residents. In 2017, 28% of the City's population was less than 18 years old, and 18% of the population was over age 65.

For every Casa Grande resident over the age of 65 there are three residents between the ages of 25 and 65.

Figure 2:5 2017 Casa Grande Population by Age

Source: 2017 American Community Survey, 5-Year Estimates

EDUCATIONAL ATTAINMENT IN CASA GRANDE



Over half of all residents over 25 years old have at least some college, and one quarter have an Associate, Bachelor, or graduate degree.

Figure 2:6 Educational Attainment in Casa Grande

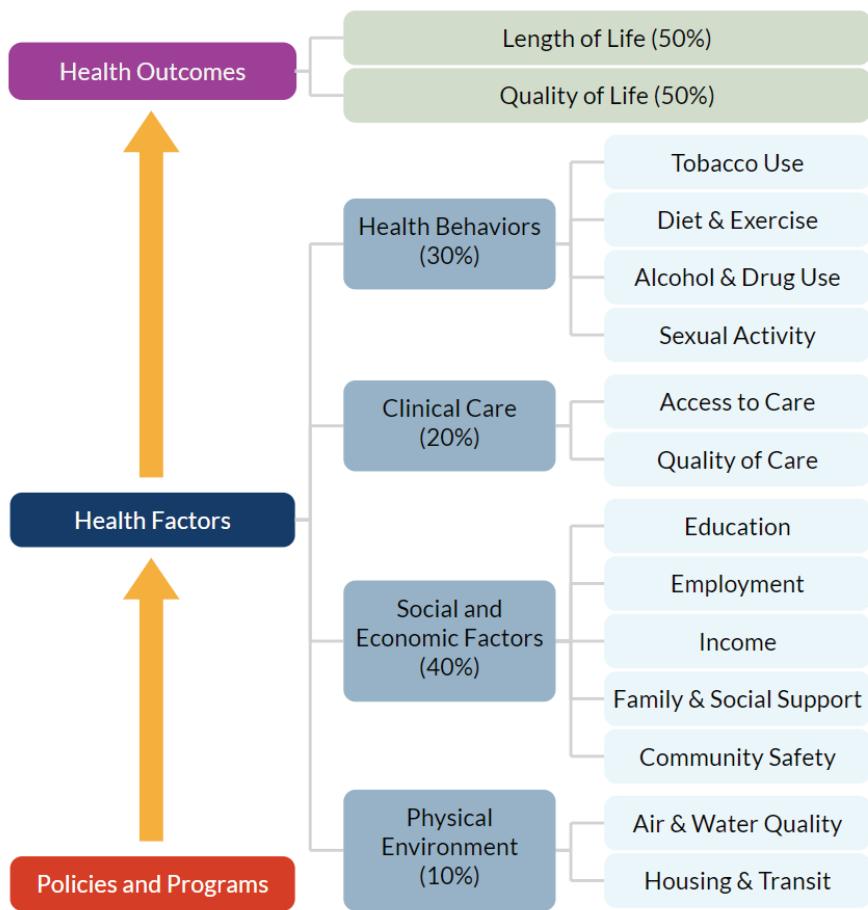
Source: U.S. Census Bureau American Community Survey (ACS), 2018 5-year estimates

Public Health

Introduction

Land use and transportation planning are essential to building a healthy community. Planning decisions intersect with many public health crises, including obesity, diabetes, physical activity, and fatal accidents. It is important for any long-range plan to consider the public health effects of planning decisions.

As the county's largest city and home to many of the county's medical and health services, Casa Grande has a particular responsibility to plan to mitigate chronic health conditions that are affected by the built environment, provide access to medical facilities and emergency services, and encourage physical activity and safe active transportation.



2019 County Health Rankings

- 1 Maricopa (MA)
- 2 Greenlee (GE)
- 3 Yuma (YU)
- 4 Pima (PI)
- 5 Santa Cruz (SC)
- 6 Yavapai (YA)
- 7 **Pinal (PN)**
- 8 Cochise (CO)
- 9 Graham (GR)
- 10 Coconino (CC)
- 11 Mohave (MO)
- 12 La Paz (LP)
- 13 Gila (GI)
- 14 Navajo (NA)
- 15 Apache (AP)

As stated in the 2018 Community Health Needs Assessment, Pinal County has particular challenges to planning for healthy communities, given the county's particularly diverse population by age, ethnicity and balance of urban and rural residency

As of 2019, Pinal County is 7th out of all Arizona counties for public health outcomes. This ranking is determined by an assessment of the built environment, social and economic factors, medical access and health behaviors.

Figure 2:7 Community Health Outcomes & County Health Rankings (Figure credits: Robert J. Woods Foundation, Pinal County Community Health Needs Assessment 2020)

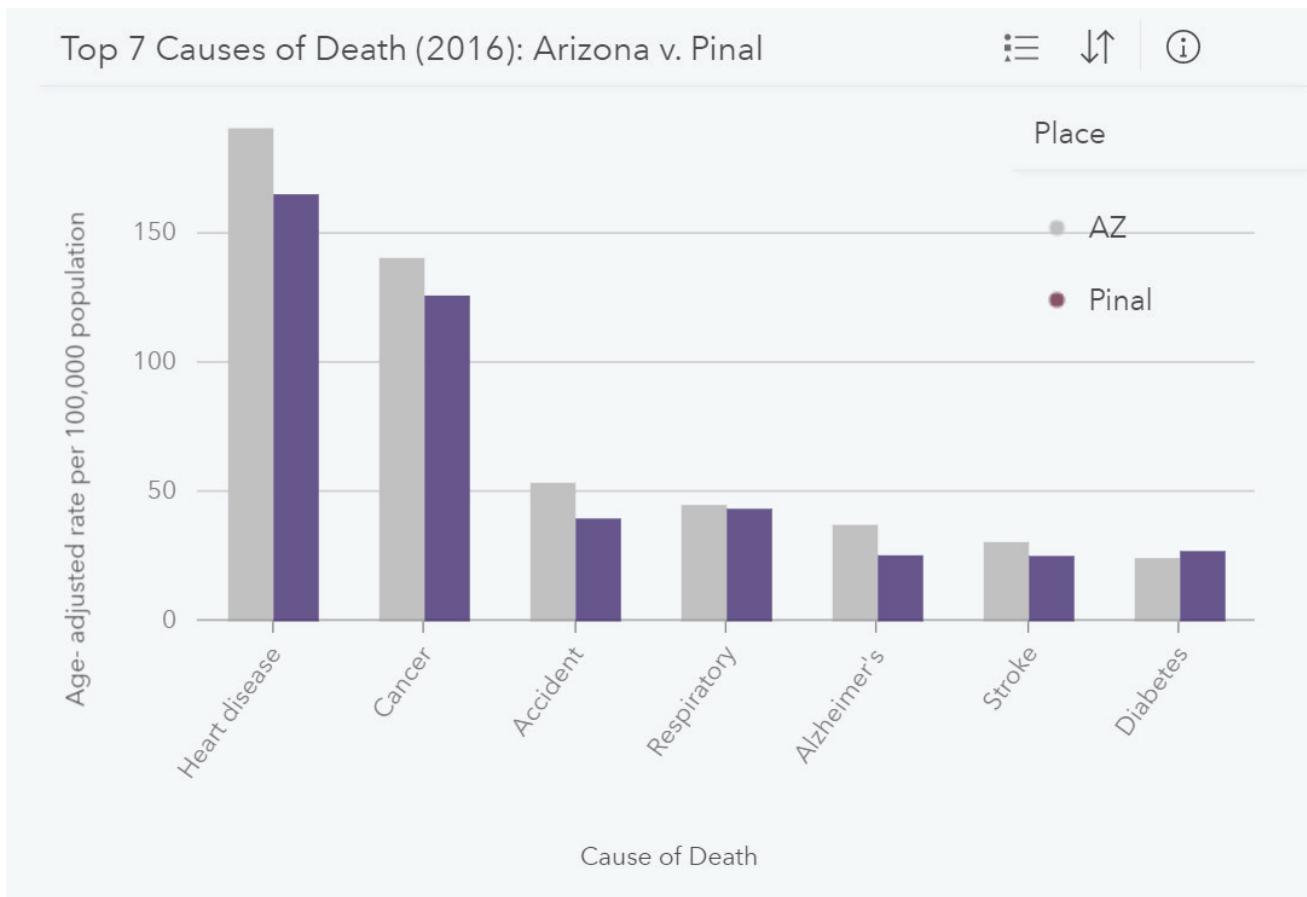


Figure 2:8 Top 7 Causes of Death (Figure credits: Pinal County Public Health Dashboard, Arizona Department of Health Services Mortality Report Table 5E-5, 2016)

Pinal County has lower rates of the six leading causes of death than the State of Arizona. However, mortality rates for diabetes continue to increase in Pinal County and exceed state averages.

Leading Causes of Death by Age Group

(Percent of deaths by International Classification of Disease (ICD) category)

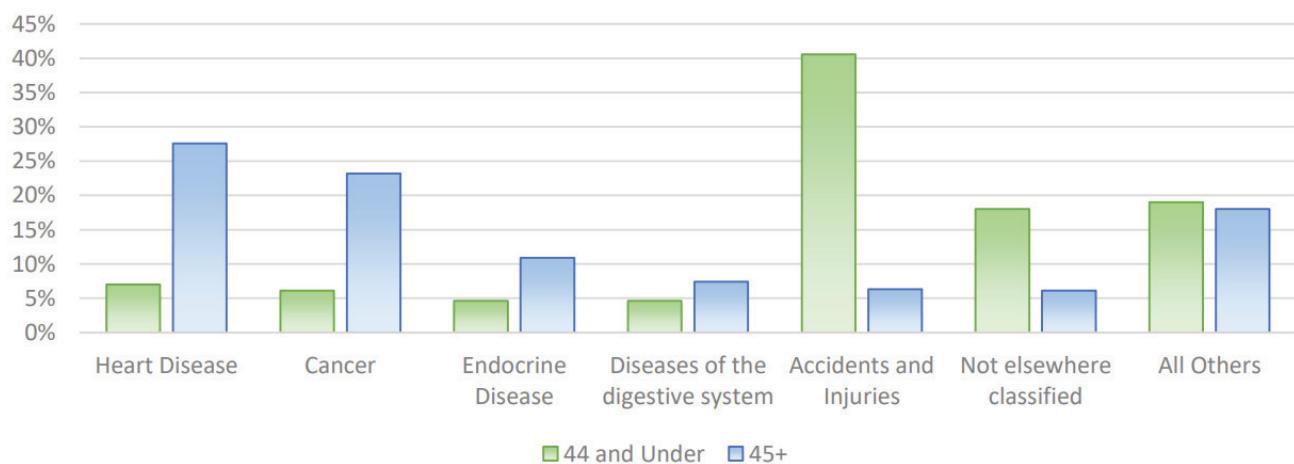


Figure 2:9 Leading Causes of Death by Age Group (Figure credits: Pinal County Community Health Needs Assessment 2018, Pinal County Strategic Transportation Safety Plan 2019)

Accidents remain the leading cause of death for those under 45 years of age. Of those fatal accidents, an average of nearly 50% involve an automobile each year. Between 2008 and 2017, 530 fatal accidents occurred in Pinal County, 11% of which occurred in Casa Grande. The county is seeing increasing rates of fatal vehicle accidents as the county urbanizes.

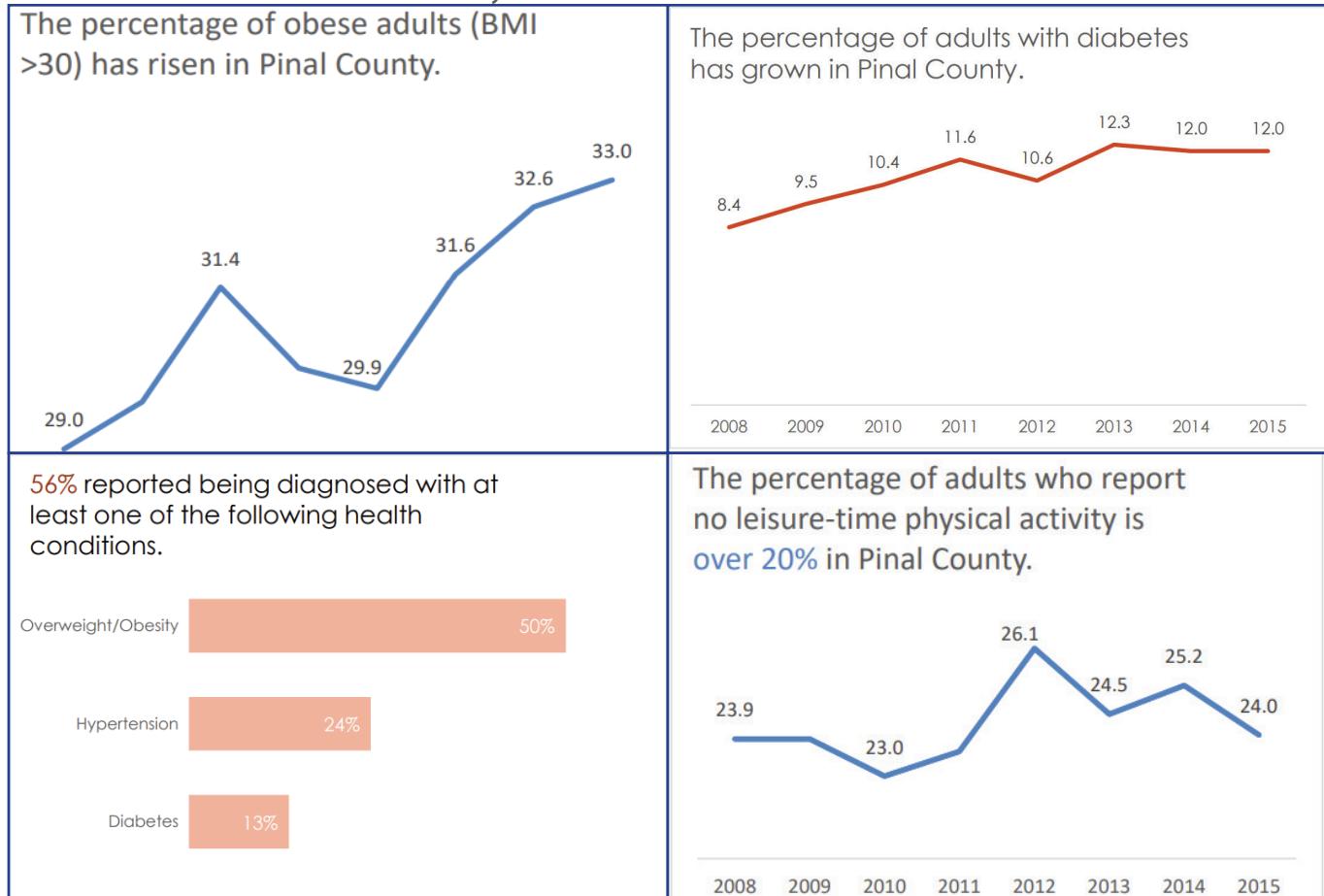


Figure 2:10 Obesity Graphics (Figure credits: Pinal County Community Health Needs Assessment 2020, Robert J Woods Foundation County Health Rankings 2019)



- 73% of people have “reasonable access” to exercise opportunities, compared to 85% at the national level. (Source: Robert J Woods Foundation County Health Rankings 2019)

Obesity and diabetes are becoming major public health issues in Pinal County. Approximately 50% of county residents were reported as overweight or obese in 2017, with 33% of county residents were reported as obese. Over 12% of county residents reported as having diabetes. Rates for these chronic conditions are increasing across the county. Problems such as high physical inactivity rates, low levels of access to exercise opportunities, and long commute times are cited as contributors to these conditions in Pinal County.

Survey Respondents reported the following facilities, services, or resources would help them to exercise more:

More walking trails	44%
More sidewalks	42%
Opportunities at work	36%
Community events (e.g., 5k, walk in the park, etc.)	35%
More bike trails	27%
More local gyms	25%
None	11%

Figure 2:11 Survey Responses (Figure credits: Pinal County Community Health Needs Assessment 2020)

Opportunities exist to use the built environment to dramatically improve public health outcomes, particularly for alleviating chronic health conditions such as obesity and diabetes. Almost half of all respondents reported that the construction of walking trails and sidewalks would benefit their exercise and physical activity habits.

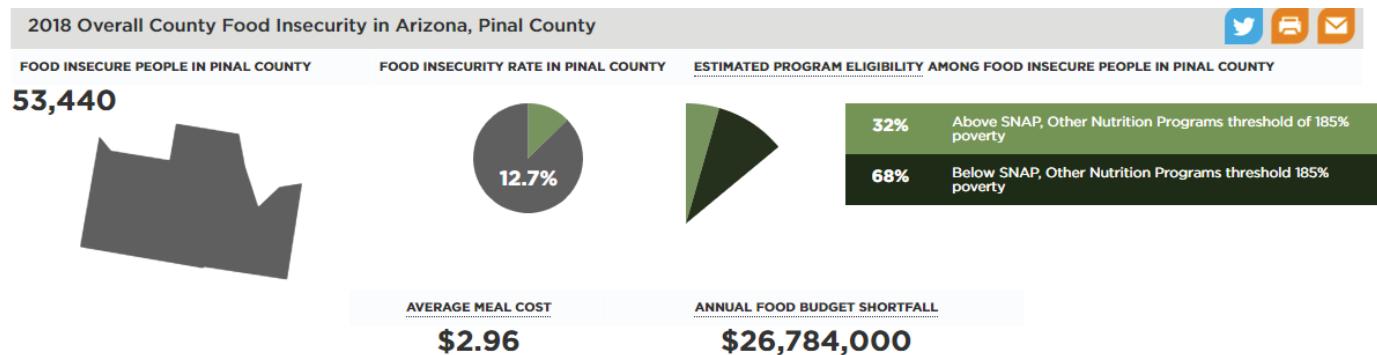


Figure 2:12 Pinal County Food Security (Figure Credits: Feeding America: Food Security in Pinal County 2018)

Food security concerns remain in Casa Grande. Approximately 12.7% of residents in Pinal County were reported as food insecure as of 2018. Over 68% of the population in the county is eligible for food benefits programs such as SNAP. Identified barriers to proper food access include long distances to grocery options, lack of food support services and chronic poverty conditions.

Economics

More than half (56%) of the City's population over 16 years old is working. Over the next 20 years, the number of jobs in Casa Grande is expected to almost double.

Casa Grande residents' 2017 median income is \$46,357 as compared to Pinal County as a whole (\$52,628) and the City of Maricopa (\$68,908). In 2017, 15% of all Casa Grande households earned more than \$100,000 per year. In that same year, 25% of all Casa Grande households earned less than \$25,000 per year – slightly more than the 2017 \$24,600 federal poverty level for a family of four. Offering quality jobs within the city can result in higher incomes for Casa Grande residents.

One-quarter (25%) of Casa Grande residents have occupations in management, business, science, and arts, 25% are service workers, and 25% have sales and office occupations. The balance of city residents have production, transportation and material moving (17%) or natural resources, construction, and maintenance (8%) occupations. Almost 25% of all residents work in the educational services, healthcare, and social assistance industry. 14% of all residents work in retail trade, and 12% work in arts, entertainment, recreation, accommodation, and food services. 8% of all residents work in professional, scientific and management, administrative, and waste management services.

Considering the key industries located in Pinal County, the City is an industry leader. Forty-three (43%) of Pinal County jobs in finance, health care, information technology, manufacturing, and warehousing & distribution are located in Casa Grande.

Casa Grande as a Destination Economy

Casa Grande is where people throughout the region come to shop and dine. Retail sales taxes constitute a significant share of the total City revenues and are used to pay for a large share of City services including parks, trails, recreation programs, fire, police and roads. Encouraging development and other activities that continue to support the City's role as a regional retail and entertainment leader is important to the continued economic health of the community.

City per capita restaurant and bar sales are the highest in the County. To stay a regional leader, Casa Grande will have to remain an attractive county-wide destination. Since 2014, the City of Maricopa's sales have increased at an average of 15% per year as compared to Casa Grande's 4%, and Maricopa's share of the Pinal County bar and retail receipts has increased to 26% from 2014 to 2018 while Casa Grande's share has declined from 57 to 51% over the same time period.

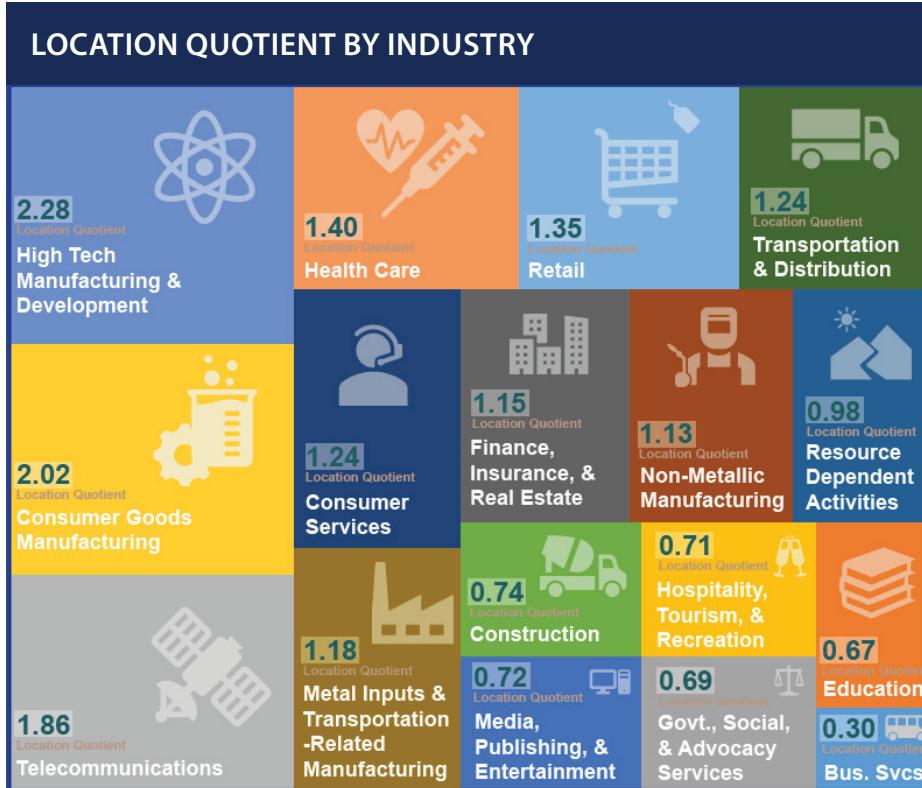


Figure 2:13 Location Quotient by Industry

Source: Maricopa Association of Governments 2019

Land Use

Casa Grande has ample land within its city limits to accommodate projected population growth. Eighty one percent (81%) of the more than 71,000 acres of land within the City's incorporated limits is undeveloped or in agricultural use. Residential development and government uses comprise the next two largest categories of land use. Commercial land uses, which includes health care facilities, retail and office development total 4% percent of the City's current land use, followed by industrial (2%) and various land uses (1%) (utility corridors, unclassified land, and special taxing districts).

The City's Planning Area is more than 175,000 acres and includes land outside the current city limits which is designated for future annexation into Casa Grande.

The majority of the residential land in the City consists of master planned communities constructed after 1980 that include single family subdivisions, parks, trails and community amenities.

The Location Quotient indicates the strength of Casa Grande's economy relative to Pinal County. A Location Quotient greater than one (1) shows Casa Grande has an above average employment level relative to the County. A Location Quotient of two (2) or more shows very strong industry sectors. Casa Grande has a Location Quotient of 2.28 for high tech manufacturing and development. The City has a Location Quotient of 2.02 for consumer goods manufacturing. The city is also a county leader in telecommunications, healthcare, retail, and consumer services.

CASA GRANDE 2019 LAND USE (WITHIN CITY LIMITS)

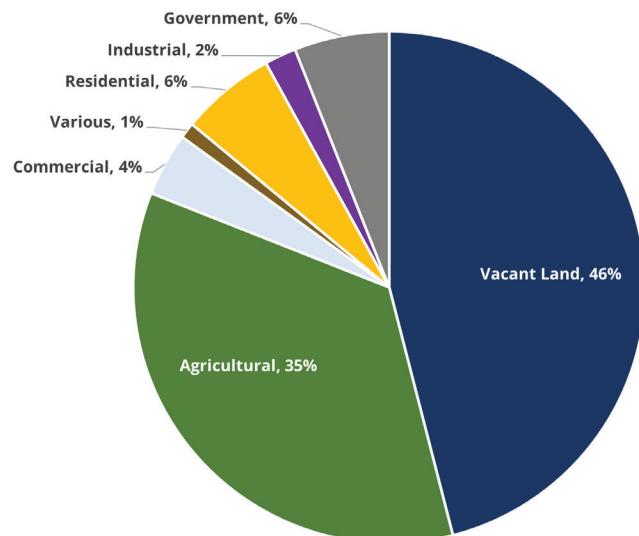


Figure 2:14 Casa Grande 2019 Land Use (Within City Limits)

Source: Pinal County Assessor

South of Cottonwood Lane and west of Colorado Street includes most of the City's pre-1980 single family development and historic districts.

The City's historic downtown includes buildings dating to the 19th Century and reflects the City's rich agricultural, mining and rail history. The historic district is predominantly developed with commercial uses that are located in historic buildings. An older residential community borders the historic district on the southwest, on the southside of the Union Pacific Railroad (UPRR) tracks. The City Hall is located in the historic Casa Grande High School, constructed in 1921 and located on Florence Boulevard adjacent to the northern edge of the historic downtown.

A large portion of the City's commercial development is along Florence Boulevard. The 926,000 square foot Promenade Mall is a regional commercial destination located at Florence Boulevard and I-10. Florence Boulevard is the main east-west corridor between I-10 and S.R. 347 to Maricopa and Pinal Ave. Other commercial development is also located along Pinal Avenue (S.R. 387) - the City's main north south corridor connecting I-10 to Florence Boulevard and terminating in the City's historic downtown.

The area north of Kortsen Road is still mostly zoned for residential and commercial development and still undeveloped. Large undeveloped Master Planned communities are also planned for the area west of the Casa Grande/Maricopa Highway between Casa Grande Highway (Florence Boulevard/SR 84) and Val Vista Road.

Most of the City's employment is located on the City's west side, along the Union Pacific Railroad and the Casa Grande/Maricopa Highway. New industrial development, which includes Lucid Motors, is moving south towards the I-8.

Resources

Water

Before recording a subdivision plat with six or more lots, developers must demonstrate that each lot has a 100-year assured water supply and possesses a Certificate of Assured Water Supply provided by the AZ. Department of Water Resources (ADWR).

The Casa Grande Planning Area includes eight water providers, all of which are privately operated, other than the City-owned Copper Mountain Ranch water system.

The largest water provider inside the City's planning area is Arizona Water Company which serves the majority of the developed portion of the planning area. Arizona Water Company has nearly 20,000 customers inside Casa Grande's planning area and annually provides around 15,600 acre-feet of water to these customers. Approximately 63% of Arizona Water Company's connections are residential customers and 37% are non-residential.



Parks, Trails, & Open Space

The City of Casa Grande is home to 19 parks, 17 miles of trails, sports fields and open spaces. The City additionally operates and maintains recreation facilities for residents of all ages. These include:

- **The Dorothy Powell Senior Center:** Open to people ages 50 and older. Daily hot lunches along with recreational and social programs are offered at this facility.
- **Grande Sports World:** Eight professional grade soccer fields, 59,000 s.f. training center and home to the Grande Sports Soccer academy.
- **Len Colla Recreation Center:** A multi-purpose recreation center that features a full size gymnasium, multi-purpose/game room, computer lab/meeting room and an arts and crafts room. The Center is also the site of the City's After School Kids Club which is a supervised program for school age youth 5-17.
- **Palm Island Family Aquatic Park:** Open to the public from Memorial Day weekend to Labor Day.
- **Paul Mason Sports Complex:** Four adult softball fields with movable fencing to accommodate regulation Little League, Pony League, Babe Ruth and girls fast-pitch softball.
- **Ed Hooper Rodeo Park:** This facility, leased and operated by the West Pinal Mounted Sheriff's Posse, hosts a number of rodeo events.
- **Community Recreation Center:** This newly constructed facility contains a gymnasium, fitness loft, walking/jogging track, fitness classes and community meeting space.
- **Dave White Golf Course:** An 18 hole facility with practice greens, driving range and clubhouse.

Sources:

2018 Pinal County Community Needs Assessment: <https://www.pinalcountyaz.gov/publichealth/documents/pcphsd-2018-chna-final-report.pdf>

2020 Pinal County Community Health Needs Assessment: https://www.pinalcountyaz.gov/publichealth/Documents/Pinal%20_County_CHNA_100620.pdf

Arizona Department of Health Services Mortality Report Table 5E-5, 2016: <https://pub.azdhs.gov/health-stats/report/ahs/ahs2016/pdf/5e5.pdf>

Feeding America: Food Insecurity in Pinal County (2018): <https://map.feedingamerica.org/county/2018/overall/arizona/county/pinal>

Pinal County Public Health Dashboard: <https://www.arcgis.com/apps/MapSeries/index.html?appid=c061fd05a8e44fcbb31977b7021c4bd1>

Pinal County Strategic Transportation Safety Plan, November 2019: https://www.pinalcountyaz.gov/PublicWorks/TransportationPlanning/Documents/Pinal_Co_STSPFinalNov_4_2019withAppendices.pdf

Robert J Woods Foundation County Health Rankings 2019: <https://www.countyhealthrankings.org/reports/2019-county-health-rankings-key-findings-report>



CHAPTER 3

THEMES & ELEMENTS





CHAPTER 3

GENERAL PLAN THEMES & ELEMENTS

General Plan Themes

This plan is focused into three key theme areas that encompass the core values of the City and includes all state required general plan elements: **Growing Economy**, **Enhancing Quality of Life**, & **Environmental Sustainability**. These themes will guide the plan.



Growing Economy

A thriving economy is comprised of smart placement of different land uses, coordinated areas of growth strategies, and anticipating future costs of development.

Elements:

- Land Use
- Economic Development
- Cost of Development



Enhancing Quality of Life

A primary focus of this General Plan is to ensure that our residents have access to public facilities, parks and open space, and affordable housing to help enhance the health of our residents' neighborhoods and improve the quality of life.

Elements:

- Housing
- Parks, Recreation, Trails, & Open Space
- Public Services, Buildings, & Facilities
- Circulation, Transportation, & Community Mobility
- Neighborhood Preservation, Revitalization, Conservation, Rehabilitation, & Redevelopment
- Historic Preservation



Environmental Sustainability

This Plan focuses on ensuring that we have adequate water resources to sustain future growth along with an emphasis on taking environmental constraints and energy conservation into account in making decisions on future developments.

Elements:

- Environmental Planning, Natural Resource Conservation, & Safety
- Water Resources
- Energy



ELEMENT

LAND USE, GROWTH, & ANNEXATION

OVERVIEW



The Land Use, Growth & Annexation Element is the core of the 2030 General Plan – it provides the primary tool by which the visions, goals, and action steps detailed in this plan will be implemented over the lifespan of the plan. This element sets forth the land use categories that will be used to guide future decisions on zoning, site plan reviews, land subdivisions, and a host of other local land use controls. The land use element also provides a community-guided vision for how the community should look, grow, and function over the next decade and beyond.

One of the first steps in the development of this plan was the creation of a set of guiding principles that would help determine the amount and location of the various land use areas.

Guiding Principles for the Land Use Plan

1. Honor and preserve the rural and agricultural heritage of Casa Grande while allowing urbanization to occur in appropriate locations.
2. Community growth should be driven by industrial, corporate office, professional services, financial services, research and development, and other similar developments which offer the opportunity for high-paying quality jobs.
3. Support and strengthen Casa Grande's position as the industrial and commercial center of Pinal County.
4. Increase the range of housing choices and products available to all members of the Casa Grande community.
5. Support development of vacant infill lots that can be efficiently and effectively served by municipal services.
6. Encourage high-density residential development in Casa Grande's downtown to strengthen existing businesses and add further vitality to the downtown area.
7. Create a sense of arrival at all major entryways and cultivate a unique sense of place throughout the community.
8. Link all land use decisions to known available water resources to ensure long-term viability and environmental sustainability for all new growth and development.
9. Manage growth to ensure that essential infrastructure is available concurrent with new development.
10. Plan for growth that allows the City to provide urban services in an efficient and fiscally responsible manner.
11. Foster a land use pattern that can be served by a variety of transportation modes that contribute to an active transportation system such as walking, bicycling, automobiles, mass transit and autonomous vehicles to provide residents an opportunity to lead a healthy lifestyle.

About the Land Use, Growth & Annexation Element

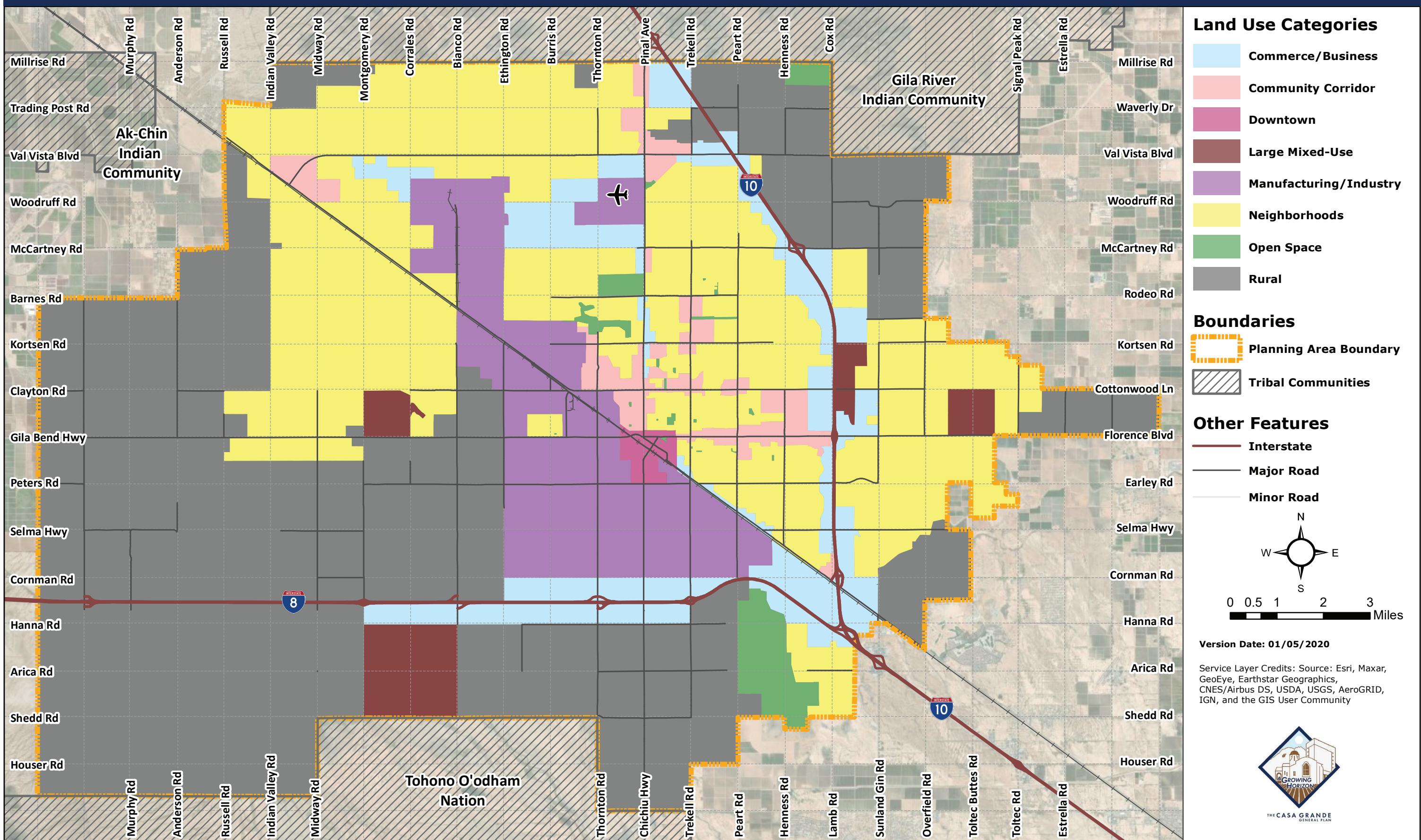
This element, the Land Use Map in particular, are tools that are used to enforce the specifics of the General Plan. Many planning applications, including major site plans and rezoning requests, require compliance with the Land Use Map and the Goals put forth in the various elements of the General Plan. The Land Use Map and its associated recommendations also guide city investment strategies and plans produced by the city, including the city's Capital Improvement Plan, and "area-specific plans" for various districts of the city.

Additionally, the Land Use, Growth & Annexation Element provides guidance for how all of the policies, action steps, and recommendations in this plan will combine into a cohesive vision for the future of the community. The Land Use map represents a future for land use patterns in Casa Grande. The detailed land use category descriptions in this element are intended to provide an easy-to-understand visual guide for interpreting the Land Use Map for residents, developers, and planning staff alike.

The Land Use, Growth & Annexation Element sets a pattern for growth designed to balance projected growth with limitations from water resources, wastewater infrastructure, transportation and environmental conditions. This element is designed to articulate a vision for specific districts of the city, such as the downtown and arterial corridors, where the public has expressed interest in new investment and growth. The vision in this element is not designed to be binding, but rather to guide and shape future development with enough flexibility to accommodate and anticipate future challenges. However, this element can be trusted by residents, developers, and practitioners as an effective manual for future growth in Casa Grande.



MAP FIGURE 3:1 2030 GENERAL PLAN LAND USE MAP





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What's Different from the General Plan 2020?

Several significant changes have been made between the General Plan 2020 and the new 2030 General Plan. These changes reflect the dramatically different economic and environmental circumstances that Casa Grande faces in 2020 that were not present in 2010 when the previous plan was authored. This plan has been carefully written to respond to these new challenges and circumstances in a thoughtful manner. Some of the primary changes to this land use plan include:

- Establishing a downtown land use category that encourages a mix of higher residential, commercial, and retail uses.
- Expanding areas dedicated to industrial and manufacturing to accommodate projections of rapid growth, particularly between Gila Bend Highway and I-8.
- Concentrating new neighborhood growth in areas where assured water supplies exist, and construction of new infrastructure is fiscally feasible.
- The Rural land use category has been expanded to include both agricultural and natural areas located within the unincorporated area of Pinal County outside of the city that will have minimal urban development over the life of this plan. This category is designed not to be a "placeholder" for future development, but to carefully control urban growth and protect Casa Grande's agricultural, natural, and aggregate resources.



2020 GENERAL PLAN LAND USE CATEGORIES

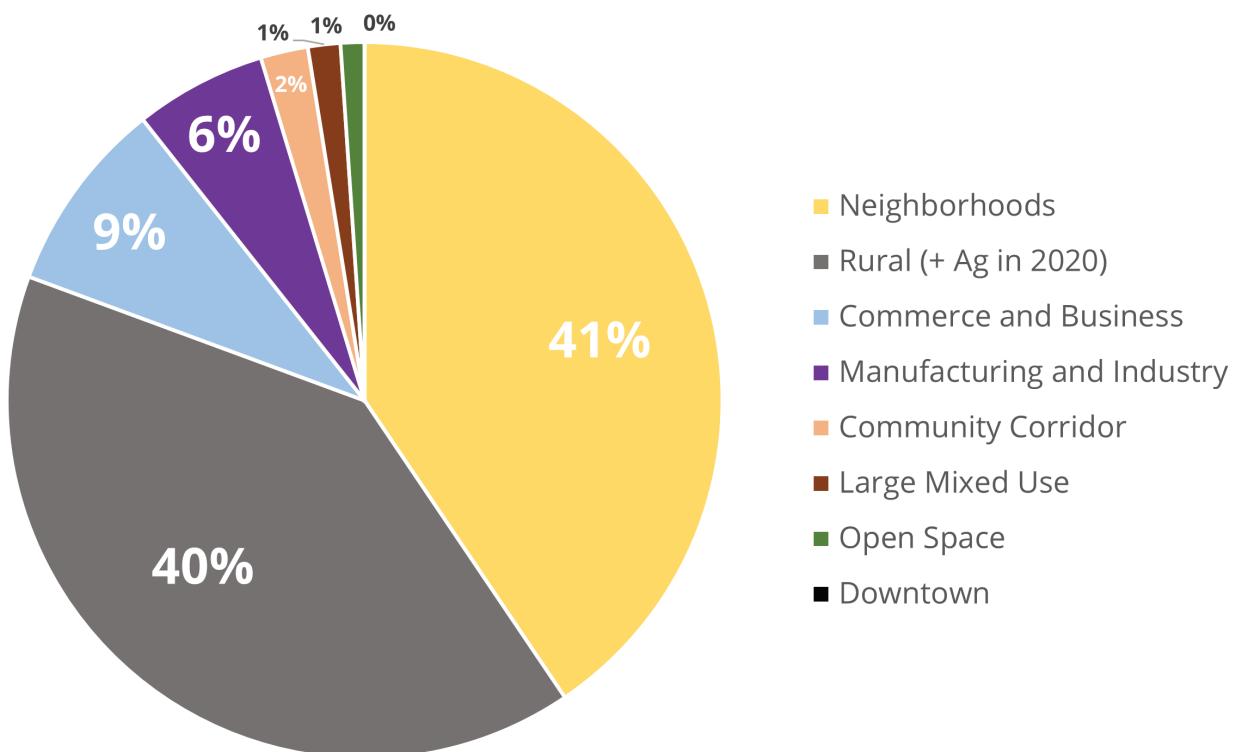


Figure 3:15 A Breakdown of the Land Use Categories Found in Casa Grande's 2020 General Plan.

Source: City of Casa Grande

2030 GENERAL PLAN LAND USE CATEGORIES

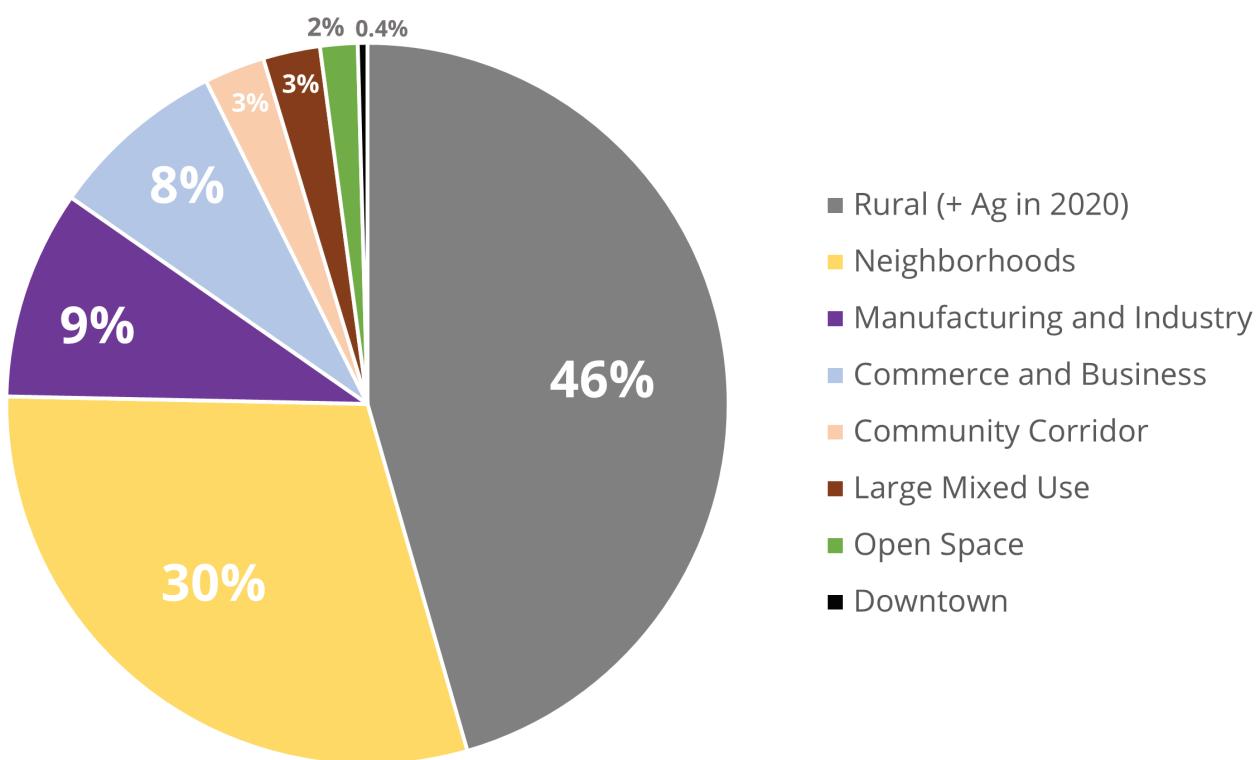


Figure 3:16 A Breakdown of the Land Use Categories Found in Casa Grande's 2030 General Plan.

Source: City of Casa Grande



City Limits Land Use	2020		2030		% Area Change 2020-2030
	Acres	% of Total	Acres	% of Total	
Rural and Agricultural	2,948	4.2	4,919	6.9	66.9
Neighborhoods	48,633	68.5	43,489	60.6	-10.6
Commerce and Business	8,676	12.2	8,746	12.2	0.8
Manufacturing and Industry	5,723	8.1	6,042	8.4	5.6
Large Mixed-Use	0	0.0	1,816	2.5	N/A
Community Corridor (Center)	3,411	4.8	4,396	6.1	28.9
Downtown	0	0.0	662	0.9	N/A
Open Space	1,567	2.2	1,693	2.4	8.1

Figure 3:17 The Percentage Changes in Land Use within Casa Grande's City Limits from 2020 to 2030.

Source: City of Casa Grande

Planning Area Land Use	2020		2030		% Area Change 2020-2030
	Acres	% of Total	Acres	% of Total	
Rural and Agricultural	70,339	40.1	78,559	45.5	11.7
Neighborhoods	71,151	40.5	51,395	29.8	-27.8
Commerce and Business	15,332	8.7	13,696	7.9	-10.7
Manufacturing and Industry	10,461	6.0	16,137	9.4	54.3
Large Mixed-Use	2,573	1.5	4,406	2.6	71.2
Community Corridor (Center)	3,764	2.1	4,679	2.7	24.3
Downtown	0	0.0	744	0.4	N/A
Open Space	1,888	1.1	2,892	1.7	53.2

Figure 3:18 The Percentage Changes in Land Use within Casa Grande's Planning Area from 2020 to 2030.

Source: City of Casa Grande



Review of this data indicates that there are significant differences as to how land within the City is classified in the 2030 General Plan versus the 2020 General Plan, including:

- The land included into the Rural/Agricultural category increased from roughly 4% to 7%.
- Although the Neighborhoods category is by far the largest of the land use categories, the land included in that category reduced from 69% to 60%.
- The Commerce & Business category remained at approximately 12%.
- The land within the City limits classified as Manufacturing & Industry generally remained the same.
- Both the Large Mixed-Use and Community Corridor land use categories were expanded to contain more land to facilitate the types of mixed-use, infill and urban developments that are encouraged in these areas.
- The Downtown Core is a new land use category which represents approximately 0.5% of the total City land use.
- The land included in the Open Space category increased slightly to reflect recent open space purchases by the City as well as trail corridors and parks that were not included in the 2020 General Plan.

Casa Grande Urbanizing

Throughout most of its history, Casa Grande has been a thriving agricultural community by exporting cotton, dairy products and a range of other agricultural products. As the Phoenix and Tucson metro areas continue to grow rapidly, the urbanization is having an impact upon the growth of Casa Grande. Casa Grande is projected to double in population by 2050 according to the Arizona Office of Economic Opportunity (OEO).

Year	Casa Grande Population Estimate
2020	57,518
2030	75,049
2040	92,880
2050	118,395

Figure 3:19 Casa Grande's Estimated Population Growth from 2020-2050.
Source: OEO Forecast 2019

The focus of the 2030 General Plan is to direct this population growth into the areas of the City where urban services and infrastructure can be effectively and efficiently provided. This effort should result in a more compact land use pattern that supports a fiscally sound and sustainable community. Accordingly, the City must take a proactive position to manage growth in a manner that will both embrace an increasingly urban future for Casa Grande while preserving its vibrant rural economy and natural beauty.



To do this, Casa Grande will promote infill development and urbanization in an effort to slow the outward leapfrog growth and sprawl in the city. An important step in achieving this balance will be creating a new downtown district to plan for a strong urban core in Casa Grande that will allow for higher density residential development appropriate for the city's future as a mid-sized city with close ties to two major metropolitan areas. These decisions will build upon the success that many Arizona communities have had in redeveloping their downtowns as a catalyst for more sustainable growth.

Casa Grande has also taken steps to update the Community Corridor land use category in an effort to promote increased economic activity and growth along major corridors without sacrificing the attributes of Casa Grande that many residents enjoy, including open spaces and a quieter village feel. Finally, the city has created a sound phased growth program that decreases the amount of area devoted to traditional suburban developments, reflecting limited capabilities to grow outward due to environmental constraints such as a lack of guaranteed water supplies for new developments.

Casa Grande will establish its priorities for investments in city infrastructure and public services using this Land Use Element. The land use decisions based upon this element will impact investments in trails, both urban and rural, and other park spaces that will both ease safe movement through Casa Grande while connecting residents with rural spaces. This plan will also change the role that renewable infrastructure plays in Casa Grande's development, preserving spaces for greater investments in electrical power that draws from Arizona's natural solar and wind advantages while also increasing investments in "consumer-side" energy connections, such as electric vehicle charging stations. Finally, this land use chapter will significantly affect street planning decisions to create more urban streets that are safer to walk, bike, and drive on. The urban streets will also contribute to healthy lifestyles for both pedestrians and bicyclists by providing them the opportunity to be active.

Growing as an Independent Regional Center

Casa Grande is in an extremely unique position as a city that offers opportunities to commute to two major metropolitan areas. Many workers choose to commute to Phoenix or Tucson to reach the large job centers found in these cities while living in the quieter, spacious environment found in Pinal County. However, Casa Grande has much to offer its own residents, including a growing industrial job sector, a robust local economy that offers greater than one job for every two people in Casa Grande, high quality public infrastructure and schools, and unmatched opportunities to interact with the Sonoran Desert.



Casa Grande will use the 2030 General Plan, and the Land Use Map in particular, to continue to develop Casa Grande as a regional center of Pinal County that can thrive independently from Phoenix and Tucson while offering proximity to these adjacent urban centers. The city has set aside locations for open space and natural areas, to allow the city to expand opportunities for the rural recreation and vistas that make the city unique. By expanding industrial opportunities, such as the Lucid Car Factory and several other growing facilities, the city will expand its base of high-paying jobs that can support Casa Grande as a thriving independent economy. Casa Grande will also make key infrastructure investments that will balance Casa Grande's role as a regional destination and as a community with a downtown that serves its residents.

Linking Land Use to Water Availability

The Land Use, Growth & Annexation Element, along with the entire 2030 General Plan, is designed to link Casa Grande's growth with available water resources. Currently, the water that supplies city developments comes primarily from groundwater sources controlled by private water providers, with small amounts coming from other water resources such as Central Arizona Project (Colorado River) or treated wastewater (effluent).

The water resource available to support development will shape the future land use pattern. Most notably, the 2030 General Plan features significant reduction in the amount of space dedicated for future Neighborhoods, designating much of that space for Rural land uses. Additionally, this plan calls for the concentration of growth around subdivision areas that have already documented assured water supplies. This approach will result in a sustainable pattern of growth that realistically reflects the available water resources in Casa Grande.

Accommodating Growth

In association with the preparation of this General Plan Elliott D. Pollack & Co. conducted a land use demand analysis for Casa Grande. This analysis was based upon the population projections provided by the Arizona Office of Economic Opportunity (OEO). The OEO projections reflect a population increase of approximately 60,900 persons over the next 30 years creating a population of 118,400 residents in 2050.

According to Pollack & Co., at an average household size of 2.9 persons, over 22,000 new housing units will need to be constructed over the next 30 years to accommodate this growing population.



Accordingly, it is projected that the following number of new dwelling units will be required in each of the next three decades to meet the housing demands:

- 2020-2030: 6,407 dwelling units
- 2030-2040: 6,519 dwelling units
- 2040-2050: 9,350 dwelling units

These residential dwelling unit needs will be accommodated through a variety of different housing types, including:

- Traditional Single-family Detached/Attached
- Multi-family Apartments/Condominiums/Townhomes
- Manufactured Homes
- Park Models

For each decade of growth, an analysis has been undertaken to determine the number of acres of land that will be needed to accommodate the number and type of dwelling units needed for the 2020-2050 timeframe. For the purposes of this analysis, the following development factors were applied:

Density (dwelling units/acre)

- Single-family Detached/Attached: 4 du/acre
- Manufactured/Park Model Homes: 8 du/acre
- Multi-family/Condominiums/Townhome: 16 du/acre

Dwelling Unit Types

- Single-family Detached/Attached: 70%
- Manufactured/Park Model Homes: 15%
- Multifamily/Condominiums/Townhomes: 15%

Persons Per Household

- Single-family Detached/Attached: 3.13
- Manufactured/Park Model Homes: 2.01
- Multi-family/Condominiums/Townhomes: 2.23

Based upon these development factors, the following minimum acreage will need to be provided to accommodate the city's residential growth over the 2020-2050 timeframe:

2020-2030 Acres Needed for Residential Development

- Single-family Detached/Attached: 1,212 acres
- Manufactured/Park Model Homes: 120 acres
- Multi-family/Condominiums/Townhomes: 60 acres
- Total Residential Acreage Needed to Meet Demand: 1392

2030-2040 Acres Needed for Residential Development

- Single-family Detached/Attached: 1,141 acres
- Manufactured/Park Model Homes: 245 acres
- Multi-family/Condominiums/Townhomes: 122 acres
- Total Residential Acreage Needed to Meet Demand: 1,508



2040-2050 Acres Needed for Residential Development

- Single-family Detached/Attached: 1,636 acres
- Manufactured/Park Model Homes: 175 acres
- Multi-family/Condominiums/Townhomes: 88 acres
- Total Residential Acreage Needed to Meet Demand: 1,899

A similar analysis was performed to project the amount of land that needs to be provided to accommodate Commercial/Office/Institutional uses as well as Industrial/Manufacturing uses over the 2020-2050 timeframe. For the purposes of this analysis, the amount of building square footage needed to meet demand was determined based upon non-residential building permit data over the 2010-2020 timeframe with an annual increase in building areas from the historical rate assumed for the 2020-2050 timeframe. Additionally, a FAR of .25 was assumed for these types of developments. This analysis produced the following projections of non-residential building floor area that is anticipated to be constructed over the 2020-2050 timeframe as well as the amount of land need to accommodate this amount of development:

Years	Commercial/Office/ Institutional		Manufacturing/ Industrial	
	Building Floor Area	Acreage	Building Floor Area	Acreage
2020-2030	850,000 sq. ft.	78	7,400,000 sq. ft.	680
2030-2040	930,726 sq. ft.	86	8,102,000 sq. ft.	744
2040-2050	1,134,533 sq. ft.	104	9,873,845 sq. ft.	907
Minimum Total Acreage Needed		268		2331

Figure 3:20 Projections of Non-Residential Building Floor Area to be Built between 2020-2050.

Source: City of Casa Grande



It is important to understand whether the various land use categories set forth in the General Plan provide an adequate amount of land to accommodate the amount of growth and development projected to occur in the City over the next 30 years. The following tables illustrate the total amount of acreage that is included in each land use category as well as the amount of acreage that is vacant for both the City Limits and the Planning Area.

Vacant Land Use Assessment – City Limits			
Land Use Category	Vacant Acreage in Land Use Category	Total Acreage in Land Use Category	% Area Vacant in Land Use Category
Open Space	1,693	1,693	N/A
Rural	4,546	4,919	92.4
Neighborhoods	35,357	43,489	81.3
Commerce and Business	6,124	8,746	70.0
Manufacturing and Industry	2,886	6,042	47.8
Large Mixed-Use	887	1,816	48.8
Community Corridor	1,727	4,396	39.3
Downtown	178	662	26.9

Figure 3:21 The Percentage of Acres of Vacant Land within Casa Grande's City Limits.

Source: City of Casa Grande



Vacant Land Use Assessment – Planning Area			
Land Use Category	Vacant Acreage in Land Use Category	Total Acreage in Land Use Category	% Area Vacant in Land Use Category
Open Space	2,892	2,892	N/A
Rural	55,790	78,559	71.0
Neighborhoods	39,762	51,395	77.4
Commerce and Business	8,844	13,696	64.6
Manufacturing and Industry	9,845	16,137	61.0
Large Mixed-Use	3,384	4,406	76.8
Community Corridor	1,908	4,679	40.8
Downtown	255	744	34.3

Figure 3:22 The Percentage of Acres of Vacant Land within Casa Grande's Planning Area.

Source: City of Casa Grande

The table below (*Figure 3:23*) provides a comparison of the amount of vacant acreage that is available in select land use categories to the anticipated demand. This data indicates that there is generally more than enough land available in each of the land use categories within the existing City Limits to accommodate anticipated growth over the next 30 years. While there is enough land in the Manufacturing and Industry category to accommodate growth, it may be necessary, over time, to annex additional land to maintain a robust supply of vacant land for new development. Accordingly, the city will likely need to annex some land within the Planning Area that is classified as Manufacturing & Industry to meet the land demand for that sector. There is significantly more land included in the Neighborhoods and Commerce & Business categories than is needed to accommodate anticipated growth over the next 30 years.

Land Needed to Accommodate Growth 2020-2050			
Land Use Category	Minimum Acres Needed to Accommodate Anticipated Growth	Vacant Acres in City Limits	Vacant Acres in Planning Area
Neighborhoods	4,799	33,357	39,762
Commerce and Business	268	6,225	8,945
Manufacturing and Industry	2,331	2,886	9,845

Figure 3:23 Acreage Needed to Accommodate Growth in Relation to Vacant Land in Casa Grande's City Limits and Planning Area.
Source: City of Casa Grande

Having significantly more land designated for specific land uses than is needed to accommodate anticipated growth points to the need to ensure that the sites proposed for development can be served by infrastructure and city services in a cost-effective manner. A lack of adequate monitoring of where and how growth occurs can lead to non-contiguous developments with large vacant gaps of land between them. This type of disjointed development pattern is more costly to serve with both infrastructure (i.e. streets, water, wastewater, and dry utilities) as well as city services (i.e. fire and police protection, sanitation services, street maintenance, etc.).



The abundant amount of land in the Neighborhoods and Commerce and Business land use categories can result in large vacant areas being left undeveloped between developments that will not be ripe for development until far beyond the timeframe of this General Plan. The fact that this General Plan encourages multi-family development in the Downtown and Community Corridor land use categories, and allows it within the Commerce and Business and Large Mixed-Use categories, will further slow development demand within the Neighborhoods land use category.

In an effort to ensure that development occurs in the most cost-effective fashion, the concept of phased Growth Areas has been created. The Phase I Growth Area has been formulated to reflect the area of the city where growth can be provided with water and wastewater service as well as other municipal services in a cost-effective manner. The following criteria were used in determining if a property should be included in the Phase I Growth Area:

1. Whether the property had approved Certificates of Assured Water Supply (CAWS) or could be provided water service by alternative means if development of the site could be accomplished without CAWS.
2. Whether the property could be served by the Casa Grande wastewater treatment facility or could be developed using alternative wastewater service.
3. Whether the property could be provided fire, police, sanitation, and street maintenance services in a cost-effective manner.
4. Whether the property was in a land use classification that allowed urban-level development.
5. Whether the property was currently within the City limits or was in the process of being annexed.

As a result of applying these criteria, properties included within the Phase I Growth Area included all subdivisions with Final or Preliminary Plats, as well as condominium or townhome sites with approved Certificates of Assured Water Supply. The boundaries of the Phase I Growth Area have also been configured to include properties that the City can serve from its existing wastewater treatment facility and which meet the other criteria.

Development may occur in the Phase II Growth Area if it is located within the Rural land use category, can be served with alternative water and wastewater facilities, and does not require typical levels of municipal services. An example would be the low density residential development in the Northeast Annexation area. Since water supply, wastewater service and the ability to provide municipal services changes over time, development may be reclassified from Phase II to Phase I Growth Area via a General Plan amendment process with a finding that it meets the Phase I Growth Area criteria.



An evaluation of the approved Certificates of Assured Water Supply (CAWS) associated with vacant/undeveloped single-family lots and condominium/townhome sites indicates that there are:

- 19,202 vacant/undeveloped single-family lots with CAWS
- 3,158 CAWS associated with vacant condominium/townhome sites
- 22,528 total residential units with CAWS

An analysis of the number of vacant acres within each land use category within the Phase I Growth Area indicates that there is adequate land available to meet Casa Grande's growth and development needs for the next 30 years.

Vacant Land Use Assessment – Growth Area I			
Land Use Category	Vacant Acreage in Land Use Category	Total Acreage in Land Use Category	% Area Vacant in Land Use Category
Open Space	628	628	N/A
Rural	153	583	26.3
Neighborhoods	17,671	25,542	69.2
Commerce and Business	5,137	7,758	66.2
Manufacturing and Industry	3,562	6,795	52.4
Large Mixed-Use	540	1,470	36.7
Community Corridor	1,302	4,074	32.0
Downtown	178	662	26.9

Figure 3:24 Percentage of Vacant Land in Casa Grande's Phase I Growth Area.

Source: City of Casa Grande



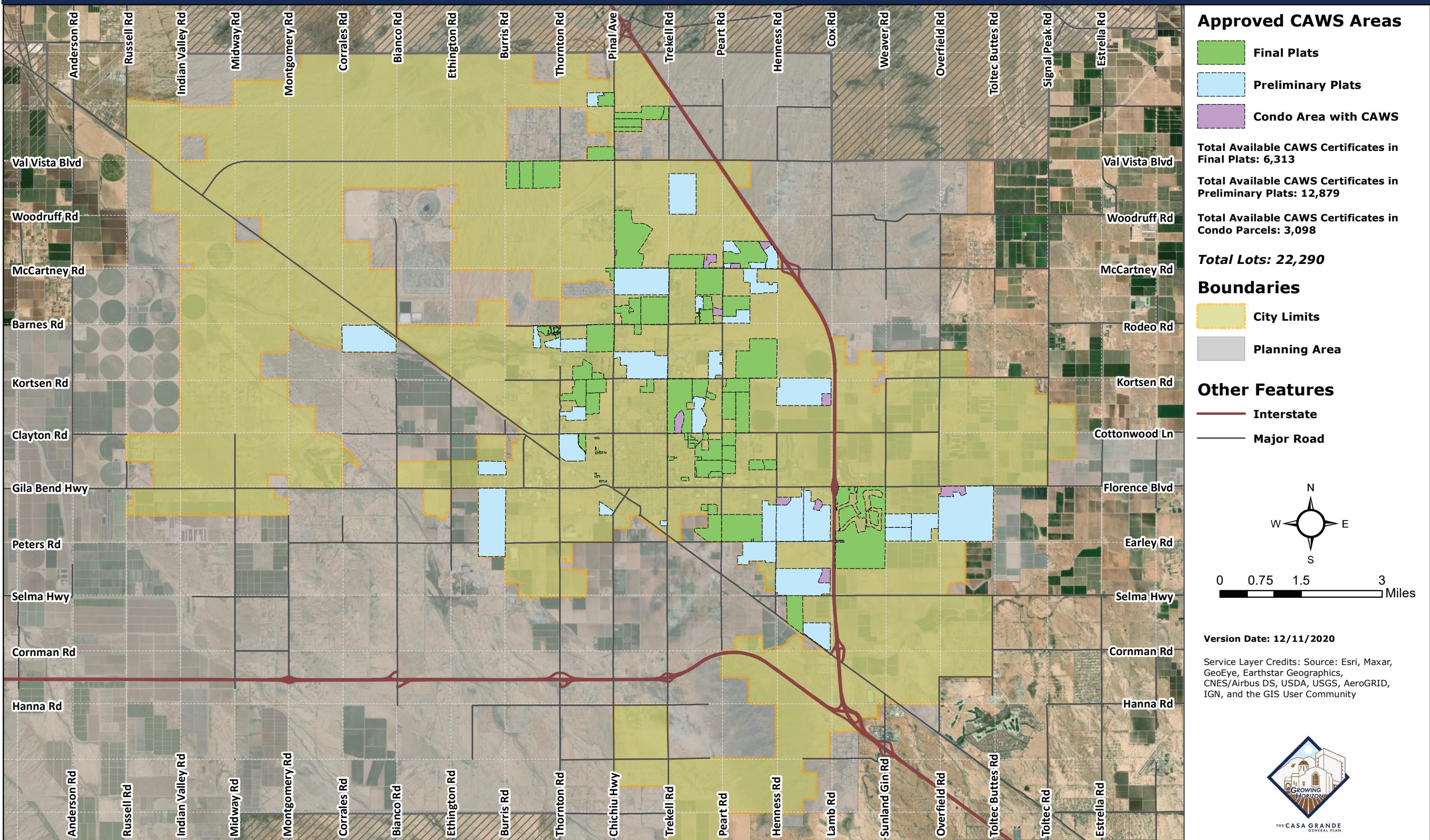
Land Needed to Accommodate Growth 2020-2050			
Land Use Category	Minimum Acres Needed to Accommodate Anticipated Growth	Vacant Acres Phase I Growth Planning Area	Vacant Acres in City Limits
Neighborhoods (Residential)	4,799	17,674	35,357
Commerce and Business	268	5137	6124
Manufacturing and Industry	2,331	3,562	2,886

Figure 3:25 Acres of Land Needed to Accommodate Growth

Source: City of Casa Grande

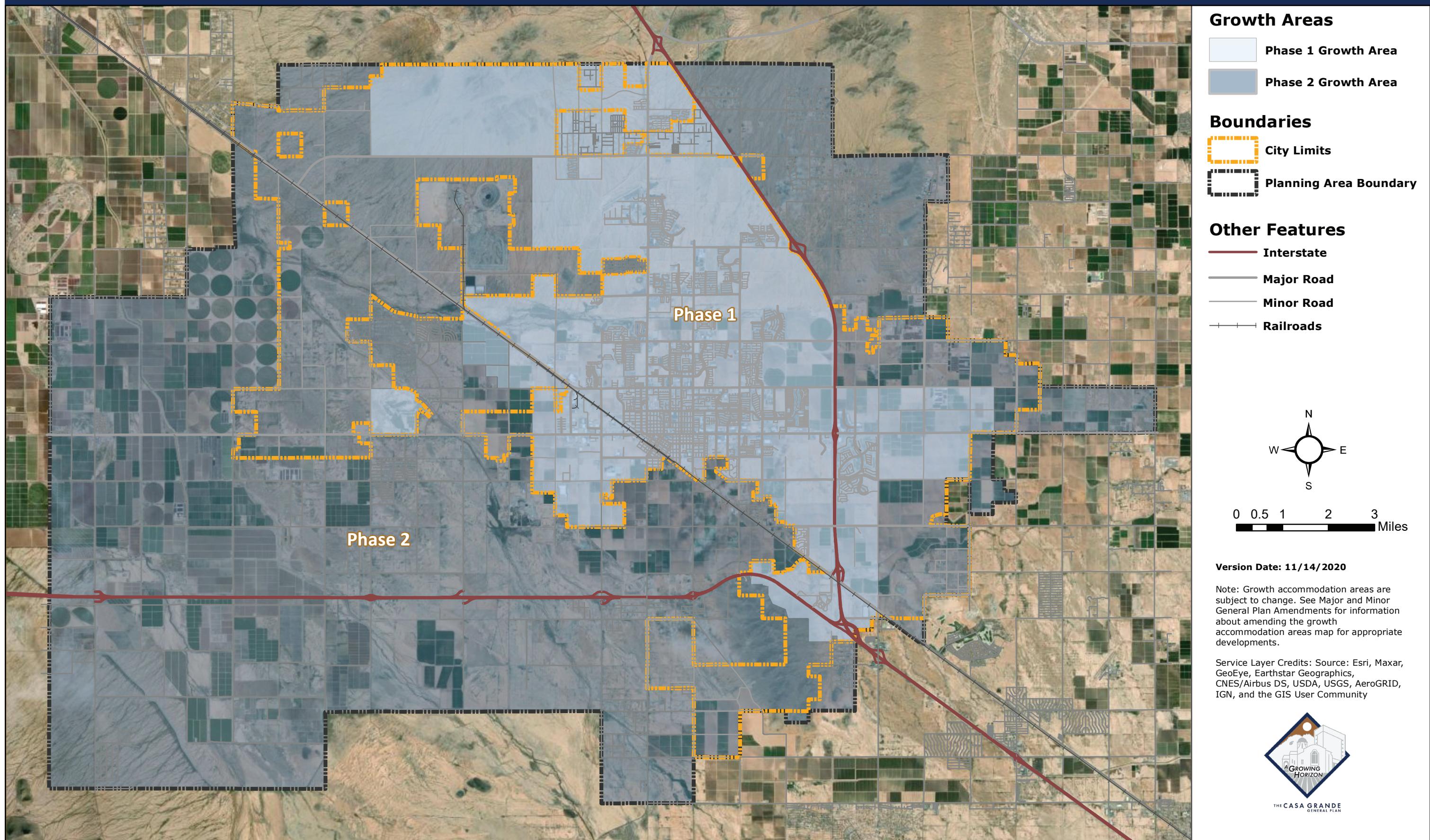


MAP FIGURE 3:2 CERTIFICATES OF ASSURED WATER SUPPLY



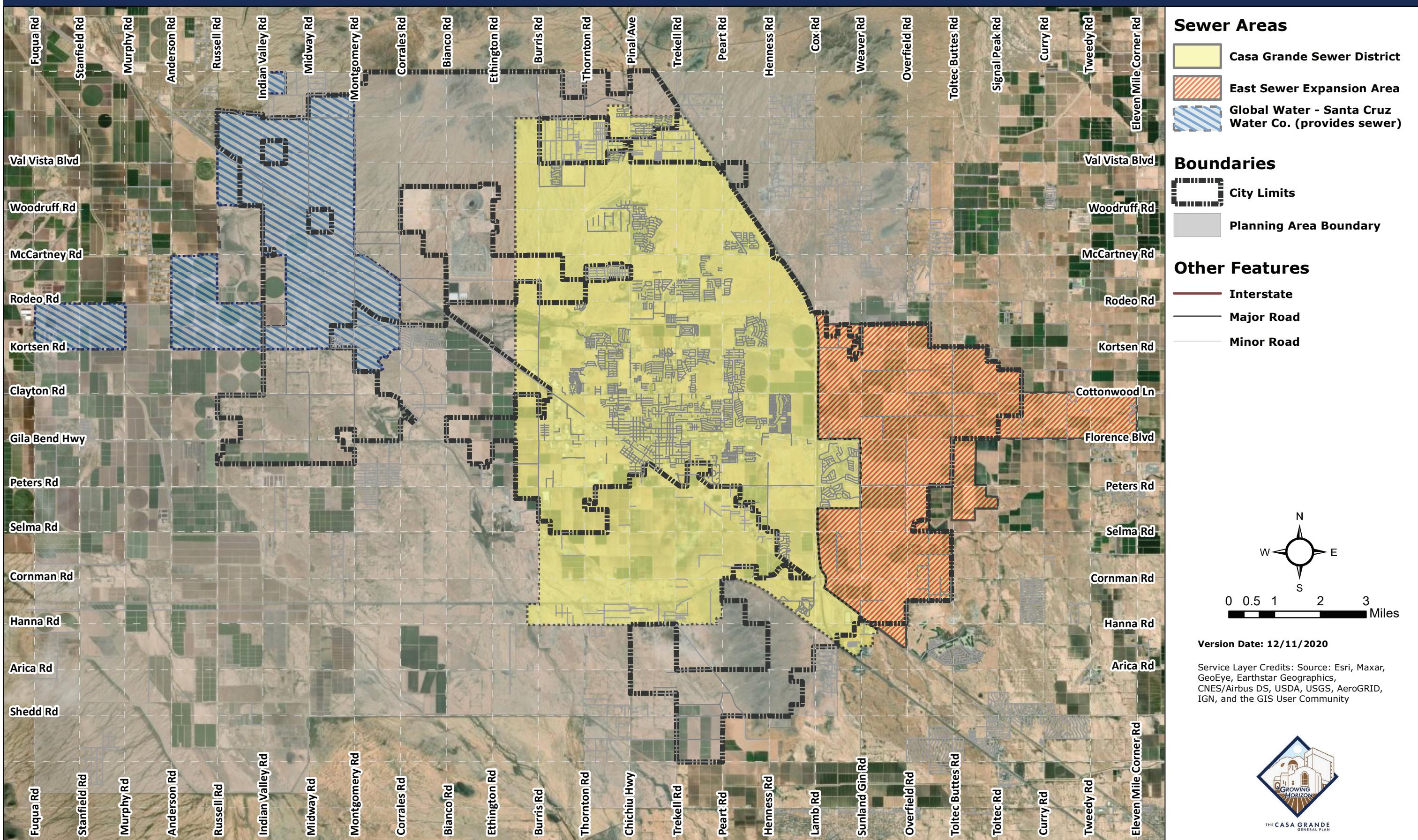
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MAP FIGURE 3:3 2030 GROWTH ACCOMMODATION AREAS



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MAP FIGURE 3:4 WASTEWATER SERVICE BOUNDARY



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Annexation

Annexations must comply with the state statutory requirements of contiguity and shape of the area to be annexed as well as 51% property owner approval and property valuation criteria within the identified area. In addition, municipalities must be able to provide all annexed areas with appropriate levels of municipal services and infrastructure within 10 years of annexation. Lastly, care has to be taken to ensure that an annexation does not totally surround an unincorporated area creating a "county island" as prohibited by state law.

The need to annex land within our Planning Area that is classified as Manufacturing and Industry to meet our projected land use needs has been previously documented. Additionally, there are other areas within the Planning Area that warrant strong consideration for future annexation as they would be logical extensions of the city boundaries and have various benefits to the city. These areas are outlined in this section.

Casa Grande/Maricopa Highway South Annexation

This annexation consists of approximately 1065 acres located southwest of the Maricopa-Casa Grande Highway/UPPR tracks, with its western boundary being Bianco Rd.; its eastern boundary being Burris Road; and Clayton Road as its southern boundary. This property is classified as Manufacturing and Industry and is located within the Phase I Growth Area and can be readily served with utilities, municipal services, and transportation infrastructure, although significant utility and transportation improvements will have to be made prior to any significant industrial development occurring in this area.

Southern Industrial Area

This annexation consists of approximately 6300 acres that are roughly bounded on the west by the Burris Road alignment; on the east by Chuichu Road; on the south by I-8; and on the north by the existing corporate limits. Most of this property is contained within the Manufacturing and Industry land use category with a small portion along I-8 contained within the Commerce and Business land use category. This annexation is needed to accommodate future industrial growth. Although this area is currently contained within the Phase II Growth Area, it is assumed that it can be reclassified as Phase I in conjunction with annexation as both Thornton and Burris Roads are programmed for improvement in the near future to arterial standards. The interstate connectivity for both Burris and Thornton Roads will also likely be improved in conjunction with the arterial improvements, making this area ripe for future industrial development. This area can also be readily served with sewer, water and municipal services. There is



a major sewer main in Burris Road and industrial development is typically not contained within subdivisions that require Certificates of Assured Water Supply. Although this area is under multiple ownerships, the vast majority of the area is made up of large vacant parcels of land held by owners who would likely be receptive to annexation as it will make their property more developable.

Mountain View Estates

This annexation consists of a large subdivision containing approximately 737 acres which is adjacent to the southeast corner of the Casa Grande Mountain Open Space area. Some of the lots within this subdivision have been developed, especially in the northern area of the subdivision. However, the majority of the lots remain undeveloped, some subdivision infrastructure, such as paved streets and utility infrastructure has been installed. This area is currently served by Arizona Water Company with wastewater provided through the use of individual septic tanks, although sewer mains have been installed in some of the area in anticipation of future centralized wastewater service. Currently, access is provided via Arica Road from Sunland Gin Road. However, in the future the Mountain View Estates street network is designed to connect to the city streets developed in the adjacent PAD. Once these future street connections are made fire, police and sanitation service will be able to be provided more efficiently. Upon annexation this area could be classified as a Phase 1 Growth Area and could provide additional sites for custom homes. The proximity to the Casa Grande Mountain Open Space and foothills make this a desirable location. Municipal services and infrastructure can be provided especially as the adjacent PAD develops in the city. Obstacles to annexation include the stormwater management facilities and street construction that serve the existing lots do not meet city standards and may have to be upgraded. Also, the high number of individual owners of both developed and vacant lots may present a challenge to obtaining the required number of property owners to consent to annexation.

Northeast Annexation

This annexation area contains approximately 8,300 acres and consists of multiple low-density residential developments and subdivisions intermixed with large vacant parcels. This area is bounded on the south by McCartney Rd.; on the east by Overfield Rd.; on the north by the Gila River Indian Community lands; and on the west by I-10. This area is classified as Rural except for an area of Commerce and Business located at the Val Vista Blvd. and McCartney Rd. interchanges with I-10. This area is located within the Phase II Growth area and the rural nature of this area will allow the current low-density residential pattern to continue without being reclassified into Phase I; nor would a General Plan



amendment be necessary to remove it from the Rural classification. Wastewater treatment is provided using individual septic systems and water is provided by Arizona Water Company. The subdivisions in this area pre-date the creation of the Pinal Groundwater Active Management Area and thus are not subject to having Certificates of Assured Water Supply. Accordingly, the continued low-density residential growth of custom and semi-custom homes and rural commercial development can be expected to occur in this area into the future. Annexation of this area would be a logical extension of the city's boundaries and would result in bringing the city's North Mountain Park and Central Arizona College into the corporate boundaries. Issues that would need to be addressed with this annexation would be:

1. Whether police, fire, street, and sanitation services could be provided in a cost-effective manner. A Cost-Benefit analysis should be completed in conjunction with the annexation of this area to assist in the evaluation of this issue.
2. Many of the streets are un-paved and thus present maintenance issues as well as create dust that result in PM-10 non-compliance.
3. The paved streets do not meet city standards and may present higher than normal maintenance costs.
4. There is a high number of individual property owners of both developed and vacant parcels that may make obtaining the necessary 51% of property owner consent to annexation difficult to achieve.

North Pinal

There are several smaller areas within the Pinal Ave. corridor north of Val Vista Blvd. that should be considered for future annexation as they are a logical extension of the city boundaries and can be easily served with municipal services. These areas are:

West of Pinal/North of Val Vista

This area consists of approximately 1000 acres that are mostly developed as low-density single-family homes, but it also contains a manufactured home park and manufactured home subdivision built to a medium-density standard. There are also a few large undeveloped tracts of land within this area as well. A portion of the area is already provided wastewater service by the city as we have previously extended mains to serve some of the existing developed and vacant lots in the Desert Vista Subdivision. The remainder of the area is served by private on-site wastewater septic systems. Water service is provided to this area by Arizona Water Company. This area is classified as Neighborhoods in the General Plan and located in the Phase II Growth Area. Upon annexation this area can be re-classified as Phase I Growth Area once municipal services are extended to it.

Issues that would need to be addressed with this annexation would be:

1. Whether police, fire, street, and sanitation services could be provided in a cost-effective manner. A Cost-Benefit analysis should be completed in conjunction with the annexation of this area to assist in the evaluation of this issue.
2. The paved streets do not meet city standards and may present higher than normal maintenance costs.
3. The stormwater facilities do not meet city standards and may need to be upgraded.
4. There is a high number of individual property owners of both developed and vacant parcels that may make obtaining the necessary 51% of property owner consent to annexation difficult to achieve.

East of Pinal/North of Val Vista

This area consists of approximately 731 acres that are mostly developed as low-density single-family, but it also contains a manufactured home park and recreational vehicle park built to a medium-density standard. There are also a few large undeveloped tracts of land within this area as well. This area has ample adjacent transportation infrastructure as its southern boundary is Val Vista Blvd. – which is planned to be upgraded to a 4-lane parkway – its western boundary is Pinal Ave., and I-10 is its eastern boundary. This area is served by private on-site wastewater septic systems, although city wastewater mains exist adjacent to the northern and western boundary. Water service is provided to this area by Arizona Water Company. The Pinal Ave. and western portion of the Val Vista frontage of this area is classified as Community Corridor, while the remainder of the Val Vista frontage is contained within the Commerce and Business land use category. The remainder of the area is classified as Rural. The entire area is in the Phase II Growth Area; however, upon annexation this area can be re-classified as Phase I Growth Area once municipal services are extended to it. Issues that would need to be addressed with this annexation would be:

1. Whether police, fire, street, and sanitation services could be provided in a cost-effective manner. A Cost-Benefit analysis should be completed in conjunction with the annexation of this area to assist in the evaluation of this issue.
2. The paved streets do not meet city standards and may present higher than normal maintenance costs.
3. The stormwater facilities do not meet city standards and may need to be upgraded.
4. There is a high number of individual property owners of both developed and vacant parcels that may make obtaining the necessary 51% of property owner consent to annexation difficult to achieve.



West Side of North Pinal

There are two areas just to the west of N. Pinal Ave. that would be a logical extension of the city boundaries as they both are adjacent to the city limits on three sides (east, south, and west). These areas are also adjacent to a large PAD-zoned master-planned community located within the city limits.

The eastern area contains approximately 155 acres and has approximately 1/2 mile of Pinal Ave. frontage as its eastern border, and is bounded on the north by the Gila River Reservation.

The Pinal Ave. frontage is contained within the Community Corridor land use category while the western half is classified as Neighborhoods. All of this area is vacant but has been platted into large lots.

The western area contains approximately 181 acres and has been broken up into parcels for low-density residential development. Approximately 1/3 of the parcels contain custom single-family homes with the remainder being vacant. There is platted street right of way, but most remain unpaved. This area is served by private on-site wastewater septic systems; some homes in this area receive water service by temporary service lines connected to the Arizona Water Company system, while others are served by individual wells. Accordingly, the continued low-density residential growth of custom and semi-custom homes utilizing individual septic systems and water wells can be expected to occur in this area into the future. This area is located within the Rural land use category in which low-density residential development is appropriate.

Issues that would need to be addressed with this annexation would be:

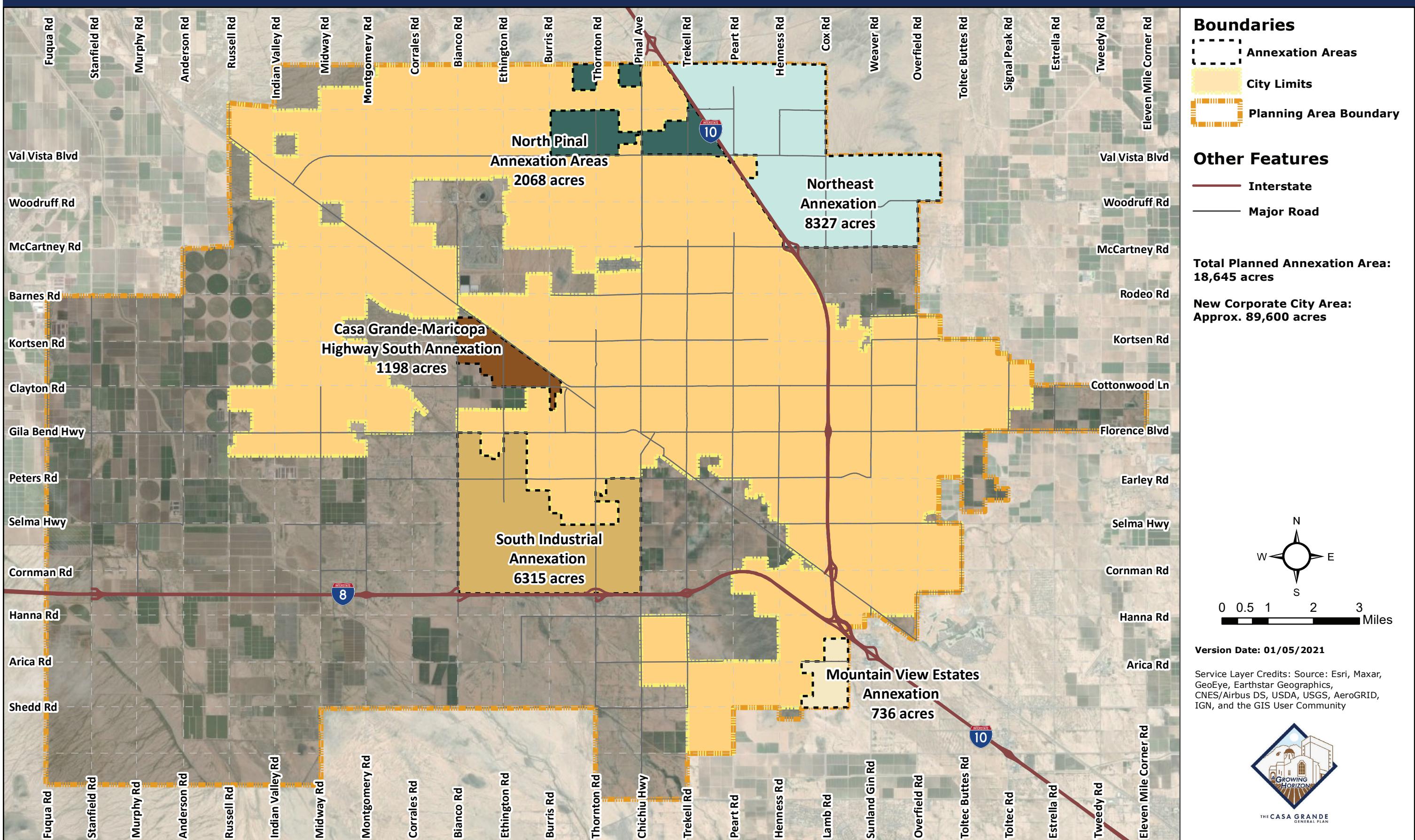
1. Whether police, fire, street, and sanitation services could be provided in a cost-effective manner. A Cost-Benefit analysis should be completed in conjunction with the annexation of this area to assist in the evaluation of this issue.
2. Many of the streets are unpaved and thus present maintenance issues as well as create dust that results in PM-10 non-compliance.
3. The provision of water mains that allow connection for all homes to the Arizona Water Company system. This may have to be accomplished through the creation of a Special District to finance the new water mains.
4. There is a high number of individual property owners of both developed and vacant parcels that may make obtaining the necessary 51% of property owner consent to annexation difficult to achieve.



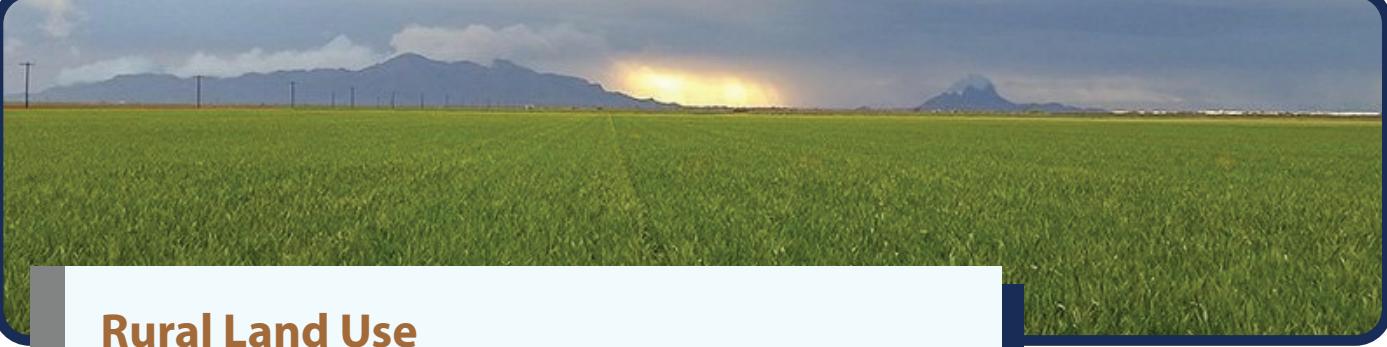
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MAP FIGURE 3:5 FUTURE ANNEXATION AREAS



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Rural Land Use

Honoring the rural and agricultural heritage of Casa Grande.

Pinal County has long been an agriculturally rich region, and Casa Grande's history of blending commercial agricultural and rural lifestyles is integral to the City's character today. Generations of families have settled in Casa Grande to tend the land since its incorporation, and these family farms have contributed to the growth and economic vitality of the City. Over the years, commercial agriculture has grown as new agricultural businesses move into the community to raise livestock and produce dairy, cotton, wheat, and other agricultural products.

Rural land use areas realize the economic potential of the City's agricultural lands without compromising the rural lifestyle of the surrounding areas. Central to this lifestyle are the natural, unobstructed views of the region and the wealth of native wildlife and vegetation that are treasured by residents. Low density development within the Rural category will achieve this balance between rural economic use and resource preservation, ensuring sustainable growth and land use compatibility.

Preserving rural areas will discourage unplanned sprawl and maintain Casa Grande's diverse economic and lifestyle offerings. It will also minimize negative impacts of development on adjacent Tribal Community agricultural lands, creating harmonious land uses within the overarching region.



Sustaining agricultural productivity and rural lifestyles.

Contrary to many communities, Casa Grande's Rural land use category is more than just a placeholder for future development. The City seeks to actively protect important agricultural assets and rural communities.

Reserving rural areas for farming and other agricultural activities encourages diverse economic activity in Casa Grande while preserving views of the mountains and open spaces that are central to the City's character. Major roadways will be designed to accommodate agricultural traffic and regional connections.

Rural areas will also feature low-density residential developments designed to complement rather than encroach upon the surrounding environment and natural landscapes. Residential communities in Rural land use areas should conserve open spaces and implement designs that ensure the health of the surrounding environment. Low densities, larger home lots, and limited urban services will define Rural developments. Environmental features, such as washes and arroyos, should be carefully incorporated into developments to create unique rural places.

Small commercial developments compatible with rural activity, religious institutions, and other amenities will create complete communities in Rural areas. Rural land use areas also serve as prime locations to further Casa Grande's sustainability goals, providing opportunities for the development of renewable energy resources. Careful attention to natural environments in Rural land use areas will allow the City to monitor fragile habitats and preserve the biodiversity of native plants and animals.

What can I build in Rural areas?

Appropriate Land Uses

- Farming and Agricultural
- Residential (low density)
- Rural Commercial/Office
- Public facilities
- Religious institutions
- Utility-level solar facilities
- Rural recreational/open space uses

Appropriate Base Zoning Categories

- UR – Urban Ranch Residential Zone
- RR – Rural Ranch Residential Zone
- SH – Suburban Homestead Residential Zone
- B-1 – Neighborhood Business Zone
- B-2 – General Business Zone (less than 5 acres)
- CO – Commercial Office
- Residential PAD – Maximum one (1) residential dwelling unit per acre
- Commercial PAD for large-scale commercial agriculture and utility solar developments



What standards guide Rural development?

General Development Standards

- Developments shall reflect rural/agricultural design themes.
- No more than 20 acres, within a ½ mile radius, shall be used for neighborhood commercial/office developments.
- Developments should be located on collector and/or arterial streets.
- New developments shall include streets that are paved and maintained to provide adequate levels of service.
- Use to use compatibility between agricultural and non-agricultural uses shall be achieved through building and site design components such as physical separation, building setbacks, and landscape buffers.
- Individual site access from arterial roadways may be allowed on a limited basis.
- Arterial, collector, and local streets may be offset from the existing City grid.
- Streets should be paved according to rural design norms.
- Natural washes and arroyos shall be preserved and incorporated into developments' open space areas.
- Pedestrian and/or equestrian connectivity to adjacent trail and/or community open space networks shall be provided.

Rural Infrastructure Development Standards

- Developments may be adjacent to or include open irrigation ditches and canals.
- Developments may be adjacent to or include above ground utility wires such as electric and communication lines.
- Developments may, where appropriate, make provisions for on-site water and wastewater treatment facilities.

Rural City Services

- Trash collection shall be made available through the City sanitation department when the site is within City limits.
- Emergency, safety, and municipal services may be available, but the level of service may be below typical City norms.



Residential Specific Development Standards

Site Design Standards

- Single-family developments shall build homes on individual lots with a maximum gross density of 1 du/ac.
- Maximum residential lot coverage is 25%.
- Developments shall conserve open spaces, natural landscapes, and habitats as well as allow for expansive views.
- Walking, biking, and equestrian trails shall be encouraged in the open space design of residential developments; when possible, trails should provide connectivity to community and regional trail systems.
- Developments shall limit the use of fencing that obstructs the view of the surrounding community.

Building Design Standards

- Rural design elements shall be present in the form and design of buildings, landscaping, and other site components.

Non-Residential Specific Development Standards

Site Design Standards

- Sites of 5 or more acres shall dedicate at least 50% of the site area to public open space in the form of seating, gardens, or shaded areas that connote a rural town feel.
- Surface parking areas may be covered with a dust free surface as an alternative to conventional paving.
- Developments shall ensure compatibility with surrounding rural land uses. Design factors such as scale, massing, buffering, and open space shall be considered in determining compatibility.

Building Design Standards

- Developments shall have a maximum Floor Area Ratio of 0.15

Which General Plan goals align with our vision for Rural land use?

GOAL R-1: Conserve rural landscapes and development patterns.

Action Step R-1.1: Promote the appropriate use of voluntary conservation easements and density transfers within rural areas.

Action Step R-1.2: Require new development in rural areas to be compatible with existing development in design, form, and scale.

Action Step R-1.3: Plan and design public buildings, infrastructure, and improvements to be compatible with rural landscapes.



GOAL R-2: Ensure the visual distinction between suburban and rural areas through development patterns, architecture, and design.

Action Step R-2.1: Create a variety of residential lot sizes within rural areas.

Action Step R-2.2: Discourage the use of solid walls around the perimeter of a property to maintain view sheds and visual openness.

Action Step R-2.3: Integrate canals and other agricultural features into site plans and development when practical.

Action Step R-2.4: Develop a rural road standard that minimizes dust pollution and reflects rural development patterns.

Action Step R-2.5: Encourage the use of building materials compatible with the surrounding rural, desert landscapes.

Action Step R-2.6: Develop a Citywide Gateway Plan to highlight key entrances into the City.

Action Step R-2.7: Require new development adjacent to rural/agricultural areas within the City and its Planning Area to be no more than one (1) story higher than the adjacent development.

GOAL R-3: Protect Casa Grande's unique historic and natural features.

Action Step R-3.1: Be sensitive to any changes in the location, capacity, function and form of washes, arroyos, alluvial fans, and other natural features.

Action Step R-3.2: Encourage the use of native landscaping.

Action Step R-3.3: Encourage the use of stabilized soil surfaces for driveways and parking areas.

GOAL R-4: Encourage investment in services while maintaining the unique lifestyle and character of rural areas.

Action Step R-4.1: Work with utility and communication providers to expand access to modern infrastructure (such as broadband access).

Action Step R-4.2: Work with educational and health care entities to ensure adequate access to services in rural areas.



GOAL R-5: Ensure that proposed commercial developments are an appropriate scale that complements rural lifestyles and serves the economic and operational needs of rural areas.

Action Step R-5.1: Coordinate with developers of commercial projects to identify potential impacts to rural and agricultural lifestyles that could occur as a result of the development. Consider possible mitigation measures for developers to undertake if necessary.

Action Step R-5.2: Improve communication between the City and rural residents and businesses.

GOAL R-6: Continue to work with Casa Grande's commercial farmers and ranchers to support their right to farm.

Action Step R-6.1: Require new development within a half-mile of existing agricultural uses to provide disclosure that outlines elements of agricultural practices to all prospective homebuyers and commercial tenants.

Action Step R-6.2: Promote Farmers Markets that allow food that is locally produced to be sold directly to residents.

GOAL R-7: Promote an appropriate, sustainable balance between rural and urban areas.

Action Step R-7.1: Ensure that rezoning requests are in conformance with the Land Use Map.

Action Step R-7.2: Discourage amendments to the Land Use Map resulting in the elimination of more than 3% of the total net acres of Rural land, as calculated at the time of the proposed amendment.

GOAL R-8: Evaluate and consider the impacts of proposed annexations on the City's economic, social, and environmental conditions.

Action Step R-8.1: Develop a qualitative and quantitative cost benefit analysis for all annexations.

Action Step R-8.2: Work with Pinal County to obtain notice prior to lot splits within the City's Planning Area.



GOAL R-9: Explore the City's potential and capacity for solar industry development.

Action Step R-9.1: Identify rural areas that offer the potential to utilize natural resources through investment in the solar industry.

Action Step R-9.2: Permit solar energy production facilities in appropriate areas of rural land use.

GOAL R-10: Identify and protect public views of the Casa Grande and Sacaton Mountains, agricultural landscapes, and public open spaces.

GOAL R-11: Minimize land use conflicts between City development and adjacent Tribal Communities.

Action Step R-11.1: Require the use of 300-foot wide open space and/or other natural buffers between new development and adjacent Tribal farming operations.

Action Step R-11.2: Require new developments that are adjacent to agricultural/rural areas and farming operations within the Ak Chin Indian Community to be no more than one (1) story higher than the adjacent Tribal area development.

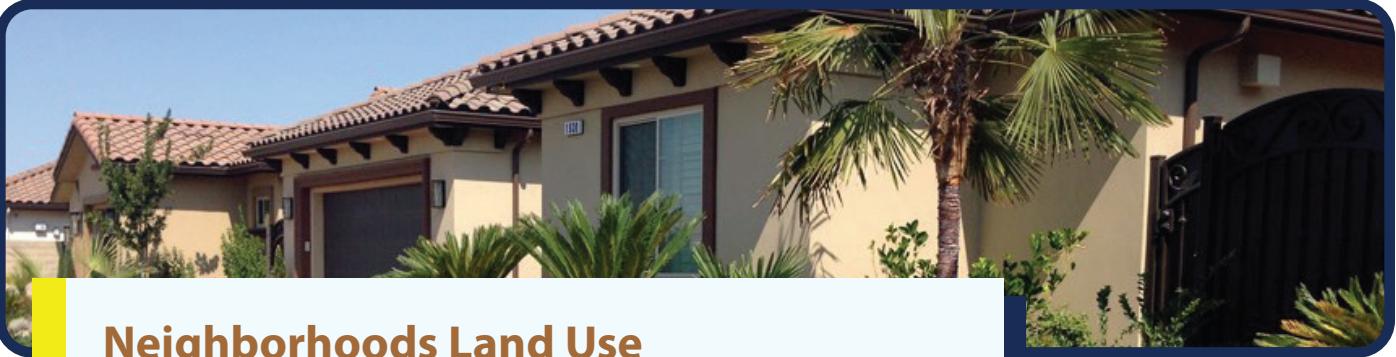
Action Step R-11.3: Require new development within a half-mile of existing agricultural uses in Tribal Communities to provide disclosure that outlines elements of agricultural practices to all prospective homebuyers and commercial tenants.

Action Step R-11.4: Continue to work with representatives of abutting Tribal Communities to discuss the potential impact of proposed new development on existing agricultural operations and to discuss possible mitigation measures.

GOAL R-12: Improve environmental accountability and integrate energy efficiency measures in rural residential and agricultural development.

Action Step R-12.1: Encourage new and existing residential developments to implement energy efficient design, renewable energy systems, and water conservation measures.

Action Step R-12.2: Encourage new and existing agricultural developments to implement energy efficient processes and water conservation measures into their agricultural activities.



Neighborhoods Land Use

Building the foundation for a vibrant community.

The Neighborhoods land use category creates community hubs that offer safe, healthy places to live, work, and play. Neighborhoods are composed of a variety of interconnected residential developments with thoughtfully placed non-residential uses that offer neighborhood-level amenities and services. Residential developments provide the foundation for City neighborhoods, while commercial developments provide places to connect residential areas and strengthen community ties. Neighborhoods should be walkable, bikeable areas that provide safe access to both housing and community amenities. Neighborhoods land use areas influence the layout of the City, and are a key factor in defining what makes Casa Grande a desirable place to call home.

Enhancing community character through neighborhood design.

Vibrant communities appropriately blend residential and non-residential uses to create harmonious environments. Variety in neighborhood design ensures that the City offers desirable lifestyle choices to a diverse, growing resident population. Creating a range of different housing types, amenities, and services that match the character of their respective neighborhoods paves the way for culturally sustainable growth.

Although neighborhoods land use areas are anchored by residential development, they should also contain an appropriate amount of non-residential uses. Schools, parks, religious institutions, and commercial developments serve as complementary uses that enhance neighborhoods and should be integrated into the fabric of the community. Non-residential developments should be sensitive to scale and massing, matching the neighborhood's character through building and site design features appropriate for neighborhood-level development.



Compatibility between adjacent residential and non-residential developments shall be promoted through the use of open space, natural buffers, and other design features. Developments should prioritize transit and pedestrian friendly designs that provide access for future transit and allow for diverse mobility options. Non-residential developments should be accessible from residential areas by pedestrians and bicycles in order to improve pedestrian circulation. Connectivity between neighborhood trails and community/regional trail systems is encouraged when possible.

What can I build in Neighborhoods areas?

Appropriate Land Uses

- Residential
- Neighborhood Commercial/Office
- Public facilities
- Religious institutions

Appropriate Base Zoning Categories

- R-1 – Single-Family Residential Zone
- R-1a – Single-Family Residential Zone
- R-2 – Multi-Family Residential Zone
- R-3 – Multi-Family Residential Zone
- R-4 – Mobile Home Residential Zone
- B-1 – Neighborhood Business Zone
- B-2 – General Business Zone
- CO – Commercial Office Zone
- PAD – Planned Area Development

What standards guide Neighborhoods development?

General Development Standards

- New development shall be designed to minimize adverse impacts upon surrounding existing land uses.
- No more than 20% of Neighborhoods land area, within a ½ mile radius, shall be used for medium or high density developments.
- No more than 12% of Neighborhoods land area, within a ½ mile radius, shall be used for neighborhood commercial/office developments.
- Use to use compatibility between single-family residential, multi-family residential, and non-residential developments shall be achieved through the use of increased building setbacks, landscape buffers, building height limits and building step-backs.
- Non-residential developments should be located on collector and/or arterial streets.
- Multi-family residential developments shall have primary direct access to an arterial or collector street.



- Developments shall provide paved streets constructed to City standards and connected to the Citywide grid at key access points.
- Utilities shall be provided underground.
- Minimum required open space shall be 15% of residential site areas or 10% of commercial site areas. All open space areas shall be publicly usable and accessible, and be designed to provide active and/or passive recreational uses. Open space area requirements exclude detention, roadway landscaping, and entry monuments.
- Direct pedestrian connectivity to adjacent trail and/or community open space networks shall be provided.

Residential Specific Development Standards

Site Design Standards

- Single-family developments with homes on individual lots shall have a maximum gross density of 4.5 du/ac.
- Medium density residential developments on single sites with 25 acres or less shall have a maximum gross density of 10 du/ac.
- High density residential developments on single sites with 20 acres or less shall have a maximum gross density of 20 du/ac.
- No mathematical rounding down shall be allowed in density calculations

Building Design Standards

- Multi-story developments adjacent to single-story developments shall be sensitive to scale and massing to maintain land use compatibility.

Non-Residential Specific Development Standards

Site Design Standards

- Direct pedestrian access shall be provided from the building to the sidewalk network.
- Single commercial sites of up to 30 acres shall be designed in such a way as to represent an appropriate neighborhood human scale.

Building Design Standards

- Commercial developments shall have a maximum Floor Area Ratio (FAR) of 0.25. Indoor parking areas shall not be included in FAR calculations.



Which General Plan goals align with our vision for Neighborhoods land use?

GOAL N-1: The spatial form and design of developments in Neighborhoods areas should be transit friendly and appropriate to adjoining land uses.

Action Step N-1.1: Strive to expand multimodal transit opportunities within the City, and surrounding region, by encouraging the use of transit friendly design features in new and existing developments.

Action Step N-1.2: Design neighborhoods so that housing, jobs, retail, and community services are within walking and biking distance of each other to provide opportunities for residents to lead a healthy lifestyle.

GOAL N-2: Encourage developments to include an ample supply of specialized open space in the form of squares, greens, and parks, in which frequent use is encouraged through accessibility, placement, design, and provide opportunities for non-motorized pedestrian linkages between open space areas to allow residents to engage in health activities.

Action Step N-2.1: Action Step N-2.1: Apply the Center for the Future of Arizona Natural Resource Progress Meter (<https://www.arizonafuture.org/az-progrsss-meters/overview/>) to set benchmarks on appropriate levels of open space per person and to track progress over time.

GOAL N-3: Minimize land use conflicts.

Action Step N-3.1: Require physical separation such as fences, berms, parks, or landscape areas between residential and non-residential developments to increase use to use compatibility.

Action Step N-3.2: Promote compatibility between residential developments of different scale by encouraging the use of physical separation or landscape areas to separate adjacent single and multi-story developments.

Action Step N-3.3: Increase the amount of medium density housing within the City, and encourage the use of medium density residential developments as transitional buffers between low density and high density residential developments.

Action Step N-3.4: Require the use of 300-foot wide open space and/or other natural buffers between new development and adjacent Tribal farming operations.

Action Step N-3.5: Developments adjacent to rural areas and/or Tribal farming operations should be no more than one (1) story higher than development in the adjacent area.

GOAL N-4: Encourage variety in neighborhood design and development patterns.

Action Step N-4.1: Provide a variety of housing choice in Neighborhoods areas for all income levels, generations, and household demographics.

Action Step N-4.2: Encourage a range of residential development types, densities, and building design with Planned Area Developments throughout the City.

GOAL N-5: Maintain the quality of life in residential parts of Neighborhoods areas.

Action Step N-5.1: Increase rehabilitation and revitalization efforts for homes and businesses in older City neighborhoods.

GOAL N-6: Preserve the unique qualities of neighborhoods within the City.

Action Step N-6.1: Encourage the design of commercial buildings that reflect differences between neighborhoods, by being sensitive to scale and massing.

Action Step N-6.2: Encourage building and site design elements of new developments to blend in with existing developments in order to strengthen the unique character and style of City neighborhoods.





Open Space Land Use

Preserving land for outdoor recreational opportunities, while also keeping cherished areas undeveloped to maintain scenic vistas and to ensure relief from the built environment.

One consequence of a growing community is that the surrounding openness and access to nature gets increasingly limited. Residents within established neighborhoods adjacent to privately-owned undeveloped land use these barren areas informally for public use. There is a perception that this area is free for roaming, and it serves as a convenient escape from urban surroundings. Once these lands are constructed upon, views and access permanently change. Aspects about what made a place special – the offering of a reprieve from the built environment – gets replaced with more built environment.

While some level of open space is provided in conjunction with development, and this open space serves as an important amenity and benefit, a land use designation specifically purposed for Open Space is also vital. Open space provided for a development is privately owned and intended primarily for the owners or guests of that area. It is usually limited to residents of that respective neighborhood or intended for employees and customers of a specific grouping of businesses. These open space areas also tend to be unnatural, or ornamental. These areas are often placed into a site after grading and other development has occurred. It is landscaped with young trees and shrubs from nurseries, and these areas usually serve a dual function as retention basins. The location, if not to capture drainage, is to simply provide a minimal buffer between land uses.

The Open Space land use category, instead, is intended to primarily accommodate an area's natural state and to provide a nearby getaway within the growing urban area. Areas designated as Open Space are primarily governmentally owned with the intent for the area to be for public use including non-motorized trails, linking open space areas and providing opportunities for residents to lead a healthy lifestyle. Less common Open Space designated areas are large privately-owned land holdings, where the public is granted access by means of an easement or agreement, such as a nature conservancy.

Designating and using open space for the public's benefit.

The designation of Open Space tends to be upon areas that are inherently or relatively undevelopable while also containing natural amenities worthy of preservation. Examples include the area surrounding the Santa Cruz River, where there are existing City-owned parcels rich with riparian features and within a designated floodway, ideal for the expansion of the City's trail system; or Casa Grande Mountain comprised of both City and State owned property where there are areas of steep grade and significant vegetation accommodating for natural-course trails. Floodways and mountains are not as feasible for development as many other areas of the community, and both can provide prized scenery of and from the area, helping to permanently preserve views that can serve as ways to create a positive visual identity for Casa Grande. These areas also provide recreation-rich amenities that can't be easily produced in the built environment, such as birdwatching, hiking, or mountain biking.

Within Open Space areas there will be a minimal amount of structures; however, parking areas, restrooms, picnic areas, natural or constructed shading, seating, stables, and equipment storage would be expected. Some privately-leased uses within City owned areas not recreational in nature are also warranted – such as wireless telecommunication facilities and water treatment – due to these types of facilities relying on these areas to best accommodate that use. The understanding, however, is that these facilities shall not conflict with the intended use of the Open Space area. Disturbance of the land brought about by excessive grading, filling, deforesting and vehicular traffic shall be prohibited.

This land use category also is interrelated to the Parks, Recreation, Open Space and Trails element of the General Plan and should serve as reference.

What can I build in Open Space areas?

Appropriate Land Uses

- Regional, Community, Linear and Mountain Parks
- Community events such as races, guided walks, club activities, scavenger hunts
- Public facilities and utility installations, wireless telecommunication facilities
- Public and Private recreational uses
- Any use granted a lease by the City

Appropriate Base Zoning Categories

- UR – Urban Ranch Residential Zone
- RR – Rural Ranch Residential Zone
- SH – Suburban Homestead Residential Zone
- PAD – Planned Area Development Zone



What standards guide Open Space management and development?

General Development Standards

- Buildings shall be as low-profile as possible and of materials and colors with less than 50% light reflectivity value. Buildings should incorporate the same design theme and be constructed of the same materials and colors to create branding and identity among all the City Open Space areas.
- Buildings shall be oriented and constructed in a manner that maximizes the views of the surrounding area from the building, where appropriate.
- Structures shall be sited in a manner that masques its ability to be seen from other land use areas, where practical.
- Development within or immediately impacting an Open Space area shall not impede or shall otherwise be designed to accommodate for open space uses. For example, a cell tower and its equipment areas shall not impede or restrict a planned or existing trail, unless said trail can reasonably be re-routed through appropriate measures and the result is no net loss of trail distance.
- Parking areas should use low-impact design and be sized appropriately to discourage off-site, overflow parking.
- Access to most Open Space areas shall be encouraged by means of connecting trails in addition to vehicular connection to reduce the need for large parking areas.
- Appropriate signage shall be for navigation and wayfinding and shall utilize the same design theme within all City Open Spaces to create branding and identity.
- Easily accessible trash receptacles in parking areas and trailheads shall be provided.
- Natural washes and arroyos shall be preserved and only minimally affected to accommodate crossings or adjacent paths.
- Pedestrian and/or equestrian connectivity to adjacent trail and/or community open space networks shall be provided.
- Limited lighting shall be provided to promote Dark Skies.

Open Space Infrastructure Development Standards

- Roads designed to access open space areas shall be improved with a dust-free surface.
- Trailheads and areas of high use shall be provided with restroom facilities and access to drinking water, where practical. Use of cisterns, septic, bio-composting, and battery/solar operated lighting should be used if traditional purveyance of utilities and services are impractical due to the remoteness or potential disturbance of sensitive areas.
- New transmission lines are to be discouraged through open space, however, any utility line deemed necessary should undergo thorough public input and shall only be considered if there only be minimal impact to the preservation and enjoyment of the open space.
- Trails and other amenities are to be built to the standards specified per the Community Services Master Plan, Casa Grande Regional Trails System Master Plan, and Casa Grande Mountain Park Trail System Master Plan.

Open Space City Services

- Trash collection from road-accessible trailheads shall be made available.
- Maintenance shall be coordinated through Community Services department or as delegated.
- Emergency, safety, and community services may be available, but the level of service may be below adopted City norms.

Which General Plan goals align with our vision for Open Space land use?

GOAL O-1: High quality parks, trails and open spaces located throughout Casa Grande.

Action Step O-1.1: Review all new development proposals for compliance with the Community Services Master Plan, Casa Grande Regional Trail System Master Plan, Pinal County Open Space & Trails Master Plan, and applicable Zoning Code requirements.

Action Step O-1.2: Provide parks, trails and recreation facilities to meet the standards adopted in the Community Services and Regional Trails System Master Plans through the development review process.

Action Step O-1.3: Use Crime Prevention through Environmental Design (CPTED) principles to enhance public safety along the trail system.



Action Step 0-1.4: Use the Park Design Guidelines to update existing City parks to meet the minimum standard requirement.

Action Step 0-1.5: Establish required Level of Service (LOS) to be met by all developed parks using the list of acceptable components in the Park Design Guidelines as presented in the Community Services Master Plan.

Action Step 0-1.6: Develop new park and trail facilities compliant with the design guidelines presented within the Community Services Master Plan and Regional Trail System Master Plan.

Action Step 0-1.7: Encourage the use of low-maintenance park features that are environmentally friendly and low water usage landscaping for both City and non-city parks.

Action Step 0-1.8: Work in partnership with developments, adjacent communities, and other key stakeholders to identify and dedicate land for trail corridors in accordance with the Casa Grande Regional Trails Master Plan.

GOAL 0-2: Adequate recreational facilities are easily accessible.

Action Step 0-2.1: Connect areas to schools, natural areas, and other facilities by implementing the Casa Grande Regional Trails Master Plan neighborhood trail system to link residential and commercial areas and community facilities where feasible.

Action Step 0-2.2: Roadway projects near a planned or existing trail are to incorporate an appropriate trail crossing into its design.

GOAL 0-3: Coordinated park and trail planning and programs between Casa Grande, Pinal County, and neighboring jurisdictions.

Action Step 0-3.1: Collaboration between the City and Pinal County, neighboring municipalities, and state and federal landowners and/or managers to coordinate and complement recreation and open space amenities.

Action Step 0-3.2: Work in partnership with appropriate entities to ensure coordinated efforts are communicated and supported to fully complement the City's community resource provision.

Action Step 0-3.3: Conduct regularly scheduled coordination meetings with Pinal County and other entities and/or jurisdictions as required to coordinate trail system development in the region.

GOAL O-4: Expanded City network of open spaces, parks, and trails.

Action Step O-4.1: Proactively identify, and when appropriate, act on opportunities to acquire land or right of access for future open spaces, parks, trails, and community facilities.

Action Step O-4.2: Target properties adjacent to Casa Grande Mountain for purchase for open space expansion.

Action Step O-4.3: Develop a funding mechanism to allow purchases of open space.

Action Step O-4.4: Create new parks in areas where residents are not currently served.

Action Step O-4.5: Strive to meet the national standards advertised by the National Recreation and Park Association in 2019 of at least 10.1 acres of developed park land per 1,000 residents, 8.3 full time equivalent employees per 10,000 residents, and \$78.69 per capita spending per year.

Action Step O-4.6: Plan for new parks in expanding areas to supplement the service currently being provided exclusively by HOAs.

Action Step O-4.7: Ensure that all new parks be constructed to provide adequate LOS.

Action Step O-4.8: Locate parks in new developments.

Action Step O-4.9: Explore the possibility of creating an Adopt-A-Park program to help with park maintenance, beautification, and civic pride.

Action Step O-4.10: As available, review land in growth areas for future parks based on creating a consistent base LOS.

Action Step O-4.11: Continue to acquire land to develop a scenic corridor around Casa Grande by connecting large parks with greenways and multi-use trails.

Action Step O-4.12: Increase recreational resources by maximizing the multi-purpose uses of existing open spaces.

Action Step O-4.13: Build partnerships within the community to take advantage of existing facilities, share new facilities, and help maintain community facilities.

Action Step O-4.14: Supplement public-owned open spaces with private open space resources.

Action Step 0-4.15: Create a comprehensive resource plan using all resources in the Casa Grande area to enhance the Community Services Department programs and services.

Action Step 0-4.16: Continue to plan for the provision of recreational amenities and natural area conservation in line with the Center for the Future of Arizona Natural Resource Progress Meter benchmarks (<https://www.arizonafuture.org/az-progrsss-meters/natural-resources/overview/>).





Downtown Land Use

A strong foundation for Casa Grande's growth.

The Downtown land use category is designed to facilitate the creation of a vibrant and lively urban core for the City and the region. A strong downtown is essential for realizing the vision of this General Plan – building smart infill development, managing public investments, linking land use and water resources, encouraging environmental responsibility, and promoting local economic growth.

A secure investment in Casa Grande's future.

The location, existing infrastructure, and configuration of the downtown area will serve as the catalyst for renewal with the goal of creating the “gathering place” for the community. The historic center of Casa Grande has outstanding development potential – featuring a number of unique regional assets (museums), fundamental businesses (grocery stores, offices, restaurants, etc.), and several historic buildings. Given these attributes, downtown has the potential to become a true urban core for the region.

The Downtown land use category outlines strategies for restoring downtown Casa Grande. Emphasizing local culture while providing new development opportunities and services to an expanding population of downtown residents will harness the potential of the area.



What can I build in the Downtown area?

Appropriate Land Uses

- Residential (medium to high density)
- Commercial
- Mixed Residential/Commercial
- Offices
- Medical Campus/Hospital
- Professional Services
- Restaurants/Bars/Taverns
- Entertainment
- Hospitality
- Educational facilities
- Public facilities
- Religious institutions

Appropriate Base Zoning Categories

- R-2 – Multi-Family Residential Zone (Medium Density)
- R-3 – Multi-Family Residential Zone (High Density)
- B-3 – Central Business Zone
- PAD – Planned Area Development

What standards guide Downtown development?

General Development Standards

- All new developments shall complement the existing surrounding development, particularly historic structures and existing residential development.
- Buildings and site design shall have a pedestrian orientation:
 - » Main entrances to buildings should be visible from the sidewalk and street.
 - » Entrances shall have pedestrian access from the building to the public sidewalk.
 - » Wherever possible, vehicle access and parking should not interfere with the front elevation of the building.
- Outdoor common areas interior to developments shall be encouraged for all buildings.
- Open spaces on lots shall take on an urban form, including plaza areas and buildings/architecture that frames the open space.
- Street spaces and public parks shall function as the primary open spaces in downtown areas, reducing requirements for private developments.
- The provision of wide sidewalks and additional open space that can accommodate pedestrian use and outside activity associated with adjacent buildings shall be encouraged.



- Surface parking lots shall be limited for all developments through the use of:
 - » On-street parking.
 - » Parking garages.
 - » Municipal parking lots.
 - » Shared parking.
 - » Ride-share spaces.
- Surface parking lots shall be screened from street view and adjacent residential uses through the use of landscaping or architectural features.
- Lots developed as public or private parking lots shall not be subject to FAR requirements.

Downtown Infrastructure Development Standards

- New, and re-constructed, streets shall be designed to accommodate pedestrians, cyclists, automobiles, transit, autonomous vehicles, and ride-share services, including the following improvements where possible:
 - » Sidewalks with decorative pavement designs.
 - » Angled or parallel parking.
 - » Street trees and planters.
 - » Barrier-free design elements.
 - » Decorative or alternative street paving or ribbons.
 - » Pedestrian improvements, including benches, trash receptacles, art, etc.
 - » Narrow vehicles lanes on streets not classified as truck routes.
 - » Dedicated parking spaces for curbside activities, including ride-share and curbside pick-up from local businesses.
- Shared streets that can accommodate non-separated multiple modes of transportation (i.e. vehicles and bicycles) are encouraged in areas where plans identify them as suitable.
- Alleys shall be maintained to a high standard of cleanliness and repair.
- Alleys shall be designed to create urban open spaces in appropriate settings, particularly in partnership with neighboring businesses.
- Municipal parking lots shall be constructed by the City as downtown development matures.
- Site drainage requirements shall acknowledge the urban nature and site constraints of downtown development.
- On-site drainage retention shall use underground and/or small low-impact development designs. Large retention ponds are discouraged except on large properties.
- In conjunction with new development utilities should be underground unless located in alleys.



Residential Specific Development Standards

Site Design Standards

- Single-family, two-family, and three-family developments shall have maximum gross density of 10 du/ac.
- New single-family detached home developments, both infill and greenfield, should be adjacent to existing single-family detached homes.
- Innovative multi-family projects are highly encouraged.
- Encourage the adaptation of existing single-family and two-family structures into commercial uses or “live-work” units blending commercial and residential uses.
- Any new residential development providing roadways should continue the city street grid and provide multiple points of pedestrian and vehicle connectivity to the development.
- Open spaces on residential sites is encouraged, with particular emphasis on including:
 - » Gardens and courtyards adjacent to city sidewalks and streets that reflect those found on many traditional Casa Grande properties.
 - » Outdoor common spaces on the interior of the development.
- Multi-family buildings shall be placed as close to the public sidewalk as possible.
- Site landscaping will reflect the urban nature and site constraints of downtown development.

Building Design Standards

- Residential developments shall have a maximum Floor Area Ratio of 3.0. Indoor parking areas shall not be included in FAR calculations.
- Ground floor elevations adjacent to street frontage shall include patios, porches, or other features that encourage outside use.
- Upper floor elevations adjacent to street frontages shall provide windows, patios, doors, balconies, awnings, articulated facades or other similar architectural features in a manner that provides visual interest to building elevations from the street.
- Relationship between building and larger streetscape should be emphasized in all building proposals in downtown area.
- Public art and artistic expressions are encouraged on residential structures.

Non-Residential Specific Development Standards

Site Design Standards

- The provision of wide sidewalks and additional open space that can accommodate pedestrian use and outside activity appropriate for downtown areas (i.e. outdoor dining, seating areas, lawn games, etc.) shall be encouraged.

- Outdoor common areas on the interior of the development are encouraged.
- Site landscaping shall reflect the urban nature and site constraints of downtown development.

Building Design Standards

- Non-residential developments shall have a maximum Floor Area Ratio of 3.0. Indoor parking areas shall not be included in FAR calculations.
- Commercial ground floor elevations adjacent to street frontage shall be a minimum of 65% windows, patios, doors or other similar architectural features.
- Arcades, awnings, and other shaded pedestrian areas should be considered in the design of front and side elevations, where appropriate or feasible.
- On commercial and mixed-use buildings in particular, entrances should be clearly visible and emphasized in the design of front elevations.
- Upper floor elevations adjacent to street frontages shall provide windows, patios, doors, balconies, awnings, articulating facades or other similar architectural features in a manner that provides visual interest to building elevations and streetscapes.
- Sites should utilize public art and artistic expression in highly visible areas, particularly on large wall areas.

Which General Plan goals align with our vision for Downtown land use?

GOAL D-1: Develop a strategy for downtown development, redevelopment, and adaptive re-use.

Action Step D-1.1: Develop an Area Specific Plan for the Downtown Core that sets forth a more detailed implementation strategy for this downtown vision.

Action Step D-1.2: Develop a development process that encourages collaboration between city staff and potential developers of downtown brownfield and greenfield sites.

Action Step D-1.3: Develop unique strategies for a "New Downtown" in greenfield and redevelopment areas south of the Union Pacific Railroad and for the "Historic Downtown" in the core of the downtown area north of the Union Pacific Railroad.

Action Step D-1.4: Create new stormwater management regulations for the downtown area that allow for the use of unique stormwater management techniques that can be effectively applied to sites with limited ability to retain stormwater on-site.



Action Step D-1.5: Create a set of design guidelines that address street space and public sidewalk usage by private businesses to increase visibility and street life, particularly for outdoor dining, curbside services, or outdoor retail as appropriate.

Action Step D-1.6: Revise the parking standards for the downtown core area to recognize the unique nature of the parking demand of downtown land uses and multi-modal nature of downtown customers and residents; and which addresses the use of shared parking, on-street parking, transit service, autonomous vehicle drop-off/pick-up areas, and public parking lots.

Action Step D-1.7: Modify the landscape code to create a special set of landscape regulations for the downtown that recognizes the urban nature and desired character of the area.

Action Step D-1.8: Develop public-private partnerships to facilitate the implementation of the downtown vision of creating an urban environment and improving downtown infrastructure.

Action Step D-1.9: Consider the creation and adoption of a form-based code, or a similar land use regulation, that will act to implement the design characteristics of this land use category.

Action Step D-1.10: Develop a strategy for the removal of slum and blight conditions in the downtown area.

Action Step D-1.11: Assign responsibility for downtown development to a city staff position who reports directly to the City Manager or Deputy City Manager.

Action Step D-1.12: Dedicate funding sources such as CDBG; CIP and/or Special District to assist in downtown redevelopment efforts.

Action Step D-1.13: Develop an enhanced public safety plan for downtown patrons, visitors, residents and businesses.

Action Step D-1.14: Encourage the conversion of vacant, and/or under utilized, sites to more intensive urban uses.

GOAL D-2: Prioritize mixed-use development in and surrounding downtown areas.

Action Step D-2.1: Revise the zoning regulations to allow the mix of uses and urban form desired for the downtown core area.

Action Step D-2.2: Modify regulations to create incentives to promote the adaptive reuse of existing single-family homes into small mixed-use, office or retail uses.

Action Step D-2.3: Communicate regularly with stakeholders to identify barriers to downtown development and plan methods for removing obstacles to development.

GOAL D-3: Preserve and adapt existing structures and historic assets to tie Casa Grande's downtown to its rich agricultural and railroad roots.

Action Step D-3.1: Develop programs that encourage façade and building improvements of historic structures.

Action Step D-3.2: Continue to aggressively pursue "placemaking" efforts that highlight and improve existing assets.

Action Step D-3.3: Encourage the development of land uses on the City owned property adjacent to the Shonessy House and the Casa Grande Hotel that complement the historic nature of those structures.

GOAL D-4: Design "people first" streets by planning for safe and efficient pedestrian and bicycle travel, setting downtown apart as a unique part of the community.

Action Step D-4.1: Emphasize "complete streets" throughout the downtown area, particularly along Florence and 2nd Streets. Emphasize pedestrian and bicycle movement that is safe from conflicts with vehicles.

Action Step D-4.2: Adjust standards for minor arterials, collectors, and local roads to promote equal opportunities for travel by different modes of transportation by amending road design standards for the downtown core area.

Action Step D-4.3: Develop specific downtown street design standards to encourage pedestrian friendly and urban scale streets.

Action Step D-4.4: Develop decorative and/or alternative street paving designs and plans. Streets should utilize alternative materials. Safe crosswalks and pedestrian areas should be a point of emphasis.



GOAL D-5: Focus on reintroducing housing and residential opportunities to downtown Casa Grande to take advantage of demand for desirable urban living.

Action Step D-5.1: Promote homeownership opportunities in an urban setting.

Action Step D-5.2: Document existing housing types and look for opportunities for implementing new housing products.

Action Step D-5.3: Be proactive with infill development in neighborhoods near downtown to insert new residential units into existing neighborhoods in an appropriate manner.

Action Step D-5.4: Use recommendations from Life on Main Master Plan to encourage high density housing and/or mixed-use developments on City owned sites.

GOAL D-6: Encourage investment in public open spaces to accommodate new development that can cater to diverse demographics, particularly families and older residents.

Action Step D-6.1: Invest in expanding public parks, or re-programming existing parks, to increase usefulness for new and existing residents.

Action Step D-6.2: Inventory potential opportunities for “pocket parks” and other small-scale open spaces in the downtown area.

Action Step D-6.3: Encourage the use of gardens, courtyards and plazas in new developments to complement existing historical structures in Casa Grande and foster social interaction and community health.





Community Corridor Land Use

Building centers of urban activity across Casa Grande.

The Community Corridor land use category is designed to encourage increased activity along select arterial corridors and key intersections throughout the City. These areas are designed to function as local destinations, providing a range of uses easily accessed from nearby City neighborhoods.

Providing accessible activity centers.

Community Corridor areas are intended to contain diverse activity centers and should feature a range of building sizes and land uses. The uses within Community Corridor areas will utilize higher density residential development to create vibrant and healthy economic areas dispersed along the City's critical thoroughfares. Infill development, particularly in and around aging retail areas, is essential to the success of the Community Corridor vision of improving the appearance and economic vitality of the City's corridors.

What can I build in Community Corridor areas?

Appropriate Land Uses

- Residential (medium to high density)
- Commercial
- Mixed Residential/Commercial
- Offices
- Medical Campus/Hospital
- Professional Services
- Restaurants/Bars/Taverns
- Entertainment
- Hospitality
- Educational facilities
- Public facilities
- Religious institutions

Appropriate Base Zoning Categories

- B-2 – General Business Zone
- B-3 – Central Business Zone
- R-2 – Multi-Family Residential Zone (Medium Density)
- R-3 – Multi-Family Residential Zone (High Density)
- R-4 – Mobile Home Residential Zone
- CO – Commercial Office Zone
- PAD – Planned Area Development



What standards guide Community Corridor development?

General Development Standards

- Buildings should embrace the street and public sidewalk, located as close to the front setback as appropriate and placing parking and other secondary uses behind or on the sides of buildings.
- Infill development opportunities shall be encouraged.
- All Community Corridor areas will be located near arterial or collector streets.
- Arterial and collector streets in Community Corridor areas should be designed to be pedestrian-oriented, with widened sidewalks, pedestrian crossings, traffic calming devices, street trees, and flora.
- Pedestrian and bicyclist access and mobility shall be strong design considerations.
- Parking and vehicle entrances should not be placed between building entrances and streets.
- Parking lots should provide opportunities for pedestrians to move safely from vehicles to buildings, including sidewalks and highly visible crosswalks.
- Low impact stormwater management facilities (bio-swales, rain gardens, etc.) are encouraged to manage stormwater in a manner that has positive environmental impacts and reduces impact on City stormwater systems.

Residential Specific Development Standards

Site Design Standards

- Residential developments shall have a maximum gross density of 25 du/ac.
- All developments adjacent to or across a local or collector street from single-family residential uses shall be designed to be compatible with the adjacent single-family uses and to provide suitable transition to the more urban Community Corridor uses.
- Developments shall provide direct pedestrian access for residents to public sidewalks.

Building Design Standards

- Elevations adjacent to street frontages shall provide windows, patios, doors, balconies, awnings, articulating facades, or other similar architectural features in a manner that provides visual interest to the elevations and streetscape.
- Residential developments should have a strong relationship with adjacent streets and sidewalks.

Non-Residential Specific Development Standards

Site Design Standards

- Encourage a variety of uses on a single site, both horizontally (uses located near one another) and vertically (uses on different floors).
- Uses should be placed adjacent to arterial and collector roadways to promote visibility for businesses and to encourage a transition to surrounding residential uses.
- Encourage shared parking facilities between buildings and uses.
- Encourage pedestrian, bicyclist, and vehicle access into and between uses and parcels to decrease congestion and promote synergy.
- Provide pedestrian and bicycle access to surrounding neighborhoods and residential uses.
- Encourage use of appropriate open space, including plazas, courtyards, and other pedestrian areas.
- Encourage open space to be visible from City streets.

Building Design Standards

- Non-residential developments shall have a maximum Floor Area Ratio (FAR) of 0.5. Indoor parking areas shall not be included in FAR calculations.
- Elevations adjacent to street frontages shall provide windows, patios, doors, balconies, awnings, articulating facades or other similar architectural features in a manner that provides visual interest to the elevations and streetscape.
- Commercial and mixed-use developments should have a strong relationship with adjacent streets and sidewalks.
- Direct pedestrian access should be provided to building entrances from streets and public open spaces.
- Pedestrian access and mobility shall be strong design considerations.



Which General Plan goals align with our vision for Community Corridor land use?

GOAL CC-1: Transition Community Corridor areas to become more pedestrian and bicycle-friendly environments, particularly along major street corridors.

Action Step CC-1.1: Take action to promote site design featuring reduced front setbacks and building placement that approaches and embraces public sidewalks and streets.

Action Step CC-1.2: Encourage connections between buildings, public sidewalks and streets, parking areas, and surrounding land uses where appropriate.

Action Step CC-1.3: Promote site design guidelines that ensure pedestrian safety.

GOAL CC-2: Promote diverse business, retail, and office uses in Community Corridor areas.

Action Step CC-2.1: Encourage mixed-use, commercial, and retail structures to create a higher density of uses along major corridors.

Action Step CC-2.2: Create incentives to encourage adaptive reuse of existing vacant or underutilized structures.

Action Step CC-2.3: Encourage alternative architecture for large retailers and traditional “big box” establishments that fits the urban scale and design concepts for the Community Corridor area.

Action Step CC-2.4: Promote opportunities for expanding office development.

GOAL CC-3: Promote Casa Grande’s identity by creating gateways at the major entryways into the City.

Action Step CC-3.1: Consider the creation and adoption of a form-based code, or a similar land use regulation, that will act to implement the design characteristics of this land use category.

Action Step CC-3.2: Create development opportunities for larger retailers and office developments at key City entry points.

Action Step CC-3.3: Encourage architecture with a distinctive theme compatible with a rural desert community.

Action Step CC-3.4: Use public art to highlight community culture to those arriving to the community.

Action Step CC-3.5: Connect gateways to trails as designated in the Regional Trails Master Plan.

GOAL CC-4: Promote high-density residential uses along urban corridors and near major commercial centers.

Action Step CC-4.1: Encourage higher density residential developments on infill sites and along key corridors.

Action Step CC-4.2: Allow manufactured home communities to be constructed with appropriate site design features, including easy pedestrian access to and from development and connectivity with other uses.

Action Step CC-4.3: Encourage residential site design to engage the public street, including pedestrian connections, buildings placed close to sidewalks, and building elevations facing public streets that include appropriate articulation (balconies, wide windows, etc.) and/or design elements.

Action Step CC-4.4: Use multi-family housing products to meet housing demand while encouraging the conservation of water resources in Casa Grande.





Commerce and Business Land Use

Fostering competitive locations to do business in Casa Grande.

The Commerce and Business category ensures that Casa Grande can offer a competitive market for office, retail, and commercial developments. The guidelines in this category encourage high-quality site design for these uses. Commerce and Business areas are designed to promote uses that can best benefit from Casa Grande's strategic location at the intersection of major interstates with high visibility to traffic between Phoenix, Tucson, and California.

Properties designated as Commerce and Business are located along interstates, parkways, and specific areas along major arterial roadways where auto-oriented uses are dominant. This category is designed to promote site development which encourages visibility from major roadways and surrounding areas. Steps will be taken to distribute Commerce and Business areas in a manner that creates a variety of unique development opportunities along different corridors. The Commerce and Business category represents a strategic effort to place auto-oriented uses in appropriate environments, ensuring that the location of office, commercial, light industrial and retail uses complements the community's urban design goals.

The development guidelines set forth for the Commerce and Business category are intended to address some of the existing undesirable characteristics of commercial, retail and office centers that should be avoided with future development, including a lack of connectivity between sites and poor traffic and circulation management. New emphasis has been placed on providing for pedestrian movement between sites and allowing for easy access between buildings and the public realm. Because these areas are essential for providing employment opportunities, sites should be designed to encourage access by alternate modes of transportation, particularly transit and carpool programs. The category will represent planning efforts to produce commercial centers that can provide opportunities for long-term growth and expansion.

Creating highly visible and dynamic employment centers.

The Commerce and Business category will produce campus-style developments providing retail, commercial and office uses for Casa Grande. It is anticipated that most of the land within this category will continue to consist of larger-lot commercial developments and institutions. Developments in a Commerce and Business area should be continuous, promoting movement between buildings and creating cohesive, multi-use activity centers. This category has been redesigned in the 2030 General Plan to accommodate a wider array of complementary uses in areas traditionally set aside for commercial development.

What can I build in Commerce and Business areas?

Appropriate Land Uses

- Multi-family Residential
- Commercial
- Mixed Residential/Commercial
- Offices
- Medical Campus/Hospital
- Professional Services
- Restaurants/Bars/Taverns
- Entertainment
- Hospitality
- Educational facilities
- Religious institutions
- Public facilities
- Business Park
- Light Manufacturing
- Warehousing/Distribution

Appropriate Base Zoning Categories

- R-3 – Multi-Family Residential Zone
- B-2 – General Business Zone
- B-4 – Community Service Zone
- I-1 – Garden and Light Industrial Zone
- PAD – Planned Area Development
- CO – Commercial Office Zone

What standards guide Commerce and Business development?

General Development Standards

- Developments should be designed to accommodate regional traffic, particularly retail, commercial, office, and light industrial developments.
- Traditional “big box” developments and other large commercial centers are encouraged to feature architectural design concepts that act to mitigate common external impacts of “big box” development while promoting commercial development to serve regional and local needs.



- Light industrial and office uses should be highly encouraged along freeway corridors, particularly on sites not immediately adjacent to highway interchanges.
- Retail and commercial development should complement other surrounding uses.
- Non-residential developments are subject to a maximum Floor Area Ratio (FAR) of 0.35. Indoor parking spaces shall not be included in FAR calculations.
- Safe and efficient pedestrian movement on sites should be emphasized for all developments.
- Maximum 12% of land area within a ½ mile radius may be devoted to residential land uses (including mixed-use with residential).

Residential Specific Development Standards

Site Design Standards

- Multi-family residential developments shall be built on campus-style development sites with a gross density between 10-45 du/acre.
- All multi-family residential developments should be adjacent or within ¼ mile of a Neighborhoods land use area.
- Building and site design shall achieve use to use compatibility when adjacent to residential uses in the Neighborhoods land use category.
- Multi-family buildings should be sited with appropriate infrastructure and open space connecting each building in a campus-style design.
- Multi-family residential developments should provide ample connectivity between common areas, residential units, and the public realm.

Building Design Standards

- Elevations adjacent to street frontages or residential uses shall provide windows, patios, doors, balconies, awnings, articulating facades or other similar architectural features in a manner that provides visual interest to the elevations and streetscape.

Non-Residential Specific Development Standards

Site Design Standards

- New development shall be designed to minimize adverse impact upon surrounding and existing land uses.
- Office, business park, and enclosed industrial uses shall be located within a PAD that includes multiple buildings with unified architectural and/or landscape elements.
- Developments shall have accessibility from arterial and collector streets; adding traffic counts on local residential streets should be avoided.

- Perimeter buildings should be used to draw uses closer to the street and sidewalk, or the primary structure should be designed to reduce distance between the street and building.
- Retail, commercial, and office developments should require a minimum of 10% of the site's gross site area to be dedicated as open space.
- Where possible, retail, commercial, and office developments should provide spaces that encourage an urban sense of place, including plazas and pedestrian areas framed by buildings.
- Urban facilities should be provided along arterial and collector roadways, including sidewalks, traffic crossings, and curb/gutter service where applicable.
- Landscaping should integrate sites with surrounding desert environment, particularly industrial uses.

Building Design Standards

- Maximum Floor Area Ratio (FAR) is 0.35. Indoor parking areas shall not be included in FAR calculations.
- Elevations adjacent to street frontages or residential uses shall provide windows, patios, doors, awnings, articulated facades, varied colors or other similar architectural features in a manner that provides visual interest to the elevations and streetscape.

Which General Plan goals align with our vision for Commerce and Business land use?

GOAL CB-1: Develop economically competitive regional centers of commercial activity.

Action Step CB-1.1: Promote a wider range of uses than traditional commercial areas, including blended commercial and industrial sites, to prepare for changes in demand for retail and other commercial uses.

Action Step CB-1.2: Promote a balance of uses within individual commercial areas to create a more resilient local economy.

Action Step CB-1.3: Develop promotional strategies to market Casa Grande as the regional center of commercial activity in Pinal County.

Action Step CB-1.4: Support site design that includes incremental growth strategies and considers opportunities for redevelopment in the next generation of commercial development, promoting long-term sustainable growth in Casa Grande.



GOAL CB-2: Improve site design in commercial and industrial locations, particularly those along higher-value corridors.

Action Step CB-2.1: Promote architectural details and site elevations that contribute to a unique sense of place and tie into a desert community.

Action Step CB-2.2: Use PAD zoning to create unified design and landscaping between sites.

Action Step CB-2.3: Update Casa Grande's landscaping standards to improve the appearance of large sites and to integrate developments into the surrounding desert landscape.

Action Step CB-2.4: Encourage connectivity between sites for both vehicular and non-vehicular transportation.

Action Step CB-2.5: Provide for safe pedestrian access to parking areas using zoning and landscaping standards.

GOAL CB-3: Promote more sustainable development to respond to environmental pressures in Casa Grande.

Action Step CB-3.1: Promote policies to minimize development impacts on surrounding properties and land uses, including buffering requirements between incompatible uses and design features to mitigate congestion, noise, and negative environmental impacts.

Action Step CB-3.2: Encourage sustainable design features on commercial sites, including alternative pavements, low impact stormwater management, or other site design decisions that reduce the negative impacts of the site on the surrounding environment.

Action Step CB-3.3: Promote landscaping standards that reduce urban heat island effect in large parking lots.

Action Step CB-3.4: Consider policies to require electric vehicle parking spaces and charging stations for larger developments. Consider accompanying incentives and policies to encourage implementing electric vehicle spaces and charging stations for smaller developments.



GOAL CB-4: Create visibility without compromising attractive streetscapes or community character.

Action Step CB-4.1: Site auto-oriented businesses to appropriate locations along interstates and/or select arterial corridors.

Action Step CB-4.2: Complete an assessment of the interstate and arterial corridors in Casa Grande that have adequate utility and transportation infrastructure suitable to support Commerce and Business type development.

Action Step CB-4.3: Take steps to encourage and incentivize retail and destination uses at intersections and interchanges, allowing office and light industrial uses to locate within interstate and select arterial corridors.

Action Step CB-4.4: Revise signage standards to maintain visibility from corridors while maintaining a high degree of design quality and avoiding obstructions of scenic views.

Action Step CB-4.5: Promote unique retail, commercial, office, and institutional campuses through collaboration during the PAD application process.





Manufacturing and Industry Land Use

Creating industry and employment areas to form a healthy and viable Casa Grande.

The Manufacturing and Industry land use category is designed to promote suitable areas for a variety of industrial and manufacturing uses creating an economic engine for Casa Grande.

Situated in locations to take advantage of the regional transportation network that includes Interstates 8 and 10, as well as the Union Pacific Railroad, these areas are essential to creating employment centers for the community.

The Manufacturing and Industry category shall be developed and designed to emphasize compatibility with adjoining uses and minimize any adverse impact on the surrounding areas of the community.

What can I build in Manufacturing & Industry areas?

Appropriate Land Uses

- Work/live vertically or horizontally integrated units
- Commercial
- Offices
- Professional Services
- Restaurants/On-premise liquor
- Public facilities
- Business Park
- Light Manufacturing
- General Manufacturing
- Industrial
- Warehousing/Distribution

Appropriate Base Zoning Categories

- B-4 – Community Services Zone
- I-1 – Garden and Light Industrial Zone
- I-2 – General Industrial Zone
- PAD – Planned Area Development

What standards guide Manufacturing & Industry development?

General Development Standards

- Within this land use category no more than 25% of the land area, within a ½ mile radius, shall be used for commercial purposes.
- New development shall be designed to minimize adverse impact upon surrounding and existing land uses.
- Building and site design shall achieve use to use compatibility; especially when adjacent to residential uses.
- Manufacturing and Industry areas shall provide vehicular access to nearby interstate, expressways, arterials, or collector streets.
- All streets and roadways shall be paved and fully serviced and be constructed to City standards.
- Rail access shall be considered an integral component of this category.
- Streets should provide pedestrian and/or bicycle facilities where appropriate.
- Bicycle lanes and paths will be added along City streets where appropriate or planned by the Regional Trails Master Plan of 2008.

Site Design Standards

- Direct pedestrian access should be provided from the building to the sidewalk network.
- Parking lots shall be paved and constructed to meet City standards.
- Shaded parking areas should be provided to the degree feasible.
- Parking lots should provide opportunities for pedestrians to move safely from vehicles to buildings, including sidewalks, shade structures and access paths.
- Open space shall meet all required City standards.
- Open space will primarily be provided in the form of employee recreation areas or plazas, as well as retention areas.

Building Design Standards

- Building design should strive to be architecturally interesting and aesthetically pleasing.

Which General Plan goals align with our vision for Manufacturing and Industry land use?

GOAL MI-1: Provide and expand the Manufacturing and Industry land use areas to accommodate a variety of industries.

Action Step MI-1.1: Identify locations where it would be beneficial to increase the Manufacturing and Industry areas within the City.

Action Step MI-1.2: Promote the use of the City owned Airport Industrial Park.

GOAL MI-2: Mitigate adverse impacts from industrial users.

Action Step MI-2.1: Create effective buffers when industrial development is adjacent to lower intensity residential, office, or institutional land uses by using a variety of techniques (berms, landscape, walls, etc.).

Action Step MI-2.2: Encourage new buildings' use to use compatibility by utilizing architectural details and aesthetics.

Action Step MI-2.3: Ensure all regulatory standards are being met.

Action Step MI-2.4: Improve architectural and landscape design along high-value roadways and corridors.

GOAL MI-3: Promote diversified types of industries and uses.

Action Step MI-3.1: Modify the Zoning Use Table to expand the uses that are appropriate for the B-4; I-1 and I-2 Zone Districts but not currently allowed as Principal or Conditional Uses.



GOAL MI-4: Encourage and promote developers to utilize infill sites.

Action Step MI-4.1: Identify appropriate infill areas where utilities and infrastructure are available.

Action Step MI-4.2: Explore opportunities to expedite review time frames for sites determined to be infill.

Action Step MI-4.3: Promote potential multi-user industrial park development by offering potential incentives.

GOAL MI-5: Encourage appropriate and responsible industrial development in appropriate locations.

Action Step MI-5.1: Evaluate and analyze prospective industrial users to ensure natural resources and specifically water is being appropriately allocated.

Action Step MI-5.2: Sites that have the ability to offer/utilize rail should be encouraged to attract developments of the like.

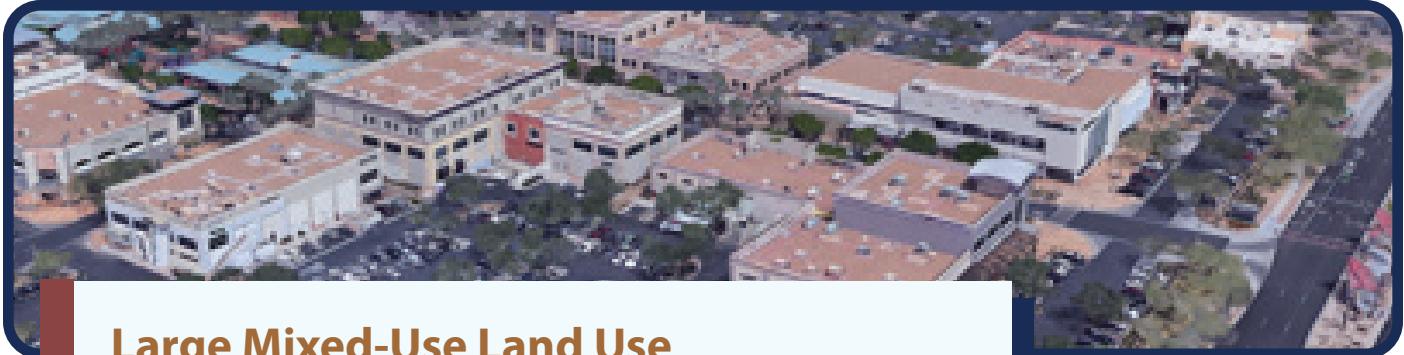
Action Step MI-5.3: Encourage high traffic generating uses to be located near planned and active transit corridors.

Action Step MI-5.4: Encourage development and infrastructure investments that promote logical expansion of the industrial area.

GOAL MI-6: Enhance Casa Grande's competitive advantage in regard to attracting manufacturing and logistic companies by investing in public infrastructure.

Action Step MI-6.1: Provide funding for transportation and wastewater infrastructure enhancements in designated areas to create "shovel-ready" sites for commercial and industrial development.





Large Mixed-Use Land Use

Creating large, creative, campus-like developments with integrated design.

This category is intended for large multi-purpose mixed-use developments which support a mix of land uses that, because of the clustering and supportive and/or complementary nature of the uses, bolsters the local economy by creating opportunities for new employment, commerce, recreation, entertainment, amusement, cultural experiences and transportation.

This category provides an alternative to conventional residential, commercial and industrial developments by promoting imaginative, integrated and innovative planning.

This category is limited to areas that are under unified ownership and/or master developer control at inception of at least 320 acres of contiguous land and subject to a development agreement or development right plan at the time of PAD zoning.

What can I build in Large Mixed-Use areas?

Appropriate Land Uses

- Residential
- Commercial
- Industrial
- Work/live vertically or horizontally integrated units
- Horizontal and Vertical Residential/Commercial/Hospitality/Entertainment Mixed-Use
- Offices
- Medical Campus/Hospital
- Professional Services
- Restaurants/on-premise liquor
- Entertainment facilities including: motorsports, stadium, fairgrounds, etc.
- Hospitality
- Educational facilities
- Religious institutions
- Public facilities
- Transportation facilities; including airport, heliport and droneport.

Appropriate Base Zoning Categories

- PAD – Planned Area Development

What standards guide Large Mixed-Use development?

General Development Standards

- Zoning shall be PAD.
- Minimum project area shall be 320 contiguous acres.
- No single land use shall exceed 70% of the LMU development acreage; except residential and industrial uses which shall not exceed 50%.
- Residential development shall be restricted as follows:
 - » **High density residential:**
 - » Gross density not to exceed 40 du/ac.
 - » Maximum utilization of 20% of allotted residential land use area.
 - » **Medium density residential:**
 - » Gross density not to exceed 12 du/ac.
 - » Maximum utilization of 30% of allotted residential land use area.
 - » **Low density residential:**
 - » Gross density not to exceed 6 du/ac.
- New development shall be designed to minimize adverse impact upon surrounding and existing land uses.



- Developments shall include common design elements or theming.
- All streets and roadways shall be constructed to City standards, paved and fully serviced.
- Pedestrian access should be encouraged to be provided throughout and between adjacent uses.
- Buildings and site design shall have a strong and integrated relationship with adjacent streets and sidewalks.
- Bicycle lanes and paths will be added along City streets where appropriate or planned by the Regional Trails Master Plan of 2008.

Site Design Standards

- Maximum Floor Area Ratio (FAR) for non-residential structures is 1.5.
- Utilities should be provided underground.
- Entrances shall provide direct pedestrian access from the building to the sidewalk network. Pedestrian access should be encouraged to be provided throughout and between adjacent uses.
- Parking lots shall be paved and constructed to meet City standards.
- Parking or drive aisles separating buildings from streetscape landscaping should be limited.
- Parking lots should provide opportunities for pedestrians to move safely from vehicles to buildings, including sidewalks and access paths.

Building Design Standards

- Architecture should generally have a building forward orientation.
- Developments shall utilize a variety of building form and heights.
- Developments shall include common architectural design elements.

Which General Plan goals align with our vision for Large Mixed-Use areas?

GOAL LM-1: Create large regional developments with a cohesive, aesthetically pleasing design.

Action Step LM-1.1: Encourage creative and dynamic design that will create a sense of place.

Action Step LM-1.2: Site design should be integrated throughout to create a campus-like environment.

Action Step LM-1.3: Promote variations in form and height while utilizing common design features.

Action Step LM-1.4: Require integrated and coordinated signage throughout the project.

Action Step LM-1.5: Create effective buffers between incompatible uses or unsightly areas.

GOAL LM-2: Promote diverse residential, business, retail, and office uses.

Action Step LM-2.1: Promote a healthy balance of uses between residential, commercial, service and others.

Action Step LM-2.2: Encourage “small-scale urbanism,” to create a higher density of uses and promote a lower threshold for local business development along major corridors.

Action Step LM-2.3: Encourage alternative site designs and building treatments for large retailers and traditional “big box” establishments.

Action Step LM-2.4: Promote opportunities for expanding office development, which accounts for one-third of commercial demand in Casa Grande.

GOAL LM-3: Encourage pedestrian friendly, walkable developments.

Action Step LM-3.1: Encourage pedestrian connectivity throughout the developments.

Action Step LM-3.2: Provide trail and bike networks separate from vehicular networks.

Action Step LM-3.3: Encourage vehicular and delivery areas in locations not easily accessed by pedestrians.

Action Step LM-3.4: Require direct pedestrian access from buildings to the sidewalk, paths, and pedestrian network.



Aggregate Resources Land Use Addendum

HISTORY

Casa Grande has a rich mining history, extending back to the early 20th century, as miners took advantage of the area's mineral and ore deposits. Resource extraction and aggregate collection have played a vital role in the development of Casa Grande as a regional industrial and manufacturing hub. The city's last operational mining facility closed in 1997, but several aggregate resource facilities continue to produce and export sand, gravel, stone, and other materials in the Planning Area of Casa Grande. These facilities continue to play a small but important part in the Casa Grande economy. Just as Casa Grande has always provided unique opportunities for prospecting from its earliest days, Casa Grande will continue to grow in a manner that can promote and preserve aggregate resource activities in areas where it is suitable and profitable to do so. Casa Grande will strive to ensure that aggregate resources can be extracted in a manner that is compatible with existing and future surrounding land uses.

STATE REQUIREMENTS

In compliance with the ARS Section 9-461.05, this General Plan document details several pieces of information regarding mineral and aggregate resources, including:

- Existing, proposed, and inactive mines and mining operations.
- Information to assist in locating existing mines.
- Geological resources within community boundaries.

In addition, policies are provided to guide the following:

- Preservation of currently identified aggregate resource areas.
- Ensuring sufficient resources for future development.
- Avoiding incompatible land uses.



Where are Casa Grande's aggregate areas?

Casa Grande is home to several areas where aggregate resources are likely to be located. The city features three veins of aggregate resources that follow wash boundaries in the community and stretch from the northwest to the southeast through the largely undeveloped portion of the city. In addition, the Casa Grande Mountains also feature a small aggregate resource area. The map provided shows locations of aggregate resource areas as well as currently active and inactive resource facilities located near and within these resource areas.

The closed Sacaton Unit mine is an open pit copper mining facility located west of the urbanized area of Casa Grande. Several plans have been produced to reopen the mine to commercial mining activity, and the City will monitor interest in using the facility and plan urban growth accordingly to ensure compatibility with new mining activities.

GOAL AR-1: Diversify industrial land uses to include aggregate and mining activities.

Action Step AR-1.1: Accommodate additional aggregate and mining operations where such operations are compatible with the existing and/or future land use pattern.

Action Step AR-1.2: Revise the Zoning Code to allow mining to occur, as a Permitted or Conditional Use, in identified high value aggregate resource areas.

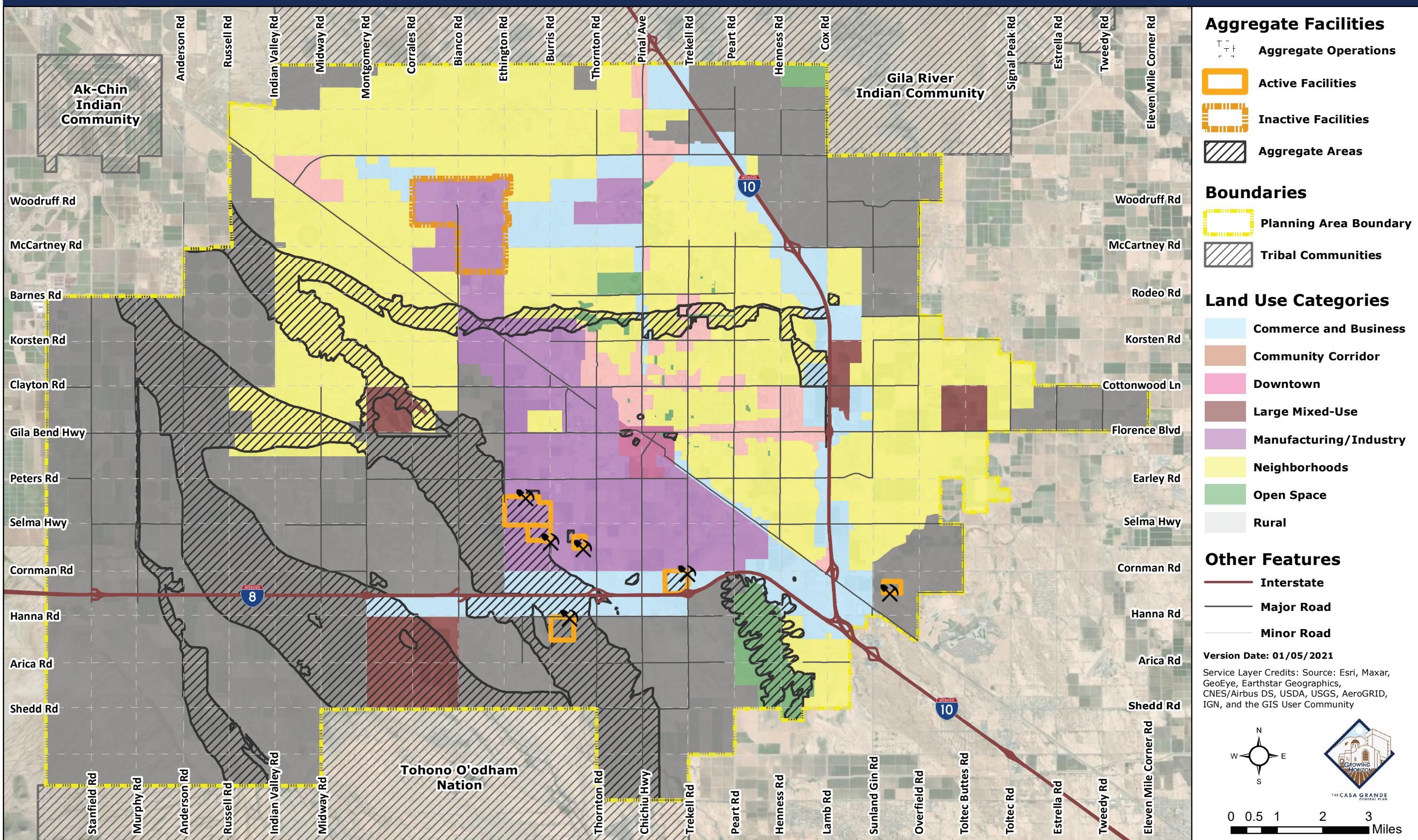
GOAL AR-2: Promote post-mining reclamation practices that allow mined sites to be redeveloped for desired long-term land uses.

Action Step AR-2.1: Develop specific reclamation guidelines that foster the redevelopment of sites to a post-mining beneficial land use in accordance with their General Plan land use category.

Action Step AR-2.2: Develop regulations that will minimize the adverse impact that mines and aggregate operations are likely to cause on surrounding land uses, including dust, noise, water contamination and industrial safety hazards.



MAP FIGURE 3:6 AGGREGATE RESOURCE AREAS



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ELEMENT

ECONOMIC DEVELOPMENT

OVERVIEW

Casa Grande is located in Pinal County, Arizona, mid-way between the Phoenix and Tucson Metropolitan areas. Also, the Nogales Port of Entry on the Mexico-US border is approximately 120 miles south of the City. Casa Grande benefits from this prime location.

Casa Grande sits at the nexus of two key Interstates. Interstate 8 (I-8) provides access toward the west to San Diego, California and bypasses the Phoenix and Tucson metropolitan areas. Interstate 10 (I-10) provides access to Los Angeles, California. While I-8 ends in Casa Grande at its intersection with I-10, I-10 continues east to provide regional connections to Tucson and Mexico via Interstate 19 continuing east towards El Paso, Texas. In addition to national and international roadway transits, the UPRR main line passes through the City to Los Angeles and El Paso's major ports and transfer points.

The current city boundary of Casa Grande encompasses 110 square miles, but within 300 square miles of planning area. Of this planning area only 25 square miles have been developed. Lands are used primarily for manufacturing, logistics, residential and commercial. As the Phoenix and Tucson metropolitan areas continue to grow, Casa Grande's accessible location will enhance. There are opportunities to encourage development patterns competitive with those of Phoenix and Tucson, in addition to offering the "small town" lifestyle treasured by residents.

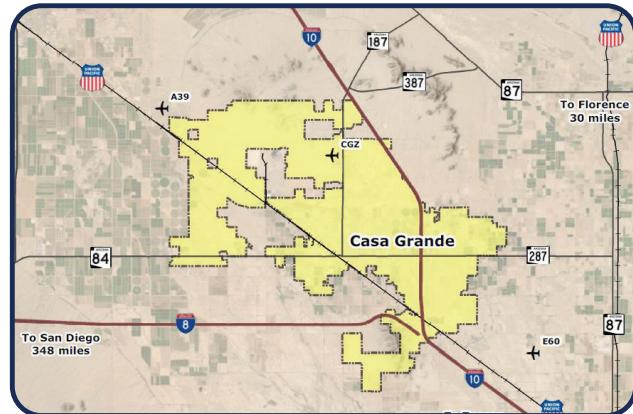


Figure 3:26 Accessibility to Regional Destinations

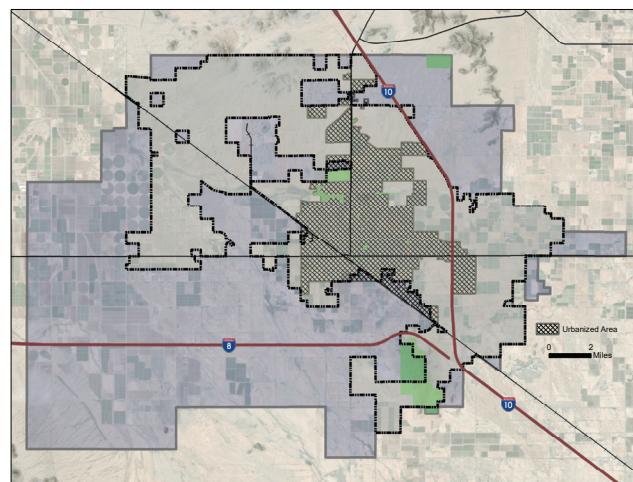


Figure 3:27 Urbanized Areas



Dairy Processing Facility

THE COMMERCIAL, SERVICE AND INDUSTRIAL CENTER OF PINAL COUNTY.

Casa Grande has a significant amount of retail, office, restaurant, hotel, and service establishments which serve the residents of Pinal County, as well as the visitors and travelers on the I-10 and I-8 interstates. Casa Grande's strong industrial sector includes manufacturers associated with the agricultural and food industry along with the producers of durable goods which are exported throughout the world. The manufacturing and industrial sector also includes several firms that support the construction industry. Two major distribution centers have located in Casa Grande due to its location at the juncture of two interstates along with the UPRR. The health care industry is represented by over 25 specialties, more than 100 service providers, and almost two dozen health care facilities including a regional hospital.

TOTAL BUSINESSES BY TYPE

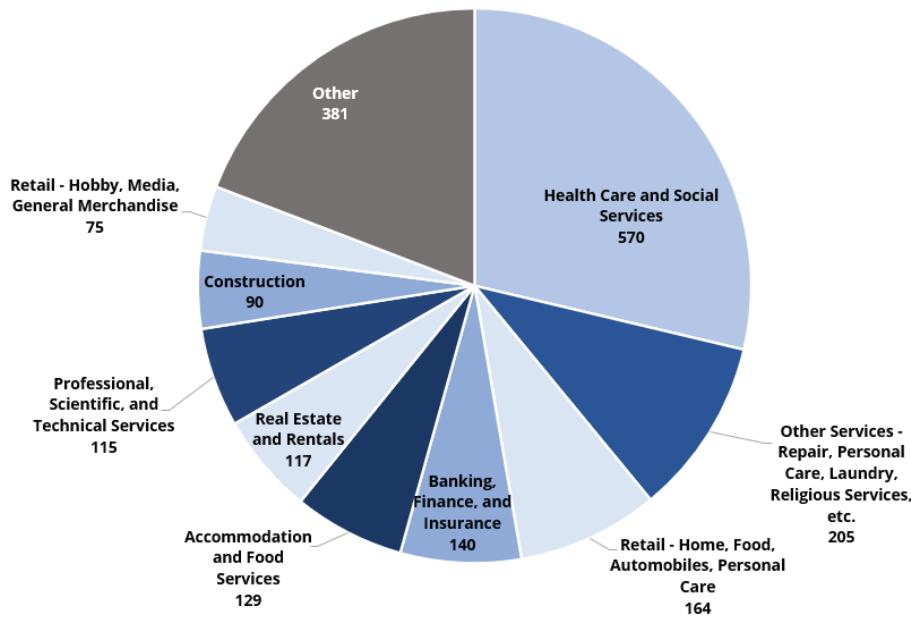


Figure 3:28 Total Businesses by Type

Source: Applied Geographic Solutions, Arizona Public Service (APS), Arizona Commerce Authority, 2020

The City of Casa Grande's infrastructure, locational assets, and other economical attributes support the expansion of retail and industrial employment allowing it to function as the economic hub of Pinal County.

Given its location, infrastructure, and existing economic base, Casa Grande's strong fundamental characteristics ensure it continues to be the export, commercial, industrial and employment center of Pinal County. Export-based industries in the area include manufacturing, logistics, and agricultural production related businesses. With the continuing interest from manufacturing and commercial companies to locate in Casa Grande, the City's growth will be self-sustaining and less dependent on the Phoenix and Tucson metropolitan areas.

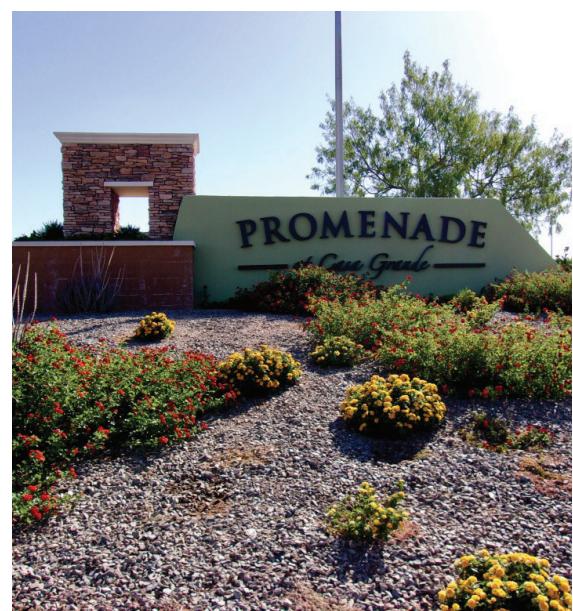
A COMMUNITY THAT SUPPORTS ECONOMIC DEVELOPMENT AND DIVERSITY.

As the City moves forward, it can capitalize upon tremendous resources. As infill, commercial, and residential densities increase, mobility choices will be explored. As surrounding cities grow, they will provide opportunities to attract new employees and businesses to Casa Grande.

Casa Grande is the economic hub of Pinal County and has tremendous economic assets to benefit businesses. The City's proximity to the Phoenix and Tucson metropolitan areas, its location along two interstate highways, the main line of the UPRR, and having three major airports within an hour provide unparalleled connectivity to markets throughout Arizona, the southwest, and Mexico. Casa Grande also has thousands of acres of undeveloped, cost effective land and is served by a robust infrastructure system. The City's living and labor costs are much lower than the Phoenix and Tucson metropolitan areas. Its proximity to both areas provides easy access for a highly skilled and educated workforce of more than one million. More than 30 colleges and universities are within a one-hour drive.

With these assets, the City is positioned to continue realizing significant growth for many more decades, both in terms of population and employment. However, in order to ensure the City develops a sustainable and diversified economy it is important it continues to follow and regularly update its Economic Development Strategic Plan, while aligning with the General Plan. The following Economic Development Element includes goals and action steps to help achieve this alignment. It will enhance Casa Grande's economic development, prosperity, and improve the lives of residents.

The health of any economy is directly tied to the health of the local employment base. Unlike some other communities in the Greater Phoenix economic region, Casa Grande has an opportunity to significantly develop its own employment base and be somewhat independent of public policy directives of other locations. However, regional partnering is still an important component of any economic development plan.



Retail Shopping Area

VISION: COMMUNITY GROWTH SHOULD BE DRIVEN BY QUALITY JOBS ASSOCIATED WITH INDUSTRIAL, CORPORATE OFFICE, DISTRIBUTION PROFESSIONAL SERVICES, FINANCIAL SERVICES, RESEARCH AND DEVELOPMENT AND OTHER SIMILAR DEVELOPMENTS.

Casa Grande accounts for 45% of County employment. The City has historically posted Pinal County's strongest jobs-to-population ratio. The City employment-to-population ratio is 0.4 or one job for every 2.5 residents. This exceeds the 0.122 ratio of Pinal County. Continuing to create good quality jobs should be the basis for the future growth and development of Casa Grande.

EMPLOYMENT BY BUSINESS IN CASA GRANDE

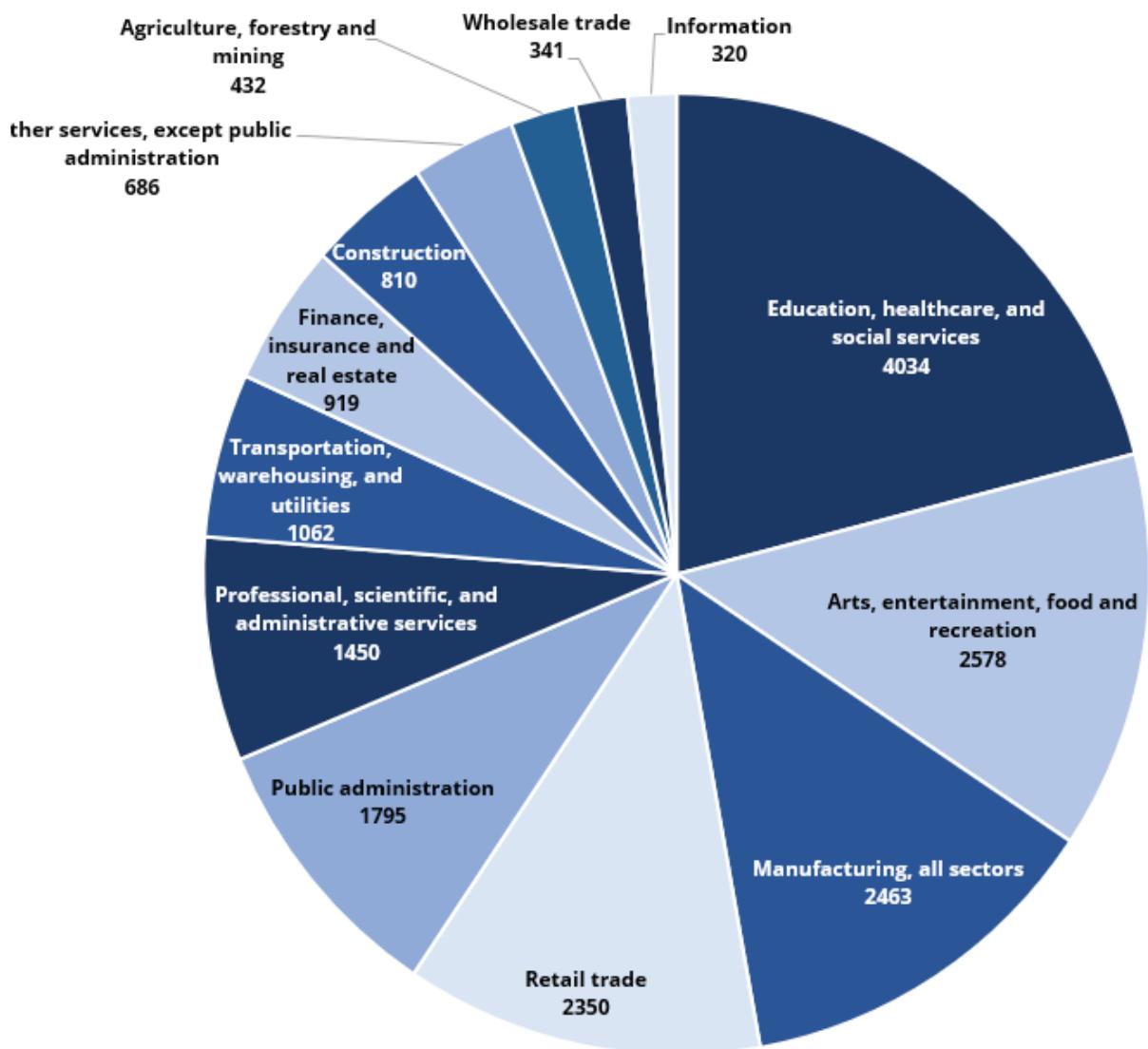


Figure 3:29 Employment by Business in Casa Grande

Source: Arizona Commerce Authority, US Census Bureau American Community Survey 2018 (5-year estimates)

GOAL ED-1: To have a job-to-population ratio of .5 or higher which results in at least one job for every two residents by providing employment options for residents of the City and the Pinal County region.

Action Step ED-1.1: Identify which existing businesses and industries need to prosper and grow.

Action Step ED-1.2: Provide a solution-driven, result-oriented service delivery model to enhance the retention and expansion of Casa Grande's existing employers.

Action Step ED-1.3: Reach out to minority owned businesses to ensure they feel connected with and valued by Casa Grande.

Action Step ED-1.4: Support and promote the expansion of the Banner Casa Grande Medical Center as the hub of regional medical services in Pinal County.

Action Step ED-1.5: Set benchmarks for job growth and track progress over time using The Arizona We Want progress meters and/or other reliable source.

GOAL ED-2: Focus on attracting employers who create higher paying jobs aligned with key industries.

Action Step ED-2.1: Identify businesses that fit into the City's key industries and suppliers, and then develop and employ customized recruitment efforts to attract them.

Action Step ED-2.2: Develop a strategic marketing plan to target Auto-manufacturing regions, suppliers, and employees.

GOAL ED-3: Establish policies for business development incentives to offer to companies considering locating in Casa Grande.

Action Step ED-3.1: Identify business development incentives that have a net positive financial and/or social impact on the community. Submit new incentives to Council for their consideration and approval.

Action Step ED-3.2: Lobby State legislators to support legislation promoting programs and policies that encourage businesses to expand and locate in Arizona and enhance our state's competitive position in attracting and retaining high wage jobs.

Action Step ED-3.3: Evaluate the hiring of a full-time government affairs professional to further strengthen relations with key state and federal agencies and elected officials.

GOAL ED-4: To ensure that the City's development review process is the best in class for processing development applications and permits.

Action Step ED-4.1: Evaluate the City's development processing schedules and procedures to identify opportunities to reduce time and costs for review of projects.

Action Step ED-4.2: Review the City's development processes and procedures, to make code changes and adjustments as necessary and ensure best practices are being utilized.

Action Step ED-4.3: Update existing policies, procedures, and requirements and replace them with current best practices.

Action Step ED-4.4: Consider the economic development consequences of implementing new development fee schedules or new tax structures.

Action Step ED-4.5: Examine the competitiveness of any current or proposed fees/taxes and how the fee/tax level may positively or negatively affect economic development.

GOAL ED-5: Evaluate the Casa Grande Municipal Airport to enhance its ability to attract more businesses.

Action Step ED-5.1: Develop and implement a Business Plan for the Airport.

GOAL ED-6: Provide a workforce who meets the needs of our existing and future employers.

Action Step ED-6.1: Collaborate with community stakeholders to promote and support workforce development efforts that address the needs of both current and future employers.

Action Step ED-6.2: Work with regional and state partners to inventory, monitor, and reaffirm priorities for skill requirements and workforce shortages.

Action Step ED-6.3: Develop implementation strategies to assist Casa Grande and regional educational institutions deliver training and education addressing short and long-term talent needs for Casa Grande's employers.

Action Step ED-6.4: Assist Casa Grande employers and institutions in recruiting talent.

Action Step ED-6.5: Encourage Casa Grande employers to institute internships, externships, and apprentice programs for Casa Grande middle and high school youth.

Action Step ED-6.6: Gather demographic data from other Pinal County communities which may also contribute to an employment pool for newly locating businesses.

Action Step ED-6.7: Develop a Center of Excellence with a focus in trades to meet workforce need in the construction industry.

GOAL ED-7: Identify current industries that have potential for expanding into higher value-added operations.

Action Step ED-7.1: Create a task force to focus on the City's current industries (i.e. manufacturing, logistics, healthcare, etc.) to identify if any expansion into higher value-operations is possible.

Action Step ED-7.2: Explore regional employment opportunities in connection with regional transportation projects, including railroad and airport.

VISION: CASA GRANDE IS AN EXPANDING REGIONAL CENTER FOR ECONOMIC ACTIVITY.

Communities significantly rely on sales taxes to fund government operations. These government expenditures are required to provide basic services and facilitate economic development. The extent that Casa Grande residents spend locally, directly translates into the extent the City can provide services and incentives for a strong economy.

GOAL ED-8: Enhance Casa Grande's competitive advantage in regards to attracting manufacturing and logistic companies by investing in public infrastructure and business climate.

Action Step ED-8.1: Provide funding for transportation and wastewater infrastructure enhancements in designated areas to create "shovel-ready" sites for commercial and industrial development.

GOAL ED-9: Maintain the City's position as the retail center of Pinal County.

Action Step ED-9.1: Support the development of key commercial retail cores and regional retail services serving all of Pinal County.

Action Step ED-9.2: Continue to work with the owners of shopping centers and the Promenade to support their efforts to recruit new retailers.

Action Step ED-9.3: Facilitate and promote the retention and expansion of automotive sales centers in Casa Grande.

Action Step ED-9.4: Promote commerce and business growth areas located along Interstate 10 (I-10) and Interstate 8 (I-8) as the next cycle of development.

Action Step ED-9.5: Work with the owners of the under occupied retail properties along Florence Blvd. to identify ways to incorporate multi-use opportunities for their properties.

Action Step ED-9.6: Continue to support the Main Street Casa Grande organization and revitalization/reinvestment downtown.

GOAL ED-10: Improve Casa Grande's internal and external image.

Action Step ED-10.1: Work with a professional marketing firm to develop a series of messages for residents and businesses.

Action Step ED-10.2: Develop City promotional presentation materials that can be provided to a targeted list of opinion leaders and decision-makers in important media venues and positions of influence.

Action Step ED-10.3: Distribute the Economic Development Department's newsletter to school districts, civic organizations, and community partners to keep them informed.

Action Step ED-10.4: Develop and publish special sections in local, regional and state magazines about Casa Grande's livability and business location advantages.



VISION: A COMMUNITY WITH ACCESS TO EDUCATION THAT SUPPORTS ECONOMIC GROWTH.

An educated workforce is a primary economic development tool. To be sustainable, Casa Grande will need to educate its residents, and then provide jobs for those seeking to live within the community.

GOAL ED-11: Partner with high schools, community colleges and universities to create training and education programs necessary to support the employee needs of high wage industries.

Action Step ED-11.1: Identify points-of-contact (POC) with Central Arizona College (CAC) and educational institutions in the Phoenix metropolitan area offering degrees/certifications aligned with City's key industries and work with the POCs to engage their students and recent graduates about the opportunities that are available in Casa Grande.

Action Step ED-11.2: Assist CAC with its Strategic Plan Goal of increasing the number of four-year degree opportunities offered in Pinal County.

Action Step ED-11.3: Increase collaborative efforts with CAC to market four-year degree opportunities within the County.

Action Step ED-11.4: Facilitate/support efforts between the school districts, Central Arizona College (CAC), and industry to identify skills industry requires and incorporate them into curriculum.

EDUCATIONAL ATTAINMENT IN CASA GRANDE

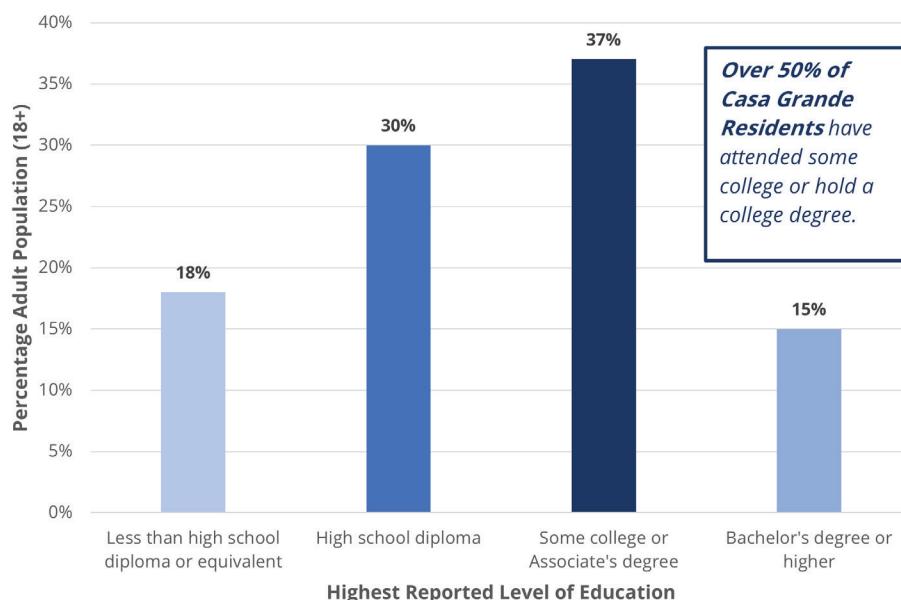


Figure 3:30 Educational Attainment in Casa Grande

Source: U.S. Census Bureau American Community Survey (ACS), 2018 5-year estimates

VISION: A REGIONAL LEADER IN ADVANCING GREEN INDUSTRY AND SUSTAINABLE TECHNOLOGY.

A green economy is a viable economic development opportunity, including businesses that provide environmental goods and services, like alternative sources of energy and pollution prevention technology. The objectives of sustainable communities and economic development are not mutually exclusive. This city will encourage the location of sustainable green economies when such industries are considering their future locations.

GOAL ED-12: Target industries that produce environmentally friendly green economies such as solar manufacturing, biomass, waste-energy, and other renewable energy industries.

Action Step ED-12.1: Identify the specific needs of environmentally friendly businesses, both in terms of labor and of capital inputs, as well as incentives.

Action Step ED-12.2: Identify and implement sustainable and efficient green initiatives for the City.

Action Step ED-12.3: Complete a comparative analysis of municipalities leading in the development of green industries and identify similarities that exist between Casa Grande and these communities.

Action Step ED-12.4: Prepare a marketing strategy to target green industries.

ELEMENT

COST OF DEVELOPMENT

OVERVIEW



City Park Construction

The Cost of Development Element is designed to ensure that new development pays its "fair share" of associated costs, with appropriate exceptions when in the public interest. The two primary tools used by Casa Grande to ensure that new development pays its fair share of the costs of infrastructure and City services needed to support it are impact fees and development agreements. Casa Grande adopted its original impact fee ordinance in 2000 which has been updated several times since then, most recently with the creation of a new Infrastructure Improvement Plan (IIP) in July of 2018 and associated impact fee ordinance in January of 2019. The most current IIP and impact fee rates are available on the City website.

New growth and development require an increase in various City services and basic infrastructure to serve new residents, employees, and visitors. The costs associated with providing these services and infrastructure improvements should be funded based upon the premise of development paying for itself.

There is no one correct level of service that a community must provide. Certainly, standards exist. However, community policy makers and residents must decide what level of service is appropriate for Casa Grande.

For a community that must allocate a considerable amount of resources to economic development, the issue of funding community investment as an incentive also becomes important. In some cases, the two considerations are complementary, while in other cases, due to limited resources, the two are in conflict.

Growing cities often depend upon cooperation with the private sector to provide some of the services and infrastructure desired by the community. For instance, city development policies and standards could require developers to set aside a portion of a project for open space and recreation areas. In this manner, the community is meeting at least a portion of its service standard for parks and open space, without an initial publicly funded capital investment.



Infrastructure Construction



Road Construction

Prioritization of community funding strategies and capital improvement programs are an important component of the Growth Areas Element of the General Plan. By coordinating City spending on infrastructure with its long-term economic goals, the City can direct growth to those locations where the city will reap the greatest benefit. These benefits may include increased job growth, increased retail sales, or other long-term policy objectives. The Growth Areas Element of the General Plan identifies those locations where the City anticipates the greatest benefit will be generated.

INFRASTRUCTURE AND SERVICE FUNDING

Casa Grande funds public infrastructure and services needed to support both existing and new developments in a variety of ways, including:

1. ***Development Impact Fees:*** These fees are imposed on developers in conjunction with the issuance of building permits to cover the anticipated additional costs that the City will bear because of the development. While accepted by the development community, Casa Grande will need to assure that the fees are competitive with other communities to avoid redirecting development elsewhere.
2. ***Property Taxes:*** These revenues are imposed annually on both residential and commercial property and tend to be more stable than other sources of revenue.
3. ***Sales Taxes:*** These are taxes imposed on sales activity that occur within the City boundaries. These revenues can vary considerably during the business cycle.
4. ***Construction Excise Sales Tax:*** This is a tax that is paid on a portion of the material and labor costs associated with each construction project. The City of Casa Grande typically allocates the revenue generated by this tax, which can vary significantly from year to year, to capital projects associated with infrastructure enhancement.
5. ***Bed Taxes:*** This tax is imposed on the room revenues of hotels and motels within the City. These revenues can also vary considerably.
6. ***User Fees:*** These are fees directly linked to specific City services such as sewer service, solid waste disposal, recreation, etc.
7. ***Bonding:*** Whether general obligation bonds or revenue bonds, this source of immediate capital allows for capital projects to be built prior to the revenue being fully collected. In these cases, community taxes and fees are simply used to service the debt over a specific period of years.



8. **Community Facilities Districts:** These districts are typically used by developers of large Planned Area Developments to finance major public infrastructure (i.e., streets, sewers, etc.). These costs are paid through the sale of bonds which are backed by the assets of the land that is being developed and are not an obligation of the City. These bonds are repaid over time through the imposition of an additional tax levied on the property contained within the District.
9. **Improvement Districts:** These districts are typically used by cities to construct streets and utilities to support existing underserved portions of the city versus new development. Landowners within the boundaries of the district are assessed for the improvements through annual assessments.
10. **Certificates of Participation:** These lease purchase agreements provide an investor returns based on the lease revenues. The transference of property is usually specified after some period.
11. **Public-Private Partnerships:** Public-Private Partnerships (PPP) constitute an important, but often overlooked technique for leveraging the limited assets of a community. PPPs are often used in downtown areas, where the city may have acquired land over time, and desires a developer to redevelop the area. This technique may be able to be used successfully to encourage desired redevelopment of land and properties the City owns in the Downtown Core Area.
12. **Cost-Recovery:** As an alternative to the City waiting for arterial and collector streets to be improved by new adjacent development the City would fund the construction of these street improvements and then collect a fair-share contribution from adjacent developments as they occur.
13. **The Government Property Lease Excise Tax (GPLET)** provision of State law is also a tool that can be used for redevelopment purposes in a PPP. Casa Grande has used this tool in conjunction with a partnership with the Frito Lay manufacturing facility to assist in creating new jobs and investment.
14. **Other Miscellaneous Revenue Streams:** This includes state revenue sharing as well as special taxing districts such as the recently created Regional Transportation Authority with its associated sales tax that will be dedicated to regionally important transportation improvements.

CURRENT DEVELOPMENT FEES, COMMUNITY REVENUES, AND LEVEL OF SERVICE

Development impact fees and construction excise sales tax are the primary revenue source for financing the public infrastructure and public service expansion that is needed to support new growth.

Casa Grande imposes impact fees for various infrastructure and service categories to collect revenue from new development that allows the city to construct new public infrastructure and expand services to serve newly developing areas.

The specific current impact fee categories are as follows:

1. Police
2. Fire
3. Parks & Recreation
4. Transportation (Arterial streets; traffic signals and interstate interchanges)
5. Wastewater (Treatment and Collection)
6. General Government

Casa Grande does not charge a water impact fee as the water infrastructure is primarily owned, maintained, and operated by Arizona Water Company, a private utility. Casa Grande does not collect a stormwater impact fee due to the fact that all new stormwater flows created as a result of development are required to be retained in privately constructed and maintained retention basins and therefore new development does not typically have any impact upon existing public drainage facilities. However, stormwater retention is difficult to achieve in conjunction with development in the Downtown Core. Accordingly, consideration should be given to creating a stormwater impact fee for those developments that cannot retain their developed flows so that the City can construct drainage facilities to handle the stormwater from those types of development.

A city may adopt impact fees that have different amounts for various districts or areas of the community. For instance, some cities may have several impact fee areas, which each require different levels of infrastructure based on the expense of providing infrastructure such as new roads or utility systems. Casa Grande's wastewater collection impact fee is based upon that approach as the city is separated into two areas (Zone A and B) each with a differing wastewater impact fee due to the level of new wastewater sewer mains that need to be constructed in each area to accommodate new development.

To encourage more infill and redevelopment projects, some cities do not charge impact fees, or may impose reduced fees, for new developments within the built-up portions of the city. This provides an incentive to developers to construct infill projects within the areas that already have adequate infrastructure to support said development. This approach makes better use of the city's infrastructure that is already in place and, in many cases, built to its ultimate capacity. As one of the guiding principles of this General Plan is to encourage infill in appropriate locations, Casa Grande could consider revising their impact fees for these infill areas to facilitate this desired development pattern.



VISION: GROWTH SHOULD PAY ITS FAIR SHARE OF THE NEW INFRASTRUCTURE AND SERVICES NEEDED TO SUPPORT IT.

The policy of Casa Grande is that new growth and development should pay, either directly or indirectly, the costs of providing the infrastructure, municipal facilities and services needed to support it and not place additional costs and burdens upon the existing residents of the community.

GOAL CD-1: Maintain an annual comprehensive capital improvement program for all City departments that identifies capital improvements needed to serve new developments and annexations.

Action Step CD-1.1: Review the infrastructure and service needs created by new development annually as part of the City Capital Improvement Program ranking and budget process.

Action Step CD-1.2: Use the City's Capital Improvement Program to direct growth to those areas of the City that will provide the most long-term benefit.

Action Step CD-1.3: Establish levels of service benchmarks and monitor residents' quality of life as related to infrastructure, including satisfaction with roads and bridges, through application of The Arizona We Want Progress Meters.

GOAL CD-2: Maintain an impact fee system that ensures that growth pays its fair share of cost while maintaining the affordability and competitiveness of Casa Grande.

Action Step CD-2.1: Monitor the development impact fees of other regional communities to ensure the Casa Grande development impact fees remain competitive.

Action Step CD-2.2: At least every five years, reevaluate the methodology of the infrastructure improvement plan and associated impact fees using revised population projections, level of service standards, construction costs, and land costs.

Action Step CD-2.3: Revise development regulations to provide for off-sets or credits against impact fees for developers who construct facilities that exceed the demand created by their development.

Action Step CD-2.4: Evaluate the zone approach in assessing impact fees as a method to encourage infill development.

GOAL CD-3: Evaluate the on-going cost implications of new development on the City's operations.

Action Step CD-3.1: Comprehensively evaluate the City's revenue base to ensure that demand from new development does not overly burden the community's on-going operations and level of service.

Action Step CD-3.2: Re-evaluate Level of Service (LOS) for each impact fee component to ensure that demands from new developments are met.

GOAL CD-4: Identify alternative funding mechanisms that may be used to pay for the capital impacts of new development.

Action Step CD-4.1: Consider the use of Improvement Districts, Revitalization Districts and Community Facilities Districts for master planned communities that may be used to finance infrastructure and other capital improvements.

GOAL CD-5: Direct growth to areas which provide for the most sustainable, efficient, and cost-effective use of infrastructure.

Action Step CD-5.1: Encourage new development in those areas that have excess infrastructure capacity and appropriate levels of service.

Action Step CD-5.2: Direct growth into the Phase 1 Growth Area.



ELEMENT HOUSING

OVERVIEW

In 2020, Elliott D. Pollack & Co. conducted a land use demand analysis for Casa Grande, forecasting changes in land use patterns for 2020-2050. This analysis was based on Arizona Office of Economic Opportunity (OEO) data that projects a City population increase of almost 60,900 persons over the next 30 years. This would raise the population from about 57,500 residents in 2020 to nearly 118,400 residents in 2050. According to Pollack & Co., at an average household size of 2.9 persons, that would result in an increase of about 21,000 households over the next 30 years. To accommodate those households, the City would need to build nearly 22,600 housing units (assuming a 7 percent vacancy rate).



Residential Construction

Units in Structure 2018		
City of Casa Grande		
Units in Structure	Units	% of Total
1-unit, detached	14,186	64.4%
1-unit, attached	662	3.0%
Duplex	84	0.4%
3 or 4 units	604	2.7%
5 to 9 units	570	2.6%
10 to 19 units	586	2.7%
20 to 49	384	1.7%
50 or more	851	3.9%
Mobile home	3,920	17.8%
Boat, RV, van, etc.	166	0.8%
Total Units	22,013	100.0%
5+ units in building	2,391	10.9%

Source: U.S. Census 2018 5-Year Estimates

Figure 3:31 Breakdown of Housing Units in Casa Grande by Structure Size.

Source: Elliott D. Pollack & Co.

The Pollack & Co. analysis demonstrates that the demand for housing in Casa Grande will grow significantly over the next few decades. As the City grows to meet this demand, a focus on diversifying the housing stock and providing quality housing at a variety of price points will ensure that Casa Grande offers housing choices for a range of different home seekers.

Figure 3:31 shows the range of housing types in Casa Grande as of 2018. This distribution is similar to the City's stock in 2010, which consisted of 67 percent traditional single-family units (stick-built), 15 percent manufactured/mobile/park home units, and 18 percent multi-family units. The City forecasts that the housing mix will continue to remain relatively the same over the next 30 years, with 70 percent single-family units, 15 percent manufactured/mobile/park home units, and 15 percent multi-family units. Pollack & Co. notes that this mix will likely change further into the future, as the number of single-family and multi-family units rises, and the number of mobile/park homes decreases. They attribute this trend to the rising wage levels of employees in high tech industries.

As the City continues to develop and diversify its economic base, it is expected that the median family income will also rise. This will result in increasing access to quality, affordable housing. In addition to increasing Casa Grande's supply of affordable housing, the City seeks to provide aspirational housing choices to residents with growing wages.

According to the U.S. Census Bureau, about 64 percent of the housing units in Casa Grande were owner-occupied as of 2018. The median value of owner-occupied homes in the City was \$142,500, 16 percent lower than Pinal County's median home value of \$169,800. The City's median rent in 2018 was \$944, while Pinal County's median rent was \$1,037. In general, homes in Casa Grande were more affordable than homes in the Phoenix and Tucson metropolitan areas, and similar in price to homes in other parts of Pinal County.



Manufactured Home



Park Model

Age of Housing Stock City of Casa Grande		
Housing Units by Year Built	Number of Units	% of Total
Built 2014 or later	167	0.8%
Built 2010 to 2013	645	2.9%
Built 2000 to 2009	10,571	48.0%
Built 1990 to 1999	3,503	15.9%
Built 1980 to 1989	1,861	8.5%
Built 1970 to 1979	2,558	11.6%
Built 1960 to 1969	1,193	5.4%
Built 1950 to 1959	1,105	5.0%
Built 1940 to 1949	272	1.2%
Built 1939 or earlier	138	0.6%
Total Housing Units	22,013	100.0%

Figure 3:32 Age of the Housing Stock in Casa Grande.

Source: U.S. Census American Community Survey 2014-2018 5-year Estimates

Figure 3:32 breaks down the age of the City's housing stock. As of 2018, there were a little over 22,000 housing units in Casa Grande, and over half of those units were built in 2000 or later. Because so many of the City's housing units are relatively young, they should be in good condition and require little to no maintenance. In order to maintain the quality and condition of Casa Grande's overall housing stock, the City will need to be proactive about preserving and extending the life of these units. As the City's housing stock ages, the need for housing rehabilitation and revitalization programs will increase. Some of the City's older neighborhoods are already in need of these revitalization efforts. Providing adequate, quality housing for current and future residents will require addressing issues of substandard housing. Improving the quality of these substandard units will improve housing conditions for residents and benefit the broader community.



Single Family Attached Condos

Figure 3:33 demonstrates that the number of residential building permits in Casa Grande has increased rapidly in the past few years, with traditional single-family permit submissions doubling between 2018 and 2019. Most of the City's permitting activity in the past 10 years has yielded single-family housing, with traditional single-family homes accounting for over 67 percent of new residential construction and manufactured homes accounting for over 24 percent. Additionally, 128 mobile/park homes and 159 group home beds were also added in that time, increasing housing access for retired persons and persons with special needs.

RESIDENTIAL BUILDING PERMITS IN CITY OF CASA GRANDE- 2010-2020

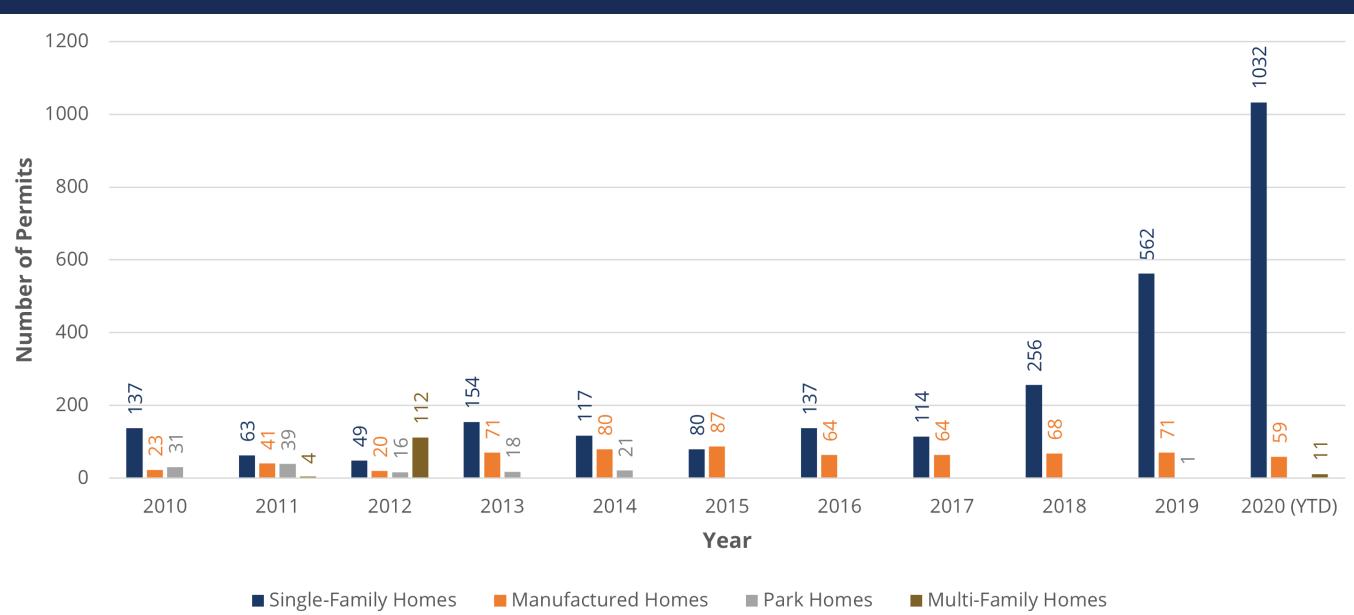


Figure 3:33 Residential Building Permits in Casa Grande 2010-2020; Note: The 2020 (YTD) category shows permits through June 30, 2020.
Source: City of Casa Grande



Single Family Home



Medium Density Housing



High Density Housing

Multi-family homes currently account for about 11 percent of the City's housing stock. Figure 3:33 shows that 119 multi-family units were added in the past 10 years, accounting for 4 percent of residential permits in that timeframe. This limited supply of multi-family units could be a barrier to people who cannot afford to purchase single-family homes or who are looking solely for rental units and will be a key area for growth as the City diversifies its housing stock.

VISION: A COMMUNITY OF SUFFICIENT AND APPROPRIATE HOUSING MIX TO MEET THE DIVERSE NEEDS OF RESIDENTS.

As the Casa Grande community grows and becomes increasingly diverse, it is important to ensure that the City offers housing choices that accommodate the wide range of different lifestyle needs current and future residents may have. Providing sufficient housing means intentionally striving to increase housing options available to low-income, minority, special needs, and elderly populations; it also means removing regulations and policies that may allow discriminatory housing practices against these groups. A diverse housing mix must also consist of aspirational housing types that appeal to residents seeking more expensive units. Offering housing at a variety of different price points allows residents to make the best choices for their individual households. Housing density also factors into diversifying the City's housing stock. With projections indicating that 70 percent of the City's housing stock will remain single-family units, encouraging the development of varied multi-family apartments, townhomes, condos, and other housing types provides necessary alternatives to single-family homes.

GOAL H-1: Provide a variety of housing choice for all income levels, generations, and household demographics.

Action Step H-1.1: Establish a Citywide target of 15 percent of all new dwelling units to be multi-family housing throughout residential areas as a method of balancing housing choice for young families, individuals, and retired persons. This requirement may vary on a project-by-project basis.

Action Step H-1.2: Encourage the formation of public-private ventures to develop housing for low and moderate-income households using local, state, and federal programs.

Action Step H-1.3: Consider revising the zoning regulations to allow the creation of accessory dwelling units, with appropriate development standards to mitigate any adverse impact, in specific residential zone districts.

Action Step H-1.4: Ensure that development regulations allow for the creation of multi-generational housing products.

Action Step H-1.5: Through rezoning, innovative site planning and design, implement the preferred growth strategy as illustrated on the Land Use Map.

GOAL H-2: Encourage variety in neighborhood design and development patterns.

Action Step H-2.1: Encourage a range of neighborhood types, densities, and building design within Planned Area Developments and throughout the City.

Action Step H-2.2: Modify the Zoning Code to allow for the by-right development of single-family rental developments in appropriate residential zone district(s).



Action Step H-2.3: Encourage the development of subdivisions with lower density, and which incorporate rural and/or agricultural design elements, in the Rural land use category.

GOAL H-3: Increase housing choice for residents with growing wages.

Action Step H-3.1: Encourage the provision of executive housing in various locations throughout the community.

Action Step H-3.2: Ensure that adequate locations are provided for the development of aspirational housing for those homebuyers seeking a move-up product.

GOAL H-4: Provide areas that are transit and pedestrian friendly.

Action Step H-4.1: Encourage higher density residential developments along planned transit corridors.

Action Step H-4.2: Ensure that all new residential developments include appropriately sized and located sidewalks and pedestrian pathways.

GOAL H-5: Encourage higher density residential projects in areas designated Downtown Core, Community Corridor, and Commerce & Business land use categories.

Action Step H-5.1: Promote the use of vacant commercial land or expansive parking lots for intensive residential uses where appropriate.

Action Step H-5.2: Promote housing densities in areas planned for multimodal transportation.

Action Step H-5.3: Ensure that development regulations allow for higher density residential and mixed-use developments that are walkable and bikeable in the Downtown Core land use areas.

GOAL H-6: Promote use to use compatibility when approving new developments adjacent to existing residential areas.

Action Step H-6.1: Modify development regulations to require physical separation such as fences, berms, parks and open spaces, or landscape areas in order to buffer residential areas from the potential adverse impacts of non-residential uses and/or high traffic volume transportation facilities.

Action Step H-6.2: Promote design compatibility between residential developments of different scale by encouraging the use of physical separation or landscape areas to separate adjacent single and multi-story developments.

VISION: A COMMUNITY THAT PROMOTES FAIR ACCESS TO QUALITY HOUSING FOR ALL RESIDENTS.

The City's Housing Division completed a 2020 Analysis of Impediments to Fair Housing Choice that highlights some of the potential barriers Casa Grande homebuyers may face. The analysis focuses on impediments that disproportionately impact low-income, minority, and special needs populations. The City's housing policies strive to address the challenges identified by the impediments analysis, protect against housing discrimination, and increase housing access for current and future residents.

The variety and age of the City's housing stock are two factors that impact housing affordability. Multi-family, attached, and manufactured home units tend to be more affordable than traditional single-family homes. Older homes may be more affordable, but they may also need rehabilitation. Encouraging the construction of affordable multi-family and single-family housing units will provide housing choice alternatives for the disabled, families with children, and other populations who cannot afford to purchase single-family homes.

GOAL H-7: Seek resources to increase the City's supply of affordable housing.

Action Step H-7.1: Explore the use of federal and state housing programs and funding to assist in the provision of affordable housing.

Action Step H-7.2: Consider the sale of City-owned surplus land to the private sector and/or non-profit organizations for the development of workforce/attainable housing.

Action Step H-7.3: Support the development of high-quality, rental housing projects that utilize federal rental housing assistance programs and/or Low-Income Housing Tax Credits.

GOAL H-8: Strive to meet the housing needs of senior citizens and other special needs populations by encouraging different levels of residential care homes in accessible locations, close to demanded facilities and amenities.

Action Step H-8.1: Allow residential care homes, meeting the housing needs of elderly persons and other special needs population groups, in dispersed locations.

Action Step H-8.2: Encourage the development of housing for special needs persons particularly in areas designated Community Corridor on the Land Use Map where mass transit, medical, and accessible support services are available.

Action Step H-8.3: Ensure that local zoning ordinances and building codes address issues of concern for persons with disabilities, group homes, congregate living, and community care.



Action Step H-8.4: Monitor home affordability through the application of The Arizona We Want Progress Meter that measures the percentage of homes sold that are considered affordable to the local median wage household.

GOAL H-9: Increase awareness, outreach, and education for the City's active fair housing program.

Action Step H-9.1: Conduct City-sponsored training sessions and informational campaigns.

Action Step H-9.2: Update fair housing information regularly, and make it available to the public.

Action Step H-9.3: Provide fair housing materials and informational programs in Spanish.

GOAL H-10: Increase homeownership opportunities for low-income residents.

Action Step H-10.1: Research strategies and best practices for building attainable housing and strengthening neighborhood revitalization efforts.

Action Step H-10.2: Seek funding and resources to establish a homebuyer assistance program.

Action Step H-10.3: Place income-qualified families into housing through direct or deferred loans.

Action Step H-10.4: Find funding assistance for residents who have low credit but sufficient income to purchase or rent housing.

VISION: A COMMUNITY THAT INVESTS IN NEIGHBORHOOD REVITALIZATION.

The City's Housing Division has been successfully managing the City's valuable neighborhood revitalization efforts through the Owner Occupied Housing Rehabilitation Program. Funds are made available in the form of low interest loans, interest free deferred payment loans, and grants to rehabilitate owner occupied homes within the City limits. These programs ensure that upon completion of the rehabilitation, the home will meet all applicable codes and energy efficiency standards. These standards preserve the City's affordable housing stock by extending the life of the units by 20 to 30 years. This program is largely supported by State Housing Funds and Community Development Block Grant Funds.

GOAL H-11: Continue The City's Efforts To Rehabilitate Housing And Replace Substandard Housing.

Action Step H-11.1: Conduct an inventory and assessment of all boarded-up/abandoned houses in the City, and focus revitalization efforts on these units.

Action Step H-11.2: Prioritize substandard homes and homes in need of repair in older neighborhoods for revitalization.

Action Step H-11.3: Acquire foreclosed housing units in older neighborhoods and rehabilitate them to meet City codes.

Action Step H-11.4: Explore the potential to expand the City's housing rehabilitation program to rental units.

Action Step H-11.5: Establish targeted code enforcement programs to maintain neighborhood quality.

Action Step H-11.6: Consider implementing voluntary neighborhood cleanup programs.

GOAL H-12: Promote the construction of new residential dwellings on vacant infill lots.

Action Step H-12.1: Evaluate revising the R-1 and R-2 zone districts to allow manufactured homes that meet certain design criteria that allow them to fit in with existing single family housing stock, such as size, foundation design, roof style, lot orientation, use of porches, carports, garages, etc. on a Conditional Use basis.

Action Step H-12.2: Revise development regulations to promote and incentivize infill of vacant residential lots.

GOAL H-13: Raise community awareness of programs and laws that enable residents to resolve structural deterioration and property maintenance issues.

Action Step H-13.1: Work with residents through outreach to maintain quality and structural integrity of deteriorating homes in older neighborhoods.

Action Step H-13.2: Establish a neighborhood revitalization program that addresses crime, blight, housing condition, substandard infrastructure, and other issues by targeted use of City resources.



ELEMENT

PARKS, RECREATION, TRAILS, & OPEN SPACE

OVERVIEW

The Parks, Recreation, Open Space, and Trails Element outlines the provisions for recreational facilities, open spaces, and trails within the City. This element is guided by the [Casa Grande Regional Trail System Master Plan](#), the [Community Services Master Plan](#), and the [Casa Grande Mountain Park Trail System Master Plan](#).



The City anticipates most future parks will be created in conjunction with new residential developments. These parks will be on a neighborhood scale generally less than 10 acres in size and contain elements such as playgrounds, ramadas, volleyball, basketball, picnic areas, and open grass areas for informal play.



Playgrounds



Ramadas



Volleyball



Picnic Areas



Basketball



Open Grass



Community Recreation Center

Typically, communities provide services on multiple levels, such as neighborhood, community, and regional parks. To date, this has been the method that the City of Casa Grande has used to provide parks to the community. Historically, the City has provided and maintained all community and regional parks, as well as neighborhood parks in older neighborhoods. The City has relied on developers to build, and Homeowners Associations (HOAs) to maintain, neighborhood parks in new single-family and multi-family developments. However, the City does collect an impact fee that can be used to provide additional neighborhood and community parks that are needed as a result of new growth.

Private Development Resources	Quantities
Ramadas	61
Playgrounds	35
Half Basketball Courts	19
Volleyball Courts	4
Tennis Courts	15
Bocce Ball Courts	14
Pickleball Courts	53
Shuffleboard Courts	50
Horseshoe Pits	18
Community Centers (Clubhouses)	12
Water Features (Lakes, Fountains, etc.)	9
Outdoor Pools	31
Golf Courses	2
RC Car Tracks	1
Baseball Fields	1
Bowling Alleys	1

The City recently updated its inventory of parks and recreational facilities to include private resources. Neighborhood parks and facilities in private developments are generally intended to serve the residents living there, but these resources still fulfill residents' recreational needs and supplement the City's public-owned recreation network. Documenting both public and private parks and recreational facilities will allow the City to better forecast the future recreational needs of Casa Grande's residents and increase access to recreational resources in the areas where they are needed most.

Many of Casa Grande's private developments offer diverse recreational resources in addition to elements such as open grass areas and paved pathways. These amenities appeal to a variety of demographics and diversify the City's stock of parks and recreational facilities. *Figure 3:34* shows the inventory of private recreational resources compiled by City staff. Note that the list consists almost entirely of resources visible through aerial images and may not capture private developments' indoor amenities.

Figure 3:34 Recreational Resources within Casa Grande's Private Developments.

Source: City of Casa Grande

There are 25 public park facilities that are classified by their size and amenities within the Casa Grande planning area. The classifications are:



Pocket Park

Pocket Park: Pocket Parks are small parks typically under one acre and generally consisting of play areas, shaded seating, and/or picnic spaces. Mini-parks may be associated with storm water retention or detention areas. These parks are intended to provide convenient play areas for small children and informal gatherings within walking distance to homes in the immediate area.



Neighborhood Park

Neighborhood Parks: Neighborhood Parks satisfy the recreation needs for a service area of approximately half a mile radius. The exact acreage requirements and facility equipment of each future neighborhood park will be determined when specific development proposals within a park service area are submitted to the City. However, neighborhood parks will generally be less than 10 acres and include recreational facilities acceptable to the City Community Services Department, Planning and Development Department, and Public Works Department.



Community Parks: Community Parks serve the recreational needs within a three mile radius and provide recreation facilities as specified by the City of Casa Grande. The exact acreage requirements and facility equipment for each community park will be determined when specific development proposals within its service area are submitted to the City. However, community parks will generally be less than 40 acres and include recreational facilities acceptable to the City Community Services Department, Planning and Development Department, and Public Works Department.



Bicycling in Peart Park

Regional Parks: Regional Parks are designed to accommodate residents from a larger, regional service area. Regional parks are typically 40 acres and larger and may include any combination of amenities featured in other park classifications.



Ramadas in Regional Park

Linear Parks: Linear Parks provide linkages between other parks, schools, residential areas, and commercial or employment areas. Portions of linear parks may be used for improved recreational facilities. However, the primary uses of linear parks are recreational hiking, walking, biking, or other non-motorized travel. Three Casa Grande regional parks function as undeveloped open space and are primarily used for hiking and biking.



Villago Lake

In 2005, the City of Casa Grande conducted a statistically valid resident survey to determine issues, concerns, and preferences related to community development. The survey found "walking and biking trails" were the outdoor recreational facilities the community most wanted. To meet this and other identified community desires, the Casa Grande Regional Trails System Master Plan and the Casa Grande Mountain Park Trail System Master Plan have been approved as summarized below.



Park Amenities --Splash Pad

CASA GRANDE REGIONAL TRAIL SYSTEM MASTER PLAN

In May 2008, the City approved the Casa Grande Regional Trail System Master Plan. The trail system proposed will be a non-motorized, multi-use trail system. It will serve pedestrians, trail-runners, bicyclists, and equestrians. To the extent possible, all trails in the proposed regional trail system will accommodate multiple user types, such as equestrian, hiking and biking. This system will also serve as a way to provide connection between public facilities, particularly recreation centers and parks.

APPROVED REGIONAL TRAIL SYSTEM

Community Trails: The Casa Grande Regional Trail System Master Plan consists of both Community Trails and Neighborhood Trails. The proposed Community Trails will provide an overall framework for the regional trail system. These trails will connect the various neighborhoods within the City, create opportunities for non-motorized transportation, and provide access to public parks, community buildings, and natural resource areas.

Community Trails include the following trail types:

- Linear Parks
- Community Trails
- Equestrian/Spur Trails
- Rural/Unpaved Trails
- Primitive Trails
- Enhanced Bicycle and Pedestrian Corridors

Neighborhood Trails: Neighborhood Trails will play an important role in the overall City of Casa Grande trail system. These trails will be integral to all new residential subdivisions and other developments.

Two types of Neighborhood Trails include:

- Primary Neighborhood Trails
- Secondary Neighborhood Trails

CASA GRANDE MOUNTAIN PARK TRAIL SYSTEM MASTER PLAN

In July 2008, the City also approved the Casa Grande Mountain Park Trail System Master Plan. The Casa Grande Mountain Park Trails Master Plan represents the collaborative effort of local residents, public and private landowners, City officials and staff to create a shared-use trail system for Casa Grande Mountain Park. This plan was implemented beginning in 2010 and completed in 2013. Casa Grande Mountain is now home to more than 17 miles of established and marked trails. At its highest point, the mountain is 2,538 ft and provides unparalleled views of the surrounding terrain. The trail system provides a dynamic range of recreational experiences for hikers, mountain bikers, and equestrian users.

EXISTING AND PROPOSED NATURAL RESOURCE TRAIL PARKS

Casa Grande Mountain Park and North Mountain Park are existing Natural Resource/Trail parks, are both owned by the City of Casa Grande, and offer opportunities for trail related recreation. One other piece of land, a 144-acre parcel immediately west of Ed Hooper Park, is owned by the City of Casa Grande and could potentially be used for a natural resource trail park. It offers trail opportunities in a more urban setting for hikers, bikers, and equestrian users on a smaller, flatter scale compared to the mountain parks.

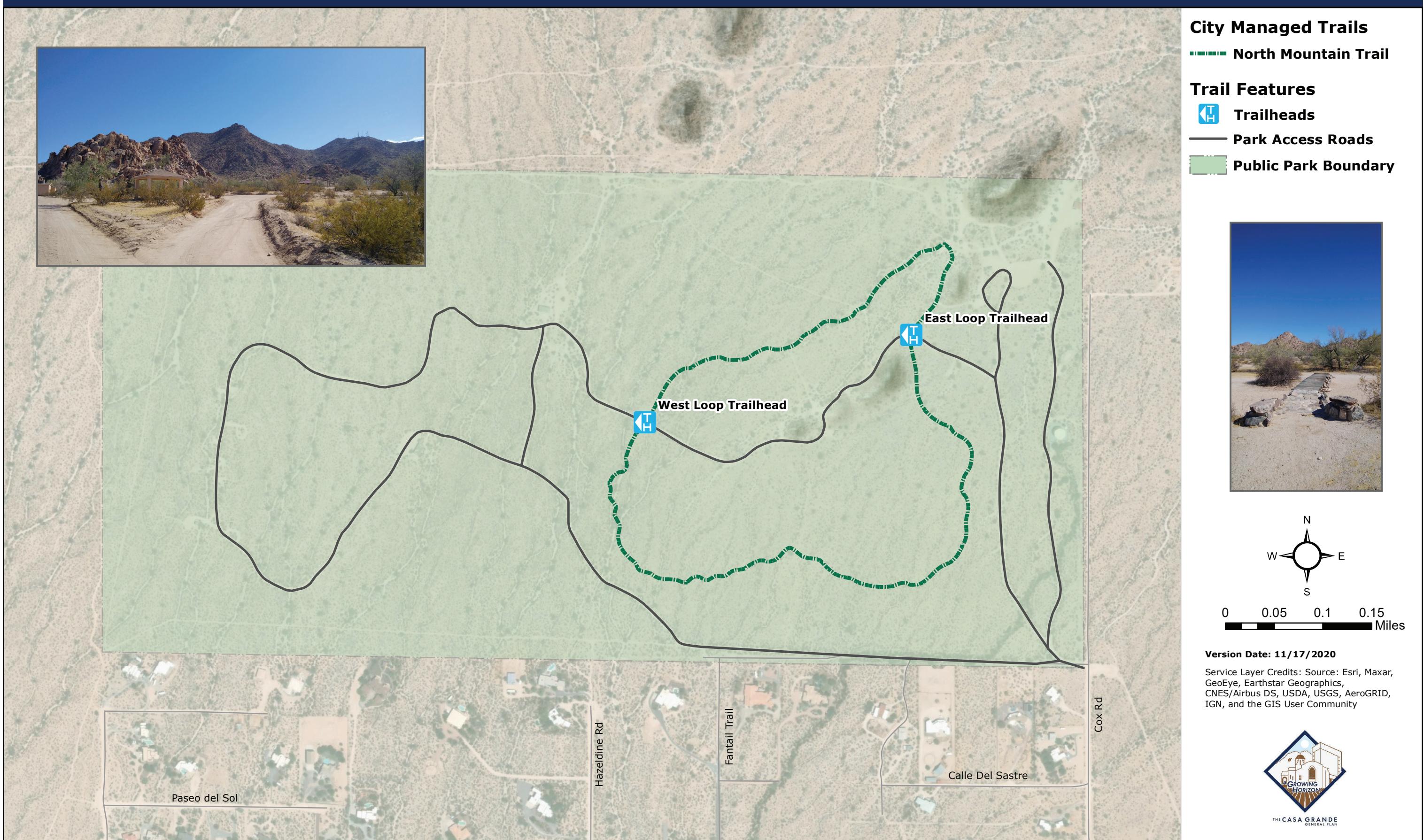


MAP FIGURE 3:7 CASA GRANDE MOUNTAIN TRAILS



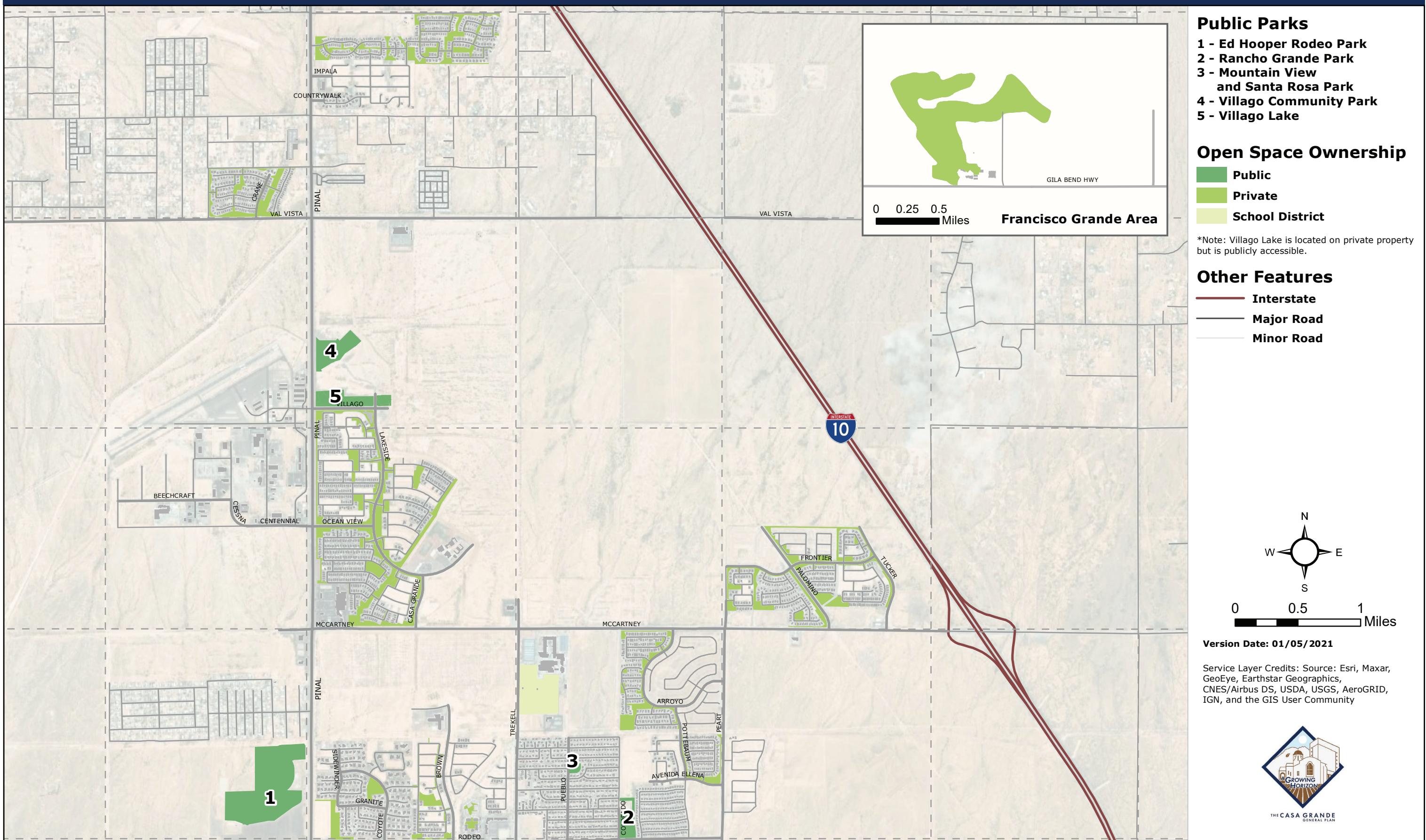
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MAP FIGURE 3:8 NORTH MOUNTAIN PARK TRAILS



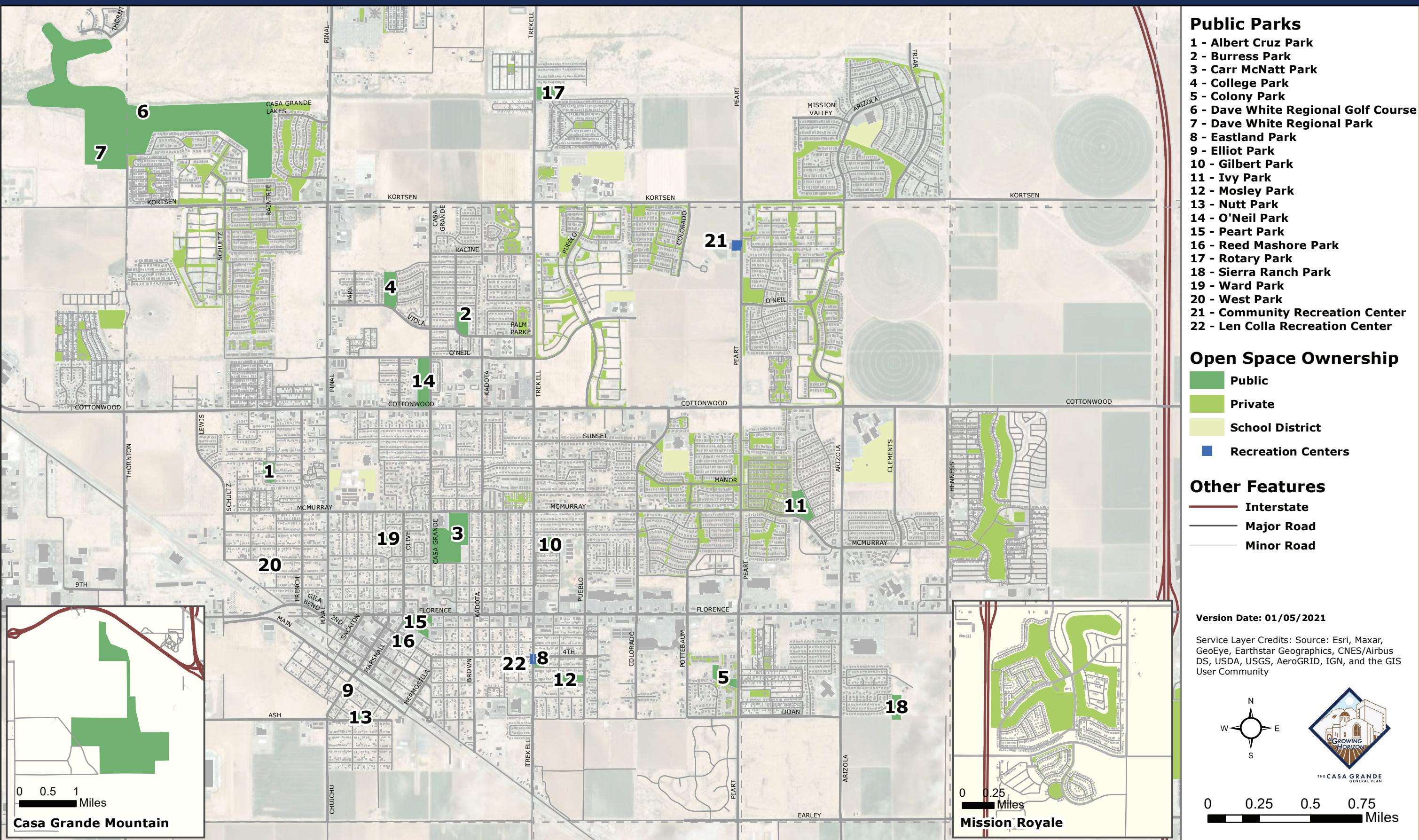
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MAP FIGURE 3:9 PARKS & RECREATION USES - NORTH



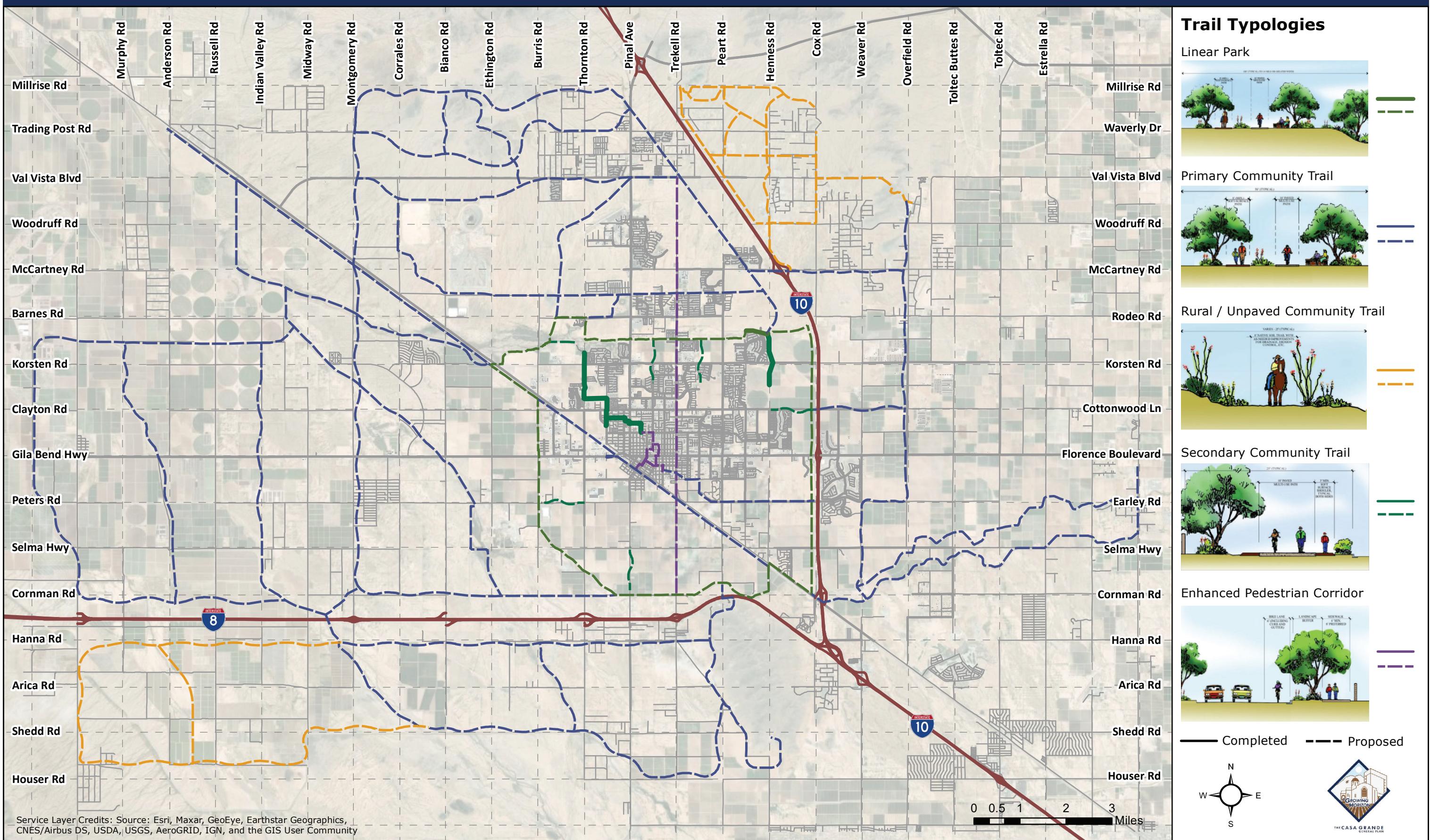
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MAP FIGURE 3:10 PARKS & RECREATION USES - SOUTH



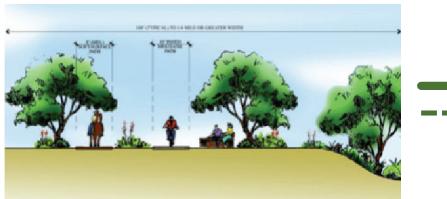
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MAP FIGURE 3:11 TRAILS - CASA GRANDE PLANNING AREA

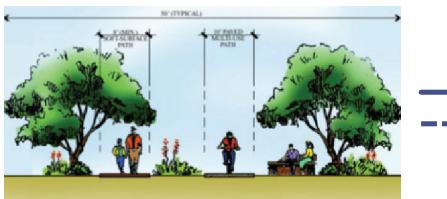


Trail Typologies

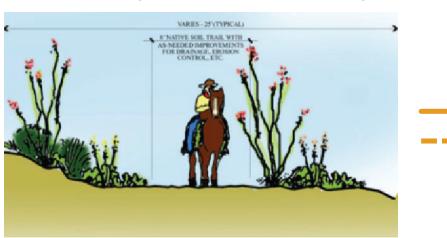
Linear Park



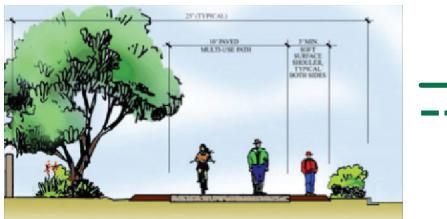
Primary Community Trail



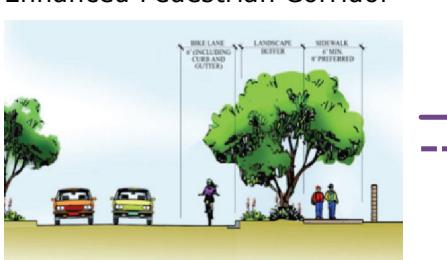
Rural / Unpaved Community Trail



Secondary Community Trail



Enhanced Pedestrian Corridor



Completed: Solid line Proposed: Dashed line



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VISION: A COMMUNITY WITH EXCEPTIONAL NATURAL ENVIRONMENTS AND OPEN SPACE ACCESSIBLE TO ALL.

Quality parks, trails and facilities provide opportunities for accessible recreation and exercise which are fundamental components of active, engaged and healthy communities. The opportunities provide outdoor activities, programs and facilities, and trails which contribute to the quality of life for residents and visitors. Investment in the City's recreation network also allows for the conservation of existing cultural, scenic and natural resources, view corridors, agricultural areas and wildlife habitats.

Good design is about creating a place that consistently functions well over time. A well designed place should also be attractive, providing an inspirational and special place for people. Poorly designed places may result in conflicts between different activities and users. When spaces lack character and identity, people do not use them. A well-designed place has the following qualities:

- Sustainability
- Character and Distinctiveness
- Definition and Enclosure
- Connectivity and Accessibility
- Legibility
- Safety
- Adaptability and Robustness
- Inclusiveness
- Biodiversity

GOAL P-1: Provide high quality parks, trails and open spaces located throughout Casa Grande.

Action Step P-1.1: Require safe and adequate trails and open spaces to be provided as a part of all subdivisions and Master Planned Communities.

Action Step P-1.2: Review all new development proposals for compliance with the approved Community Services Master Plan, the approved Casa Grande Regional Trail System Master Plan, and applicable Zoning Code requirements.

Action Step P-1.3: Provide parks, trails and recreation facilities to meet the standards adopted in the Community Services and Regional Trails System Master Plans through the development review process.

Action Step P-1.4: Use "Crime Prevention through Environmental Design (CPTED)" principles to enhance public safety along the trail system.

Action Step P-1.5: Review and update the Community Services Master Plan and Regional Trails Master Plan to meet current and future population needs.



Villago Lake



Outdoor Activities and Hiking

Action Step P-1.6: Establish required Level of Service (LOS) to be met by all developed parks using the list of acceptable components in the Park Design Guidelines as presented in the Community Services Master Plan.

Action Step P-1.7: Develop new parks based on the design guidelines presented within the Community Services Master Plan and Regional Trail System Master Plan.

Action Step P-1.8: In the event Homeowners Associations (HOA) or other parks are turned over to the City for maintenance, maintenance districts or similar entities shall be established.

Action Step P-1.9: Encourage the use of environmentally friendly, low water usage features, and landscaping for both City and non-city parks.

Action Step P-1.10: Work in partnership with developments and other key stakeholders to identify and dedicate land for trail corridors in accordance with the Casa Grande Regional Trails Master Plan.

Action Step P-1.11: Work with the State Trust Land; Bureau of Land Management; and Department of Defense to grant formal approval to the existing social trails located on these properties that link to the Casa Grande Mountain trail network.

GOAL P-2: Provide adequate access to recreational facilities and other public facilities.

Action Step P-2.1: Connect areas to schools, natural areas, and other facilities by implementing the Casa Grande Regional Trails Master Plan neighborhood trail system to link residential and commercial areas and community facilities where feasible.

Action Step P-2.2: Any loss of parkland through governmental action may be received in-kind.

Action Step P-2.3: Encourage new Planned Area Developments (PADs) and subdivisions to provide Neighborhood Trails with access points within a quarter mile of each new residence.

Action Step P-2.4: Apply the City's standards for open space, trails and parks to all new PADs.

Action Step P-2.5: Solidify and strengthen Intergovernmental Agreements (IGAs) with schools for joint use of fields, gyms and multipurpose spaces.

Action Step P-2.6: Expand programs to meet the needs of the working public (evenings and weekends), the needs of stay at home parents, seniors (daytime hours), as well as considering additional before- and after-school activities through partnerships.

Action Step P-2.7: Expand and improve accessibility, as per Americans with Disabilities Act (ADA) and deaf sensitivity guidelines, to major recreational centers to encourage greater participation.

VISION: A COMMUNITY WITH INTERCONNECTED OPEN SPACE.

A network of public open spaces will play a major role in combating the effects of climate change, from their role in helping to moderate desert temperatures to preventing flooding. Thoughtfully designed public open spaces can offer multiple benefits such as water storage, cooling and carbon absorption. They can provide natural features for flood management, walkways and roadway buffering. They can be home to native plants and preserve unique habitats and biodiversity.

GOAL P-3: Use of technological advances, new concepts and new designs to minimize the use of non-renewable resources.

Action Step P-3.1: Continue to maintain building and zoning codes that permit the practical application of new and advanced concepts, designs, and ideas in recreation and entertainment.

Action Step P-3.2: Recognize access barriers such as interstates, highways, and railroads while also acquiring land in growth areas that do not require users to navigate these barriers.

Action Step P-3.3: Encourage adherence to appropriate elements of the United States Green Building Council's (USGBC), and Leadership in Energy and Environmental Design (LEED) criteria in the design and construction of recreation facilities.

Action Step P-3.4: Work with HOAs in Casa Grande to upgrade parks to provide an adequate Level of Service (LOS).

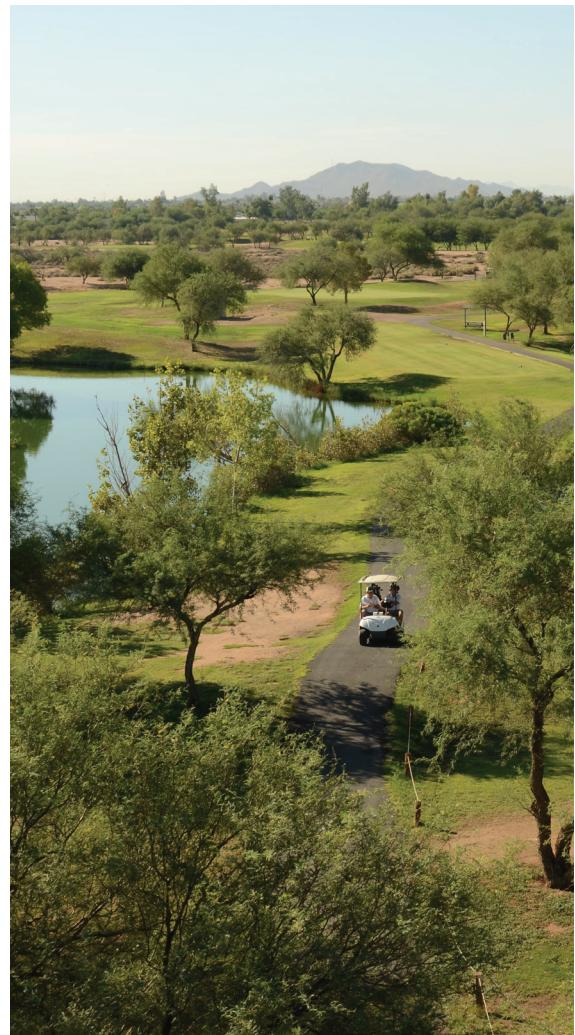
Action Step P-3.5: Use Homeowner Association (HOA) parks as neighborhood trailheads to access citywide and regional trails and greenways.

Action Step P-3.6: Explore building partnerships with new HOAs for park maintenance and access.

Action Step P-3.7: Encourage developers and HOAs to be environmentally sensitive in their open space elements.

Action Step P-3.8: Monitor water use on all community services parcels for long-term sustainability.

Action Step P-3.9: Update irrigation systems to provide the most efficient application.



Dave White Golf Course



Hiking Trail

GOAL P-4: Coordinated park and trail planning and programs between Casa Grande, Pinal County and neighboring jurisdictions.

Action Step P-4.1: Collaboration between the City and Pinal County, neighboring municipalities, and state and federal landowners and/or managers to coordinate and complement recreation and open space amenities.

Action Step P-4.2: Work in partnership with appropriate entities to ensure coordinated efforts are communicated and supported to fully complement the City's community resource provision.

Action Step P-4.3: Conduct regularly scheduled coordination meetings with Pinal County and other entities and/or jurisdictions as required to coordinate trail system development in the region.

GOAL P-5: Expand City's network of open spaces, parks, and trails.

Action Step P-5.1: Proactively identify, and when appropriate, act on opportunities to acquire land for future open spaces, parks, trails, and community facilities.

Action Step P-5.2: Create new parks and trails in areas where residents are not currently served.

Action Step P-5.3: Strive to meet the national standards advertised by the National Recreation and Park Association in 2019 of at least 10.1 acres of developed park land per 1,000 residents, 8.3 full time equivalent employees per 10,000 residents, and \$78.69 per capita spending per year.

Action Step P-5.4: Plan for new parks in expanding areas to supplement the service currently being provided exclusively by HOAs.

Action Step P-5.5: Plan for connectivity between the trails and open space provided in Casa Grande and those set forth in the Pinal County Open Space and Trails Master Plan.

Action Step P-5.6: Apply The Arizona We Want Progress Meter regarding acres of open space and miles of trails per person to ensure compliance with state and county standards.



Action Step P-5.7: Review land holdings for expansion of services and facilities. This could include new sports fields, new recreation centers, new aquatic centers, new libraries or new parks.

Action Step P-5.8: Ensure that all new parks be constructed to provide adequate LOS.

Action Step P-5.9: Locate parks in new developments.

Action Step P-5.10: Explore the possibility of creating an Adopt-A-Park and trail program to help with park maintenance, beautification, and civic pride.

Action Step P-5.11: As available, review land in growth areas for future parks based on creating a consistent base LOS.

Action Step P-5.12: Continue to acquire land to develop a scenic corridor around Casa Grande by connecting large parks with greenways and multi-use trails.

Action Step P-5.13: Increase recreational resources by maximizing the multi-purpose uses of existing open spaces.

Action Step P-5.14: Build partnerships within the community to take advantage of existing facilities, share new facilities, and help maintain community facilities.

Action Step P-5.15: Supplement public-owned open spaces with private open space resources.

Action Step P-5.16: Establish a dedicated funding source for park and trail development.

Action Step P-5.17: Create a comprehensive resource plan using all resources in the Casa Grande area to enhance the Community Services Department programs and services.

Action Step P-5.18: Work with developers of industrial and commercial properties that abut trail corridors to ensure adequate access and trail connection for their employees and the community at-large, while also taking into consideration that safety concerns are also met through adequate design, strategic alignments and site planning.



Community Park Tree Planting

VISION: RECREATION AND CULTURE.

The City approved a Community Services Department Master Plan in 2007. This plan identified standards for new and existing recreation, cultural and leisure facilities throughout the City.

The mission of the City of Casa Grande Community Service Department is to improve the lives of the entire community by providing exceptional experiences. The City strives to improve residents' quality of life through parks, open space and trails, equal access to a diversity of material through library services, and a variety of recreation programs and activities for the community.



Recreation programs and City-sponsored events, such as a pop-up movie screening at the park, can provide additional entertainment options to residents.

GOAL P-6: A City rich in recreational resources and quality of life opportunities.

Action Step P-6.1: Expand recreational program offerings to meet the changing needs of the community.

Action Step P-6.2: Update the Community Services Master Plan by the year 2025 to meet the changing needs of the community.

Action Step P-6.3: Expand, where feasible, the number of community-wide, City-sponsored special events promoted and located in parks and/ or facilities best suited to accommodate the activity/event.

Action Step P-6.4: Expand where feasible fitness and wellness programs for the entire community.

Action Step P-6.5: Expand, where feasible, recreational programming for the entire community.

Action Step P-6.6: Expand, where feasible, arts and cultural events for the entire community.

Action Step P-6.7: Evaluate Wi-Fi locations in order to provide internet access at City owned facilities for use by all citizens.

Action Step P-6.8: Enhance the "Casa Grande" quality of life recreational program effort focusing on nature, environment, and stewardship of parks and open spaces.

Action Step P-6.9: Ensure 50% of all recreational program offerings are adapted for various physical abilities, in compliance with the Americans with Disabilities Act (ADA).

Action Step P-6.10: Provide accessibility for the Deaf and Hard of Hearing (DOH) for all major City events, public communications and advertising from the Community Services Department, including digital media.



Community Activities





ELEMENT

PUBLIC SERVICES, BUILDINGS, & FACILITIES

OVERVIEW

The City employs approximately 438 individuals who work among various departments throughout the City. Full-time 2020 staffing is 379 employees, while the rest are part time positions.

This element provides:

- An inventory of existing public buildings and facilities, including schools, and an assessment of how these facilities are currently meeting the needs of the City. (For park and recreation/community center facilities, please refer to the Parks, Recreation, Open Space and Trails element.)
- Recommendation of needs to ensure support for the City's additional growth.
- The City's Visions, and those Goals and Action Steps that will ensure these future needs can be accommodated.

This section is organized into three main areas for City and public facilities and operations:

- City Emergency Operations for Police and Fire.
- City Administrative/Non-Emergency Operations including City Hall, Municipal Court, North & South Operation Centers, City Landfill, Airport, Wastewater Treatment Plant, Animal Shelter/Control and the Downtown and Vista Grande Libraries.
- Non-City Public Facilities includes Museums, County Facilities, Hospital, Colleges and Schools (Public/ Public Charter/ Private).

INVENTORY

A map of buildings and facilities by type can be found at Map *Figure 3:12*.

VISION: A COMMUNITY WITH RIGHT-SIZED QUALITY FACILITIES, PROVIDING EXEMPLARY SERVICES MEETING CITIZENS' NEEDS.

With a current land area of 71,000 acres, and an estimated growth rate of 3% per year for the next decade, Casa Grande is indeed a "Growing Horizon". Strategically located well-staffed schools, libraries, police and fire stations, and other public facilities ensure that a high quality of life is maintained as the community grows and Casa Grande continues to be an attractive location to employers.

CITY EMERGENCY OPERATIONS:

Police

In 2020 Casa Grande has 1.45 officers per 1,000 residents, with 80 sworn officers. As the City population increases, additional officers will be needed to maintain the current officer to population ratio.

The City is divided into five patrol districts, A-E, with one patrol team per district. (See *Map Figure 3:13*). Each team is comprised of five-officers with continual coverage. The size of each district is based on its respective density and concentration of calls for service (CFS). The smallest district is E, "Edward" bound by Kortsen and Florence to the north and south, and Pinal and Trekell to the west and east. The largest district is D, "David", primarily covering the vast undeveloped northwest portion of the City west of Pinal between McCartney and the City limits. This area also includes areas east of Pinal in more populous areas leading south to Cottonwood Lane.

There is currently one police station and a separate dispatch center serving the City. As the City grows, additional districts may be necessary to maintain the current two to three minute response time. Alternatively, the Police department could reconfigure the existing five districts to cover CFS volume and the density of population associated with new development.

As new development is planned, the Police Department will be made aware of large planned development projects to help them consider the need for redistricting and provide an opportunity for input during the review process. Currently, the response time is adequate, and the response time for most CFS is within two to three minutes.



Fire

Casa Grande Fire has four districts, each with a fire station that is staffed with four firefighters. (See *Map Figure 3:14*). The Fire Department also serves as first responders to emergency incidents. Current fire department response times are about 5 minutes. Traffic and the City's transportation network have a significant impact on Fire Department response times. It is important for the Fire Department to know where areas of planned growth are so that stations, equipment, and districting can be planned accordingly. Including Fire Department representatives in the reviews of planned development can provide valuable input about whether the scope and location of a project can be feasibly and readily covered. As the City continues to develop, there may be a need to relocate certain stations that don't meet response time objectives.

VISION: A COMMUNITY THAT ATTRACTS CITIZENRY BECAUSE OF THE QUALITY SAFETY AND EMERGENCY RESPONSE SERVICES THAT IT PROVIDES.

A network of well-maintained access routes to all areas of the City to respond to emergency needs in a timely manner, implementing technology and media outreach to assist in crime prevention, and proactively including Police and Fire in reviews of large or significant development proposals will help shape the City into a safe, attractive space.

GOAL PF-1: Optimize response times for emergency response.

Action Step PF-1.1: Utilize the City website, other social media, and the City's public access channel to provide resources for the public such as safety reminders and helpful emergency tips, to help reduce the potential or minimize the severity of some of the calls for service.

Action Step PF-1.2: Include police and fire departments as part of a stakeholder notification process for large imminent projects to guide them in decision-making and future planning for their facilities, staffing, and equipment.

Action Step PF-1.3: Add review criteria for significant zone changes, major site plans, and subdivision plats, assessing the feasibility of emergency response based on nearest facility, and the roads and road quality that access these areas.

Action Step PF-1.4: Implement CPTED (Crime Prevention Through Environmental Design) measures through site planning input to help minimize risk of and hazards associated with crime and emergency response and to encourage active communities with more "eyes on the street".

GOAL PF-2: Find alternative funding sources for police and fire facilities.

Action Step PF-2.1: When practical, seek to offset impact fees owed for the police or fire facilities portion, by allowing a land dedication in an area where a station is planned or determined to be necessary for the surrounding area's proposed use and impact.

CITY GOVERNMENT ADMINISTRATION/ NON-EMERGENCY OPERATIONS:

The city owns and operates several facilities that support administrative and non-emergency functions. These include the 12.74-acre Municipal Campus that houses the City Hall, Municipal Court and former Union High School Auditorium, and the North and South Operation Centers, Animal Control and Shelter, City Municipal Airport, Libraries, and the City Wastewater Treatment Plant.

Municipal Campus

The City's 12.74-acre municipal campus is located on Florence Boulevard across from the City's Historic Downtown. This centrally located site provides a setting for most of the City's administrative activities.

Many of the City's administrative staff work at City Hall, located in the former historic Union High School Buildings. Within City hall is the Council Chamber which is used for Council, Board, and Commission meetings. One such commission is the Casa Grande Youth Commission. This Commission consists of area students appointed by the Mayor and helps to foster leadership in City youth by including them in the City decision-making process.

The City Hall buildings are where City residents go for passport services, business, pet, and liquor licensing, City utility bill payment and services, as well as planning, and building permits. As the City continues to grow, there may be a need to expand City administrative offices; however, the space provided is currently adequate. Due to the age of the buildings, preventative as well as regular maintenance is important. There is room on the municipal campus for expansion.

The former Union High School Auditorium is also located on the municipal campus. This building is vacant and is a potential redevelopment opportunity for a civic purpose such as a performance hall, or for expanded office space. The Municipal Court building is also part of this campus.



North & South Operation Centers

The North Operations Center is located in the northern portion of the City and houses the Public Works Administration, City Engineering and Street staff along with an equipment storage yard and fueling station. The South Operations Center is located south of the downtown area and houses Parks Maintenance, Animal Control/Shelter, Public Works storage yard and fueling station.

City Landfill

The City Landfill is owned and operated by the City and is located near Interstate 8 and Chuichu Rd. The City also has its own trash collection that offers pickup services up to twice weekly for properties located within the City. The Landfill service area includes properties beyond the City limits, such as Arizona City and Stanfield. The Casa Grande Landfill is approximately 130 acres in size. This acreage is segregated into three cells.

The "West Cell", is 54.5 acres and is estimated to be at capacity by 2029. Prior to reaching full capacity, plans to start utilizing the "East Cell" will commence in 2026. This is 51.5 acres. This is estimated to be at capacity by June of 2044. At that point, a new or expanded location will be needed. Additionally, there is a "North Cell", 23 acres, that is not designed for landfilling but rather serves as an area for retention basins and used for cover material (soil) stockpiling.

Wastewater Treatment Plant

The Wastewater Treatment Facility for Casa Grande is located west of Dave White Park and is the sole treatment facility for the community. In 2020, the facility processed an average of 4.5 +/- million gallons per day (MGD). The facility is designed to process up to 12 MGD. In addition to the current actual flow into the plant, the City is committed to serving approximately 23,000 platted, undeveloped lots within municipal limits. Based on the current rate of development, it is likely that the wastewater treatment plant may need to expand operations within the next five years. This expansion will likely entail the construction of a recharge facility, with an additional recharge facility planned at a later date. Given that within 30 years the City is projected to double in size, there will need to be another wastewater treatment facility constructed.

City Municipal Airport

The City Municipal Airport is an approximately 411-acre facility with its own master plan. This document provides an analysis of future demands and recommendations. The facility is sized in a manner than can accommodate future expansion as needs warrant.

City Libraries

The Downtown Library and Vista Grande Library (a joint-use facility with Vista Grande High School) are the two public libraries in Casa Grande. Casa Grande is the only city in Pinal County to have both a main and branch library. The local library system is a vital resource for community interaction and collaborative learning. It provides digital and hard copy resources that can be accessed onsite and remotely. City libraries offer public computers, Wi-Fi access, and provide public meeting and activity rooms. The Downtown Library recently completed a building addition that expanded space for activity rooms and meeting areas ideal for smaller public gatherings.

According to www.worldcitiescultureforum.com, many cities provide 2.4 libraries for every 100,000 people, approximately one library for every 42,000 people. Based on that formula, the City is providing the correct number of libraries and will not need an additional library until the population reaches 125,000 residents.

Both City libraries are located south of Cottonwood Lane. While the library system also has a mobile system (bookmobile) and provides for digital dissemination of library material, additional library locations could be considered as the City continues to develop outward. Because libraries are places where Casa Grande residents of all ages and abilities gather, additional library locations should be easily accessible by foot, bike, transit (if it exists) and vehicles. The Community Services Master Plan is a tool for strategizing growth, utilization, and placement of local libraries and will be the document that ultimately focuses on future library placement, staffing, and services.

Community and Recreation Centers

Many of the facilities listed below are covered under the Community Services Master Plan, and the Parks, Recreation, Open Space and Trails element; they include:

- Boys and Girls Club
- Casa Grande Recreation Center
- Dorothy Powell Senior Center
- Len Colla Recreation Center
- Peart Senior Center

- Woman's Club
- Casa Grande Gun Range

As Casa Grande's population increases, and additional areas develop, the City will need to consider building additional recreation centers in order to help meet the needs of a growing, active population.

VISION: PROVISION OF CONVENIENT SERVICES AND FACILITY SPACE FOR BUSINESSES AND RESIDENTS TO EFFICIENTLY PERFORM THEIR DAY-TO-DAY TASKS.

Ever-increasing technological resources coupled with the opportunity for the City to strategically locate services can result in a future of well-connected and integrated services and spaces.

GOAL PF-3: Provide Public Facilities that continue to meet the City's administrative and service needs.

Action Step PF-3.1: As the City continues to grow, and additional space is needed, consider expanding City administrative offices.

Action Step PF-3.2: Consider potential redevelopment opportunities for the former Union High School Auditorium.

Action Step PF-3.3: Consider unified landscaping, wayfinding signage, and lighting to enhance the integration of buildings on the City's Municipal Campus and to better connect the Municipal Campus to the historic downtown.

Action Step PF-3.4: Begin to identify new locations that meet the landfill needs of the City ahead of the 2044 capacity date.

Action Step PF-3.5: Update the Wastewater Treatment Master Plan to address the timing, location and size of the additional wastewater treatment facilities needed to serve future growth.

Action Step PF-3.6: Update the Airport Master Plan to reflect the improvements needed to support the population and economic growth anticipated by this Plan.

Action Step PF-3.7: Consider future City library facilities and levels of accessibility needs in the next update to the Community Services Master Plan and incorporate the Community Services Master Plan into this Plan by reference.

Action Step PF-3.8: Evaluate the need for new City recreation centers to accommodate population growth in the next update to the Community Services Master Plan.

MUSEUMS:

The Museum of Casa Grande is owned by the Casa Grande Valley Historical Society and staffed by volunteers along with a paid Director. The Museum is an historic and cultural resource for the City and offers tours and programs related to local history and culture as well as a limited selection of books available for checkout. The Casa Grande Neon Sign Park has been recently opened. It is a unique outdoor museum displaying lighted signage of former and existing historic Casa Grande businesses and provides a fun nod to the past.

County Administrative Facilities:

Though not a City facility, Pinal County provides administrative County-related services in a satellite campus within Casa Grande. This service is a convenient amenity for Casa Grande residents who would otherwise have to travel to Florence for County business. It also provides ease of doing business between the City and County for governmental affairs.

K-12 Schools:

The City's school age population is primarily served by the Casa Grande Elementary School District and the Casa Grande Union High School District. See district maps at *Map Figure 3:15*, *Map Figure 3:16*, & *Map Figure 3:17*.

Currently, there are nine public elementary schools, three middle schools, and two high schools. There are two public charter K-8 schools, and three public charter high schools. Additionally, there are two private K-8 schools: St. Anthony's de Padua and Logos Christian Academy.

The student enrollment is broken down accordingly:

School	2019/2020 school year Enrollment
Public Pre-K-8 schools	6,571
Public High schools	3,362
Public Charter K-8 schools	1958
Public Charter High Schools	514
Private K-8 schools	249
Total	12,654

Figure 3:35 School Year Enrollment, 2019-2020

Source: City of Casa Grande



The Elementary and High School Districts serve populations living both within the City limits as well as those outside of the City limits. A demographic and enrollment analysis was prepared for the Casa Grande Elementary School District by Applied Economics in January 2020. This report suggested that no additional K-8 schools would be needed as the existing locations could absorb the projected enrollment for the next 10 years.

In terms of the elementary school district, the area expected to experience the strongest enrollment increase is north of McCartney Road. Areas where K-8 enrollment is expected to decline are generally outside the Phase I Growth Area. Though no similar study was available for the area's public high schools, assumptions can be drawn that the bolstered elementary enrollment will relay onto the high schools. Casa Grande's two public high schools are designed to accommodate larger volumes of students than the elementary facilities and are not anticipated to need additional facilities within the next ten years. However, as the City grows there may be a need for new locations.

There are some areas of the City that lack schools nearby and students from these areas have to travel a disproportional distance for their education. There are a number of planned developments throughout the City that have designated future school sites. There are also development agreements between the elementary school district and land developers that require a per lot payment, or dedication of land for a school site in lieu of payment, at the time of subdivision development. The City will work toward compiling a list of designated school sites to help inform the school districts should new school locations ultimately be sought. This can be particularly helpful if a school site is identified in an area presently under-represented by school facilities.

Colleges

Central Arizona College (CAC) is the only nearby higher education institution, the main campus is located just on the eastern edge of the planning area boundary, with satellite locations in Casa Grande. The college provides students with opportunities to continue their education and earn progressive degrees. The Northern Arizona University Extended Learning program is also offered out of Central Arizona College.

The current enrollment of CAC is 4,500 students, but it is projected to increase to 6,000 attendees within the next ten years. No new campuses or extension facilities are planned; however, the college is intending to move many programs to virtual or hybrid formats, according to Central Arizona College President Dr. Jackie Elliott.

The college anticipates that the greatest program expansion will be within the construction, electrical, and health curricular areas.

VISION: CELEBRATE THE RICH BEGINNINGS AND HISTORY OF CASA GRANDE THROUGH ARTS AND CULTURE DEMONSTRATED IN MUSEUMS, PUBLIC GATHERING SPACES, ETC.

With the anticipated population increase and influx of new companies, homes, and services; there is a need to retain what made Casa Grande what it is today. Coordinated events and utilizing facility spaces to showcase the area's roots will affirm the City's identity and celebrate its future. It's also important for the City to establish a template for others in shaping the community while also being receptive to innovative ideas from the public.

GOAL PF-4: Provide convenience to customers and city employees who must commute from one City facility to another to conduct business.

Action Step PF-4.1: Create a process by which the recommendations of the General Plan can be formally considered in conjunction with the purchase of sites for new city buildings and facilities.

Action Step PF-4.2: Provide a better liaison/triage service between remote departments so that a customer can remain at their one location but obtain the information they need from another.

Action Step PF-4.3: Consider sites adjacent to existing facilities for facility expansion, when practical.

Action Step PF-4.4: When feasible, promote the ability to offset impact fees owed for the general government portion of those fees, by allowing a land dedication in an area where a governmental facility is determined to be necessary.

GOAL PF-5: Protect the City's Investments.

Action Step PF-5.1: Action Step PF-4.1: Budget for site improvements such as enhanced landscaping, and bolstered enforcement of parking and maintenance codes of properties immediately surrounding City Hall, Downtown Library and other sensitive areas in order to highlight popular well-visited, public spaces.



Action Step PF-5.2: Ensure adherence to facilities' conformance with their respective approved landscape and site plans to prevent attrition and to avoid an appearance of inconsistency of what the City expects regarding maintenance of private properties.

GOAL PF-6: Reduce the impact and long-term cost of planned and expanded facilities.

Action Step PF-6.1: Secure a cost-effective contract with a recycling company, to help offset the amount of refuse going to the local Casa Grande landfill in order to extend its life.

Action Step PF-6.2: Explore ways to increase the use of reclaimed water such as offsetting or reducing the wastewater impact or development fee for developments that use effluent or non-potable water.

Action Step PF-6.3: Explore cost recovery alternatives for infrastructure improvements.

Action Step PF-6.4: Where practical, encourage private streets, built to City standards, to reduce City maintenance costs.

Action Step PF-6.5: Revise the subdivision code to encourage smaller phased plats in order that subdivision improvements can be more adequately synced with the timing of development.

Action Step PF-6.6: Explore ways to enable wi-fi access for the entire community, particularly in remote areas of the City.

VISION: A COMMUNITY KNOWN FOR SUPERB EDUCATION AND RELATED PROGRAMS.

Quality K-12 schooling opportunities is the start to a competitive educational environment which is mutually beneficial to the students and area employers. This is especially important given the City's "Growing Horizon", where a significant increase in job opportunities is anticipated and which in turn presents an opportunity for area residents to remain or return to the area.

GOAL PF-7: Establish educational resources to the students of this community.

Action Step PF-7.1: Provide gathering spaces within public facilities for the use of home-schooled students.

Action Step PF-7.2: Share residential permit data with area school districts on a regular basis to help inform them of areas under development and rate of growth.

Action Step PF-7.3: Through the Casa Grande Youth Commission, promote tours of area businesses.

Action Step PF-7.4: Work with area businesses to provide opportunities for internships available for area students.

Action Step PF-7.5: Consider providing CDBG funding to entities that provide enhanced access to early childhood educational programming for students from low-moderate income families.

Action Step PF-7.6: Utilize the metrics associated with the Arizona Education Progress Meter (<https://www.arizonafuture.org/az-progrsss-meters/education/overview/>) to identify educational needs and opportunities. Identify areas of partnerships to address noted concerns.

VISION: ACCESS AND MEANS FOR DIVERSE EDUCATIONAL OPTIONS.

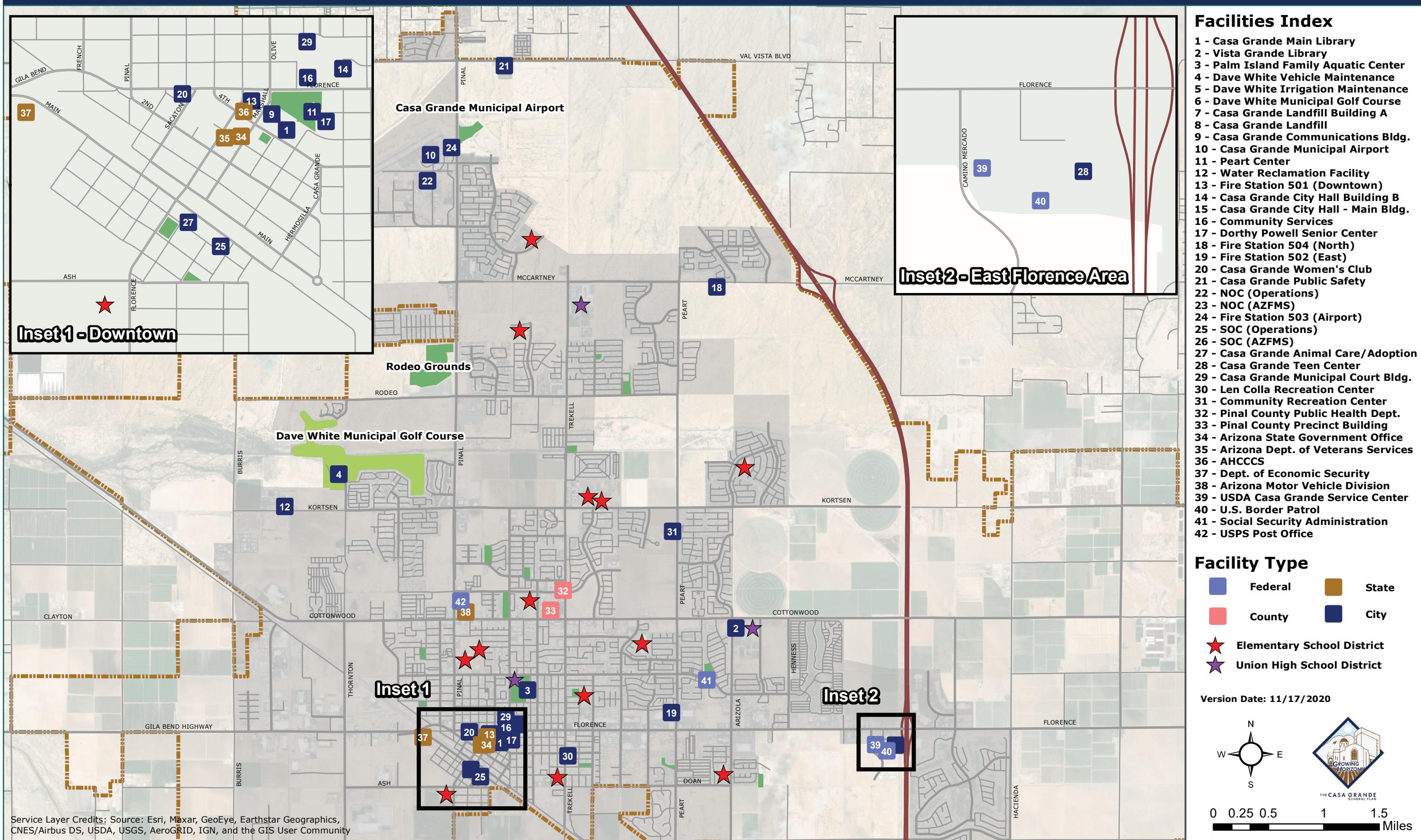
There is an opportunity for more vocational schools/programs to come to Casa Grande to provide the necessary technical training for the upcoming employment prospects at places such as Lucid and Nikola. A diverse, educated population will ensure retained employment and continued attraction of companies. In today's online-era of digital learning, more online programs can augment or replace the traditional learning environment.

GOAL PF-8: Develop a well-trained workforce which can meet the requirements of employers.

Action Step PF-8.1: The Casa Grande Economic Development Department to work with Central Arizona College and employers to identify the specified training and skill development needed for businesses and industry.

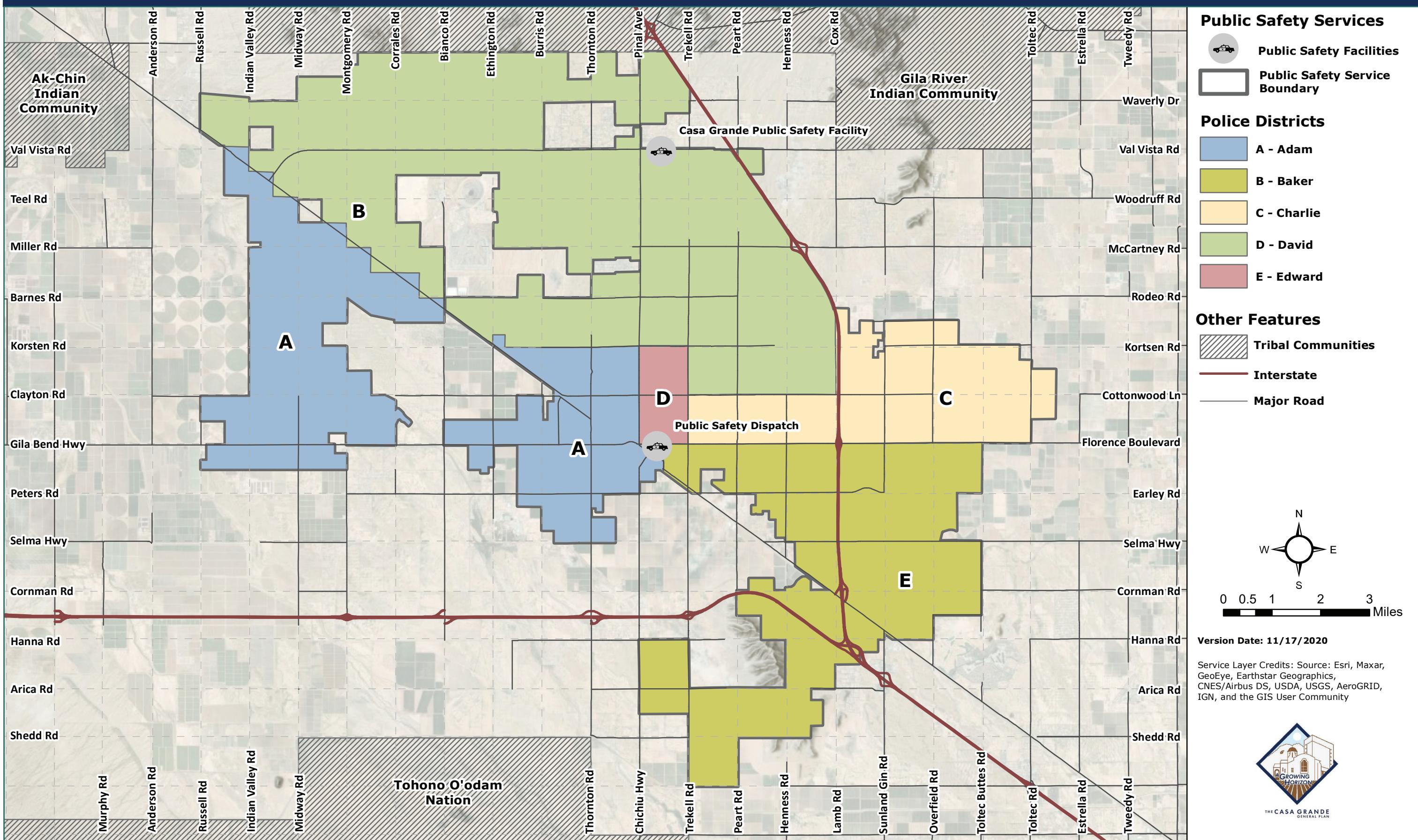


MAP FIGURE 3:12 PUBLIC & GOVERNMENT FACILITIES



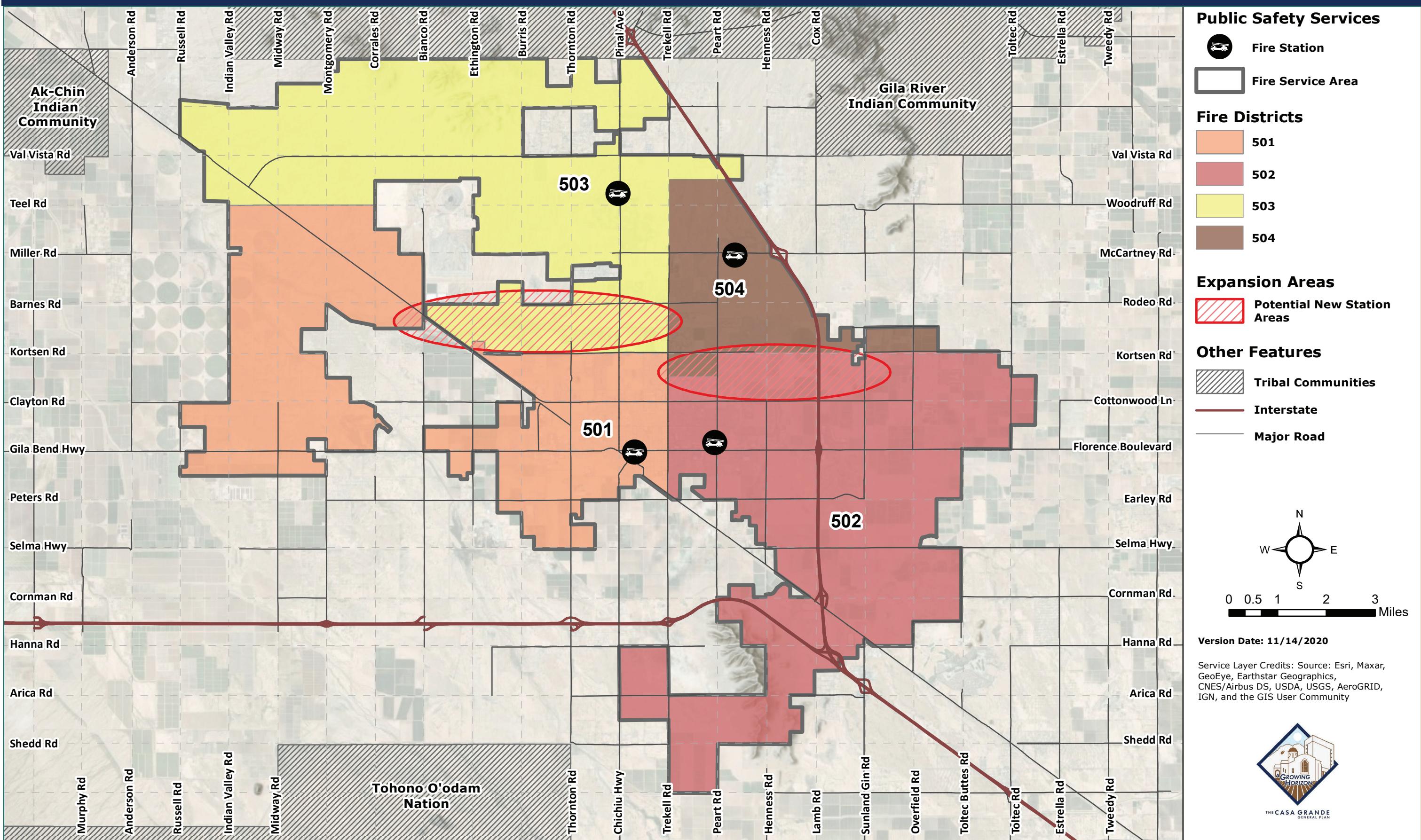
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MAP FIGURE 3:13 POLICE DEPARTMENT FACILITIES



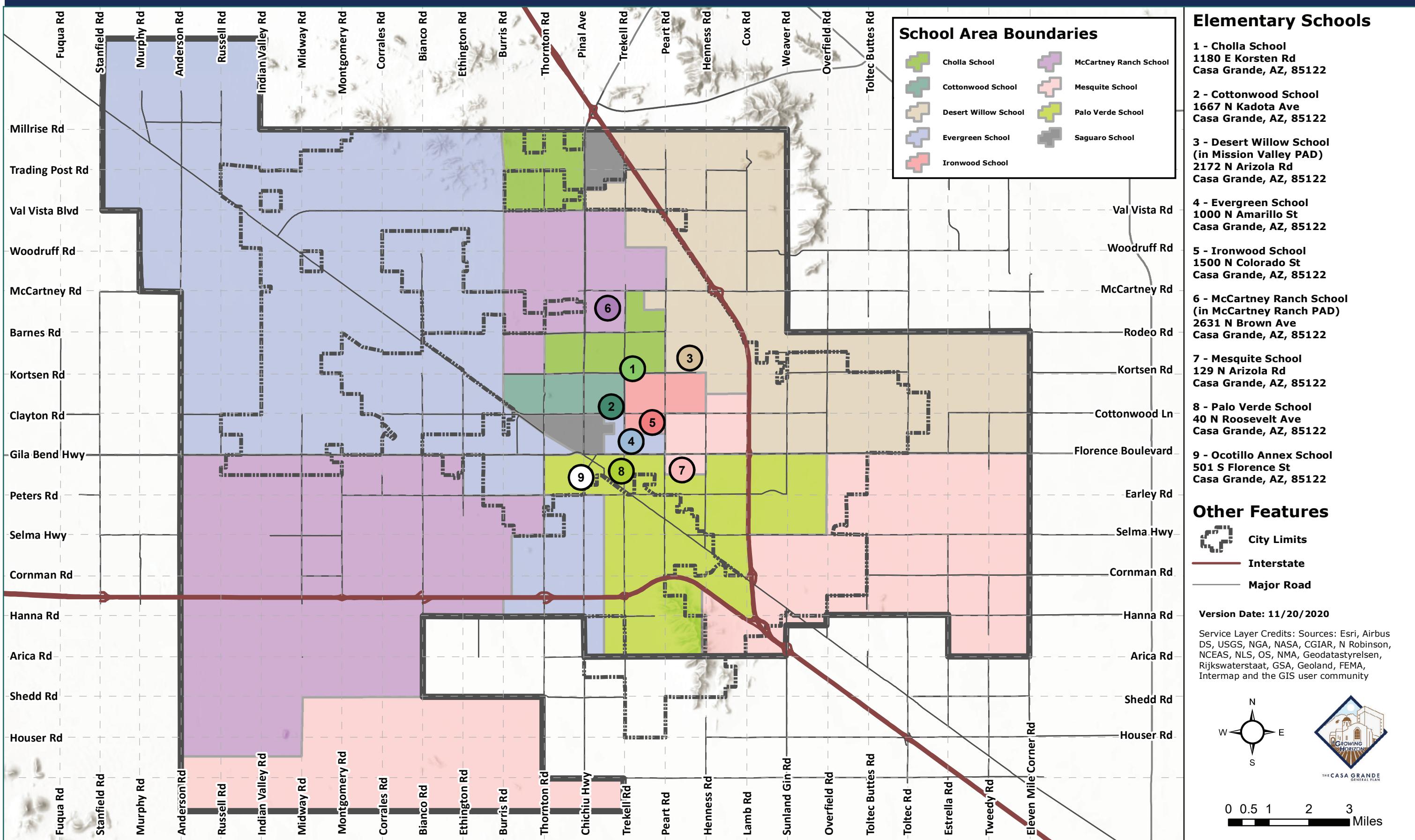
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MAP FIGURE 3:14 FIRE DEPARTMENT FACILITIES



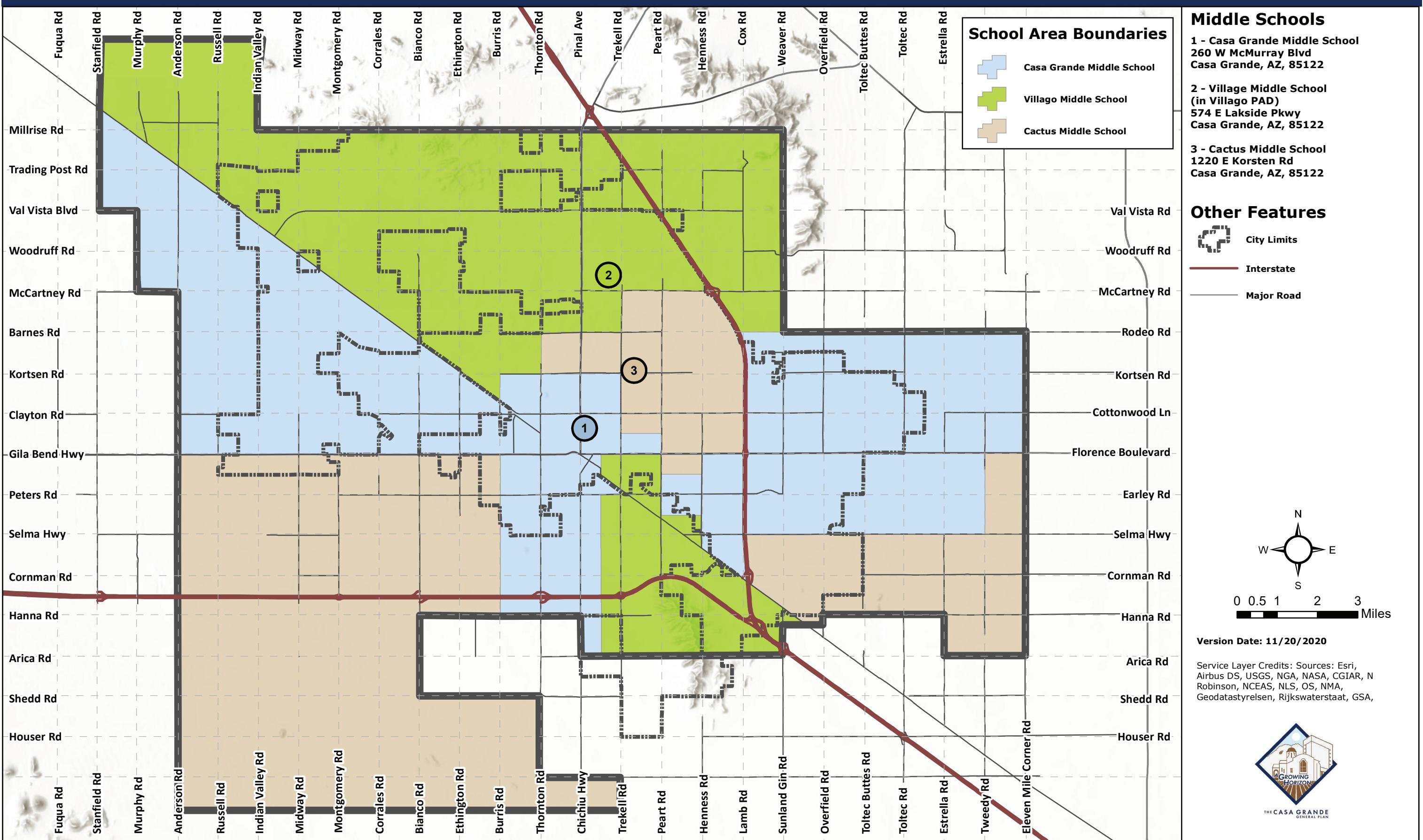
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MAP FIGURE 3:15 CASA GRANDE ELEMENTARY DISTRICT #4 - K-6



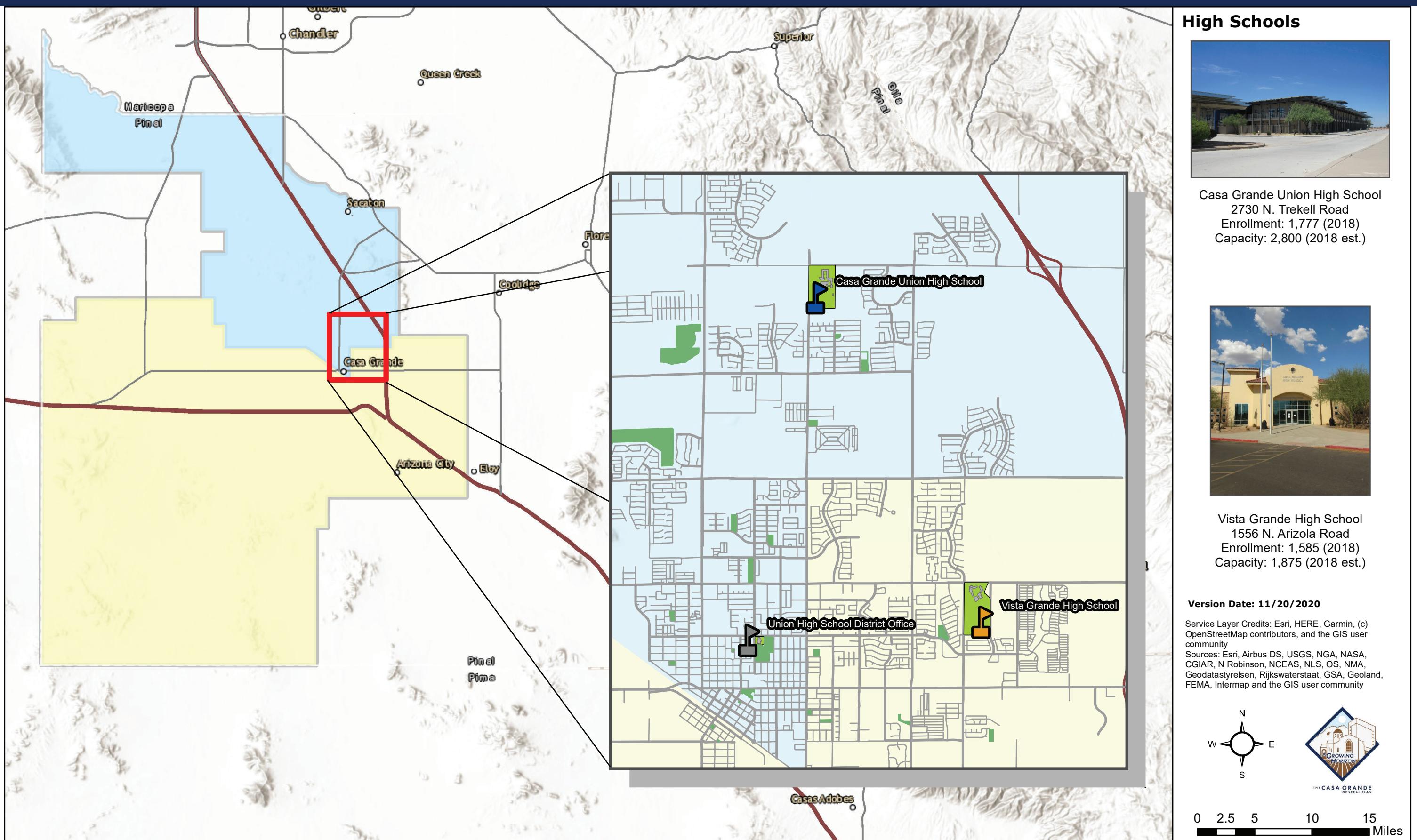
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MAP FIGURE 3:16 CASA GRANDE ELEMENTARY DISTRICT #4 - 7-8



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MAP FIGURE 3:17 CASA GRANDE UNION HIGH SCHOOL DISTRICT



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ELEMENT

CIRCULATION, TRANSPORTATION, & COMMUNITY MOBILITY

OVERVIEW



Bicycle and Vehicle Transportation Corridor

A well-planned transportation network safely and efficiently moves people and goods throughout a city or region. It supports and fosters economic growth and enhances the quality of life for visitors and residents in the City. The City of Casa Grande's transportation network includes: streets, pedestrian and bicycle facilities such as sidewalks, bicycle lanes, and trails; connections to regional transit services and a municipal airport. As the City continues to develop, the transportation system will continue to expand to support a sustainable land use pattern and a healthy economy.

The City is well situated with respect to linkages to significant regional rail and highway corridors. The Union Pacific Railroad (UPRR) passes diagonally, from east to west, through the center of the City. Interstates 8 and 10 pass through the southern and eastern portions of the Planning Area (respectively). State Routes 84 (Gila Bend Highway), 287 (Florence Boulevard), and 387 (Pinal Avenue) provide regional connections as well as location for a significant amount of retail and commercial activity within the City. The State highways are maintained by the Arizona Department of Transportation (ADOT). Casa Grande also owns and maintains a well-established system of arterial and collector roadways. With the exception of the historic downtown, these are generally oriented on a north/south grid layout.

In 2007, the City of Casa Grande completed a Small Area Transportation Study (SATS). This study identified a system of freeways, expressways (also known as parkways), arterial streets, and transit services to serve the area's future population and employment base. Since then, additional studies have updated the vision for the long-range roadway and transit networks within the City. These revised plans are shown on *Map Figure 3:18* and *Map Figure 3:19*. Collector facilities will connect with the one-mile grid of arterials to provide access to local neighborhoods and commercial areas.

Airport

The Casa Grande Municipal Airport is owned and operated by the City of Casa Grande. The Airport serves small, general aviation aircraft. The City has employed aviation consultants to undertake an airport master plan to address future runway configurations and include strategies to enhance the capacity of the airport to serve commercial and other types of business uses. The draft airport master plan currently includes proposals for a 4,750 foot southwesterly extension of the existing runway for a total ultimate runway length of 8,400 feet. In addition, the plan considered construction of new exit taxiways, and a new 3,650 foot parallel runway located north and west of the existing runway. Noise contours for the final airport configuration will be developed as part of this process.

Trails

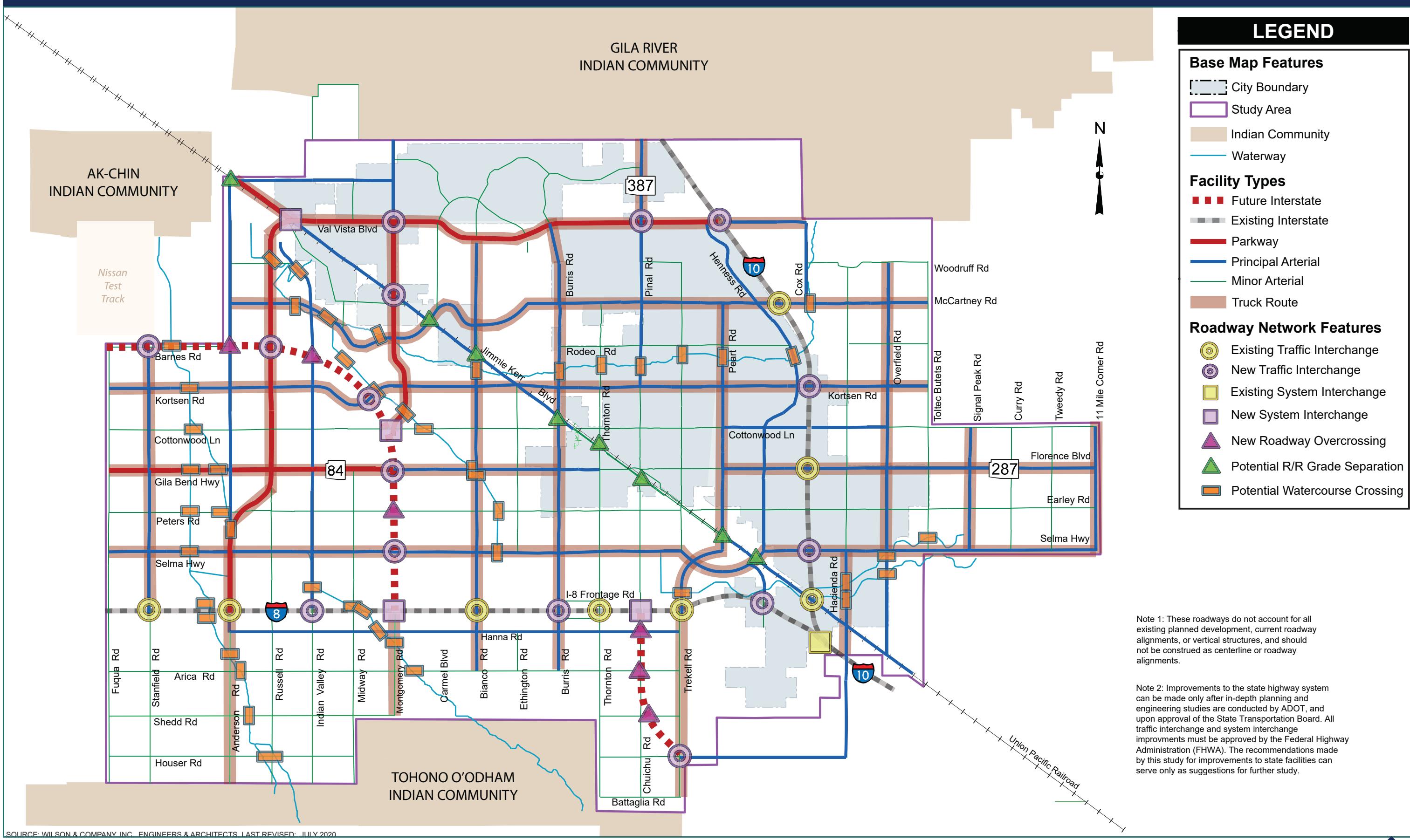
The City recently approved the Casa Grande Trails Master Plan. The Master Plan identifies a Community Trails System that connects destinations, and is designed to provide an alternative non-motorized transportation facility for City residents. The Community Trails System includes Linear Parks, Community Trails, Spur Trails, Rural / Unpaved Trails, Primitive Trails, Enhanced Bicycle and Pedestrian Corridors. Information about the Community Trails System, and goals, policies and strategies, are included in the Parks, Open Space and Trails, and Recreation Element of this plan.

Circulation System

The City's transportation and circulation system is an integral part of the overall development pattern of the City. The Land Use Map identifies places where different land use and transportation patterns are appropriate. The Land Use element speaks to the density, intensity, and type of land use desired within City Land Use categories. This Element describes the type, capacity, and design of transportation infrastructure needed to support these Land Use categories.

The following visions, goals and action steps are intended to guide efforts to integrate a functional, multi-modal circulation system with existing, and future land uses in the City of Casa Grande.

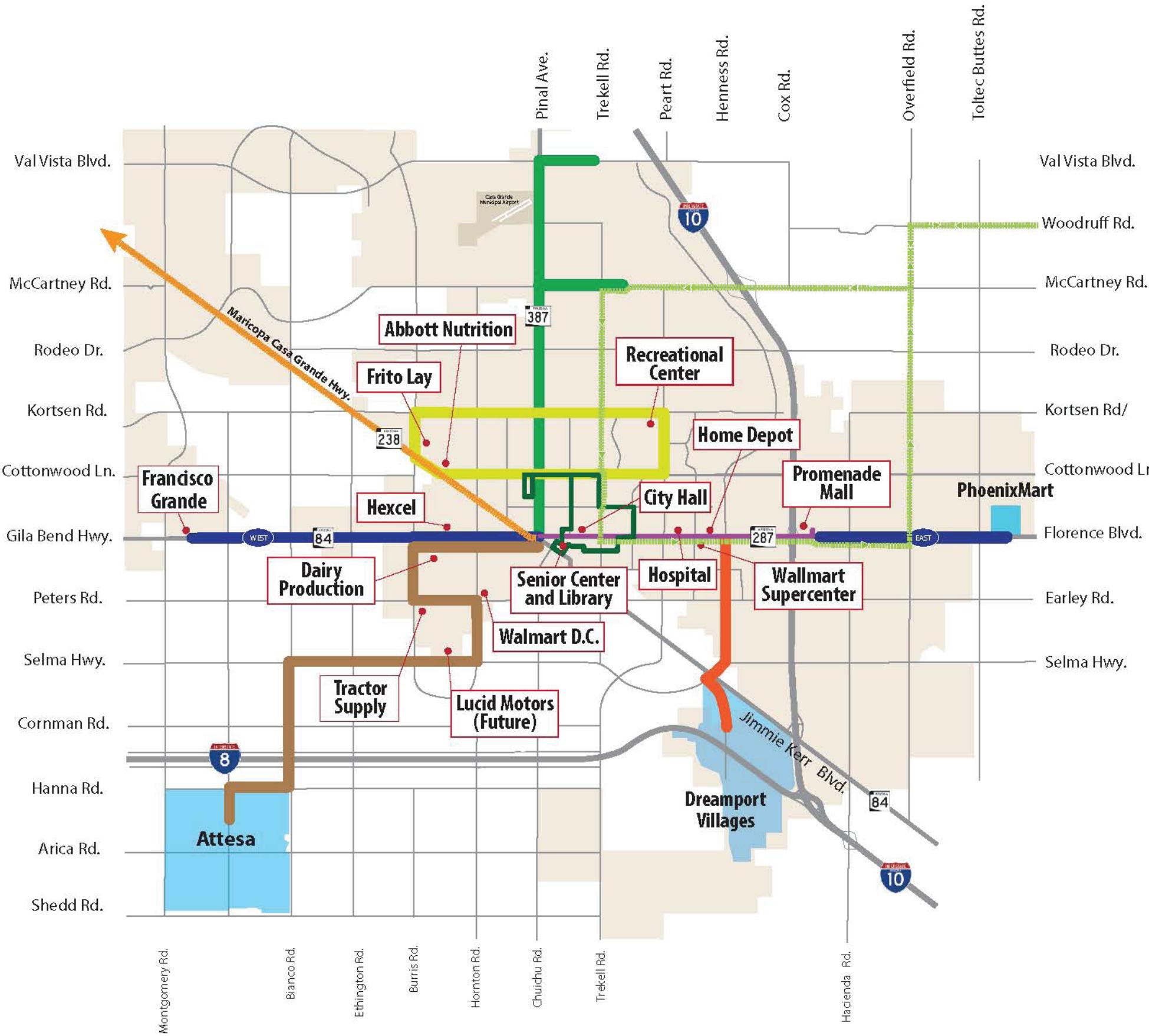
MAP FIGURE 3:18 PLANNED ROADWAY NETWORK



SOURCE: WILSON & COMPANY INC. ENGINEERS & ARCHITECTS. LAST REVISED: JULY 2020

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MAP FIGURE 3:19 PLANNED TRANSIT NETWORK



Proposed Long Range Service Route Alternatives

LEGEND

- WEST:** Florence West Extension
- EAST:** Florence East Extension
- Kortsen-Cottonwood Northwest Employment Core:** Kortsen-Cottonwood Northwest Employment Core
- Southwest Employment Core:** Southwest Employment Core
- Pinal Avenue:** Pinal Avenue
- Southeast Corridor:** Southeast Corridor

Pre-Existing Short Range Options

- Florence Route:** Florence Route
- Downtown Route:** Downtown Route
- CART:** CART
- COMET:** COMET

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VISION: A COMMUNITY WITH SUSTAINABLE AND LINKED RESIDENTIAL, EMPLOYMENT AND SUPPORTIVE USES.

As future development occurs within Casa Grande, a context-sensitive transportation network, compatible with adjacent land uses, should be developed to promote convenient and efficient travel throughout the community, while identifying opportunities to minimize long-term costs associated with maintaining transportation facilities.

GOAL CTM-1: When considering changes to the Land Use or Transportation elements of this Plan, the City will consider the relationship between land use and need for supportive transportation infrastructure.

Action Step CTM-1.1: Develop and adopt design standards and guidelines for transportation facilities consistent with the Land Use Categories described in the Land Use Element.

Action Step CTM-1.2: As part of the City's development review process, require developers to provide an evaluation of the extent to which transit, pedestrian, bicycle, multi-use paths, and equestrian facilities for proposed land use developments might help facilitate citywide mobility.

Action Step CTM-1.3: As new development occurs, the City will continue to identify opportunities to improve substandard transportation facilities in order to meet future mobility needs.

Action Step CTM-1.4: Restrict the installation of utilities or buildings within the ultimate roadway cross-sections identified in *Map Figure 3:18*. if those installations will have to be relocated to accommodate future roadway improvements.

Action Step CTM-1.5: Develop and adopt design standards and guidelines for transportation facilities consistent with the Land Use Categories described in the Land Use Element.

GOAL CTM-2: The capacity of the City's transportation system will be in balance with planned and current land uses.

Action Step CTM-2.1: The City will achieve Level of Service, (LOS) D or better on all Arterial and Collector Streets.

Action Step CTM-2.2: Consider the impact of new development on the City's mobility and transportation system capacity and access as part of the City development review process.

GOAL CTM-3: Develop mobility standards for the Downtown land use category that reduce the conflicts between current and planned land uses while meeting acceptable transportation Levels of Service (LOS).

Action Step CTM-3.1: Transportation infrastructure in the Downtown land use category will meet or exceed City standards, and include a higher level of multi-modal features to accommodate pedestrians, bicyclists, and future transit services.

Action Step CTM-3.2: The City may modify standard roadway cross-sections in the Downtown land use category to achieve a higher level of pedestrian and multi-modal transportation activity. Speed limits and truck restrictions may also be applied as necessary to achieve the desired combination of motorized and non-motorized transportation services.

Action Step CTM-3.3: The City may reduce or eliminate standard parking requirements in the Downtown land use categories to promote a higher level of pedestrian and multi-modal transportation activity.

Action Step CTM-3.4: Develop a new street cross-section that may be more appropriate to areas which serve greater pedestrian facilities and activities, such as walking, sitting, street furniture, street parking, outdoor dining, and sidewalk displays/sales as the primary activity and vehicular access as an important, secondary activity.

Action Step CTM-3.5: Encourage new development in the Downtown land use category to include facilities for electric vehicle charging and autonomous vehicle pick-up/drop off locations.

GOAL CTM-4: Develop mobility standards for the Community Corridor land use category that reduce the conflicts between current and planned land uses while meeting acceptable transportation Levels of Service (LOS).

Action Step CTM-4.1: Transportation infrastructure in the Community Corridor land use category will meet or exceed City standards, and will include a higher level of multi-modal features to accommodate pedestrians, bicyclists, and future transit services.

Action Step CTM-4.2: The City may modify standard roadway cross-sections in the Community Corridor land use category to achieve a higher level of pedestrian and multi-modal transportation activity.



Action Step CTM-4.3: The City may reduce or eliminate standard parking requirements in the Community Corridor land use category to promote a higher level of pedestrian and multi-modal transportation activity.

Action Step CTM-4.4: Encourage new development in the Community Corridor land use category to include facilities for electric vehicle charging and autonomous vehicle pick-up/drop off locations.

GOAL CTM-5: Provide transportation facilities to support the commercial activities planned for the Commercial & Business and Manufacturing & Industry land use categories.

Action Step CTM-5.1: Provide capacity for future transit facilities in the Commercial & Business and Manufacturing & Industry land use categories.

Action Step CTM-5.2: Require pedestrian linkages between buildings and between buildings and adjacent streets in the Commercial & Business and Manufacturing & Industry land use categories.

Action Step CTM-5.3: Design vehicular access for commercial and industrial uses to avoid direct connectivity to residential local and/or collector streets.

Action Step CTM-5.4: Plan, design, and develop transportation facilities in the Manufacturing & Industry land use category to move high volumes of traffic and goods via a combination of improved interstate highways, expressways/parkways, arterial streets, rail, and the Casa Grande Municipal Airport.

Action Step CTM-5.5: Where possible, integrate technology to support alternative fuel and autonomous vehicles in new development located in the Commercial & Business and Manufacturing & Industry land use categories.

GOAL CTM-6: Reduce the City's cost of construction for new streets when possible, while keeping them practical and safe.

Action Step CTM-6.1: Require, when appropriate, new developments to dedicate rights-of-way for construction of transportation facilities within and adjacent to the development.

Action Step CTM-6.2: Require new developments to construct or provide financial assurance, equivalent to the cost of construction for new transportation facilities.

Action Step CTM-6.3: Continue to work with private, state, and federal entities, as well as Sun Corridor Metropolitan Planning Organization and the Pinal Regional Transportation Authority, to partner in the funding of transportation improvements.

GOAL CTM-7: *Include sustainable design elements, such as permeable surfaces and native and drought-tolerant vegetation in street and public transportation facility design.*

Action Step CTM-7.1: Consider the use of innovative pavement materials, such as rubberized asphalt, to reduce noise and dust.

Action Step CTM-7.2: To reduce impact on the waste stream, consider the re-use of materials in street and streetscape design.

Action Step CTM-7.3: Roadway bridges shall be designed to accommodate design year storm drainage requirements commensurate with planned roadway uses and adjacent land uses. Low-flow crossing designs may be developed for local and collector street wash crossings where traffic volumes do not warrant constructing a bridge.

Action Step CTM-7.4: Consider the use of roadway design elements, such as cool pavements, to reduce the heat island effect.

GOAL CTM-8: *Roadway improvements should reflect the character, function, form, and aesthetics associated with adjacent land uses.*

Action Step CTM-8.1: Establish a stakeholder involvement process for major roadway improvement projects, to obtain broad-based input on integrating design features with the context of adjacent land uses.

Action Step CTM-8.2: Develop and adopt roadway design standards and guidelines consistent with the principles of Context Sensitive Design Solutions. This includes incorporating design themes into roadway and streetscape features.

GOAL CTM-9: *Update expressway/parkway, arterial, collector, and local roadway design standards to accurately reflect travel function and anticipated travel volumes based upon best in-class practices that reflect development intensity and land use character.*

Action Step CTM-9.1: Design and build a transportation system in accordance with the Roadway System described on *Map Figure 3:18.*



Action Step CTM-9.2: Present a five-year plan for roadway improvements to City Council each fall as an element of the Capital Improvement Program.

Action Step CTM-9.3: Consult and coordinate with the ADOT in establishing right-of-way and design standards for Pinal Avenue, Florence Boulevard, and the Gila Bend Highway.

VISION: A SAFE TRANSPORTATION NETWORK.

The safety of Casa Grande residents and visitors is of utmost importance. Transportation facilities should be designed to minimize the potential for crashes, and promote safe travel for all modes, including automobiles, trains, trucks, pedestrians, and cyclists.

GOAL CTM-10: Administer appropriate guidelines regarding driveway access spacing and street intersection spacing to maintain capacity, efficiency, and safe traffic flow throughout the transportation network.

Action Step CTM-10.1: Adhere to the most recently adopted driveway spacing and location requirements on expressways/parkways, arterials, and collector streets in order to provide appropriate access to adjacent property while preserving the traffic flow and safety needs associated with the corresponding roadway facility type.

Action Step CTM-10.2: Adhere to the most recently adopted street intersection spacing and alignment requirements in order to establish a consistent, efficient, and safe transportation network.

Action Step CTM-10.3: Consolidate driveway access points along arterial streets when and where possible and practical as a part of street improvement projects.

Action Step CTM-10.4: Consult and coordinate with ADOT to ensure that ADOT permits, and projects within the Casa Grande planning area are consistent with the City's driveway and intersection spacing requirements.

Action Step CTM-10.5: For new developments adjacent to two roadways of different facility type, vehicular access to the roadway network will generally be permitted by the City only on the lower classification roadway. This is particularly true for development within the Downtown and Community Corridor land use categories.

GOAL CTM-11: Whenever possible, separate railway crossings from the roadway.

Action Step CTM-11.1: Require a grade separation for any roadway projects that include a new railroad crossing.

Action Step CTM-11.2: When a grade separation of a rail crossing is not possible, use pavement markings, signs, and other warnings to alert drivers to the railroad crossing.

Action Step CTM-11.3: As new grade-separated railway crossings are developed, identify opportunities to eliminate existing at-grade crossings.

GOAL CTM-12: Safely separate pedestrians from vehicular traffic.

Action Step CTM-12.1: Use traffic control tools such as signals, high-intensity activated crosswalk (HAWKS), and speed tables to reduce speeds and enhance safety.

Action Step CTM-12.2: Encourage pedestrian connectivity within and between developments. Require designs that include cul-de-sacs and street networks that disrupt pedestrian network continuity to provide pedestrian linkages to adjacent streets, sidewalks and trails.

GOAL CTM-13: Use traffic management techniques to enhance safety within the roadway right-of-way.

Action Step CTM-13.1: Conduct periodic safety studies on the arterial and collector streets, including intersections, and implement appropriate countermeasures where abnormal crash patterns are identified.

Action Step CTM-13.2: Include preemptive devices in new traffic signals to improve response times for emergency vehicles.

Action Step CTM-13.3: Research and implement, as applicable, new technologies such as adaptive signal control and vehicle-to-vehicle communication.



VISION: A CONNECTED COMMUNITY WITH ACCESSIBLE, AFFORDABLE, ACTIVE AND MULTIMODAL TRANSPORTATION OPTIONS.

While private automobile travel may represent the most highly used transportation mode, some residents may not have adequate access to a personal vehicle, or may require alternative forms of transportation to get access to jobs, healthcare, shopping, schools, or other destinations. Others may prefer active transportation options such as walking or biking for recreational purposes. Thus, the City's transportation network should be developed to allow for efficient travel by a variety of travel modes.

GOAL CTM-14: Develop public transportation.

Action Step CTM-14.1: Work with regional, public, and private partners in the development of public transportation plans and programs.

Action Step CTM-14.2: Coordinate with local and regional public and private transportation providers in the promotion and expansion of their services, and assist in promoting public awareness of service availability.

Action Step CTM-14.3: Identify opportunities to implement the recommended short- and long-range transit routes identified in the City's Transit Development Plan.

Action Step CTM-14.4: Amend existing roadway design standards and guidelines to accommodate future public transportation services.

Action Step CTM-14.5: Consult and coordinate with ADOT and the Union Pacific Railroad to express the City's support for intercity rail passenger service along I-10 or through Casa Grande.

GOAL CTM-15: Encourage and facilitate the use of bicycle corridors as an active transportation option.

Action Step CTM-15.1: Develop and adopt a Bicycle Facilities Master Plan that is consistent with, and supplements, the Casa Grande Regional Trail System Master Plan that includes bicycle paths, bicycle lanes, and bicycle routes, along with the associated design features required for an efficient, effective, safe and connected bicycle network.

GOAL CTM-16: Encourage safe, pleasant, and attractive facilities for walking and biking consistent with the Casa Grande Regional Trail System Master Plan.

Action Step CTM-16.1: Develop design standards for new arterial and collector streets to provide for improved sidewalks within the public right-of-way on both sides of the street when the street is built to its ultimate cross-section.

Action Step CTM-16.2: Separate sidewalks and pedestrian amenities from the edge of the roadway with landscaping, parking, or vertical barriers.

Action Step CTM-16.3: Provide for pedestrian travel on both sides of local streets in residential areas.

Action Step CTM-16.4: Participate in 'safe routes to school' programs to enhance the continuity and safety of the pedestrian system for travel to and from schools.

Action Step CTM-16.5: Where feasible, incorporate specialized design features to highlight pedestrian crossing locations.

GOAL CTM-17: Require connectivity within and between developments.

Action Step CTM-17.1: Require direct vehicular, bicycle, and pedestrian connections between commercial and adjacent residential developments.

Action Step CTM-17.2: Require direct vehicular, bicycle, and pedestrian connections between adjacent commercial developments.

Action Step CTM-17.3: Require bicycle and pedestrian connections between residential subdivisions, and between master-planned developments.

Action Step CTM-17.4: Require new development to provide transit stops when determined appropriate by the Planning and Development Department.

GOAL CTM-18: Promote the development of equestrian trails that are consistent with the Casa Grande Regional Trail System Master Plan and that provide a safe, healthy and convenient mode of transportation and recreation.

Action Step CTM-18.1: Within areas designated Rural and Agriculture on the Land Use Map, provide equestrian facilities when appropriate and practical along canals, within the public street right-of-way, and on other linear public right-of-way.

VISION: CASA GRANDE IS AN ACTIVE REGIONAL CENTER.

With access to a municipal airport, rail corridor, and two interstate facilities, Casa Grande is uniquely positioned as an economic hub for regional travel. Coordination with regional planning partners is essential to promote the City's role in supporting regional connections for residents, visitors, and businesses.

GOAL CTM-19: The City of Casa Grande will participate in the regional transportation planning programs carried out by Pinal County, Pinal Regional Transportation Authority, Sun Corridor Metropolitan Planning Organization, Central Arizona Governments, ADOT, and neighboring tribal governments for the Gila River, Ak-Chin Communities, and Tohono O'odham Nation, and will advocate inclusion of the City's long-term objectives and vision in regional plans and programs. The City will also solicit the participation of regional planning partners, as appropriate, in Casa Grande's transportation planning efforts.

Action Step CTM-19.1: Consult and coordinate with adjacent jurisdictions to ensure adequate and consistent roadway classifications, widths, alignments, transition segments, and improvements at the jurisdictional boundaries.

Action Step CTM-19.2: Action Step CTM-19.2: Continue to cooperate with adjacent jurisdictions to plan and improve roadway and public transportation through the execution of intergovernmental agreements.

Action Step CTM-19.3: Action Step CTM-19.3: Support regional transportation planning programs that incorporate the City's long-term objectives and vision.

Action Step CTM-19.4: Action Step CTM-19.4: Participate with other regional planning partners in discussing and evaluating the potential creation of a regional transit authority.

Action Step CTM-19.5: Action Step CTM-19.5: Promote the widening of I-10 as a 6 lane facility between Casa Grande and Phoenix metro area.

GOAL CTM-20: The City will ensure that land uses surrounding the municipal airport are compatible with future development and master plans for the airport.

Action Step CTM-20.1: Update, adopt, and use the Casa Grande Municipal Airport Master Plan to designate land use categories in the Land Use Element that are compatible with long range development plans for the airport.

Action Step CTM-20.2: Pursue available State and Federal grants that are available for airport development.

GOAL CTM-21: Encourage the long-term viability of rail freight and passenger service to the community.

Action Step CTM-21.1: Permit land uses adjacent to existing and planned rail lines that are compatible with railroad operations.

Action Step CTM-21.2: Support and participate in activities related to intercity freight and passenger service.

Action Step CTM-21.3: Coordinate with industrial users and the Union Pacific Railroad to maintain and improve rail access for existing and potential industrial users.

Action Step CTM-21.4: Coordinate with the Union Pacific Railroad and adjacent property owners to identify opportunities to improve aesthetic compatibility.

Action Step CTM-21.5: Support the implementation of trails and aesthetic buffers along the railroad consistent with the Casa Grande Regional Trail System Master Plan.

Action Step CTM-21.6: Implement policies to identify and enforce truck routes.

ELEMENT

NEIGHBORHOOD PRESERVATION, REVITALIZATION, CONSERVATION, REHABILITATION & REDEVELOPMENT

OVERVIEW

The purpose of this element is to support the preservation, revitalization and, where appropriate, redevelopment of housing sites, business and industrial sites, and public building sites within Casa Grande. The goals and action steps within this element serve to encourage new, appropriate growth while preserving neighborhood history and culture.

The City seeks to eliminate conditions of blight such as vacant and abandoned buildings, substandard structures, and unsafe or unsanitary conditions through the implementation of Code Enforcement programs and revitalization projects intended to improve the quality and character of City neighborhoods. By conserving Casa Grande's stock of residential and commercial buildings and working together with community stakeholders to maintain the structural integrity and physical appearance of these properties, the City can prevent the deterioration of older neighborhoods and create safer, healthier neighborhoods that provide access to quality housing, jobs, and services for all residents.

A crucial part of neighborhood preservation is rehabilitating and maintaining Casa Grande's existing housing stock. Expanding upon programs that assist residents in acquiring, maintaining, and repairing their homes preserves the housing stock and also promotes homeownership. In particular, preserving affordable housing units and increasing opportunities for low-income homeownership plays an important role in ensuring affordable housing choices for all City residents.

Reinvigorating Casa Grande's older neighborhoods also requires commercial revitalization. Local businesses provide an array of community amenities and services for neighborhood residents. Investing in these businesses improves public perception of the encompassing neighborhood, creates more spaces for resident interactions, and boosts the economic and social capital of the surrounding area.



Single Family Rehabilitation--Before



Single Family Rehabilitation--During



Single Family Rehabilitation--After

Community revitalization improves neighborhood quality by highlighting the unique community assets of older neighborhoods, then enhancing and strengthening those assets. Preserving the buildings, infrastructure, and services in older neighborhoods is key in preserving the character and sense of place found within these areas.

Neighborhood Strategic Areas

The City recognizes five neighborhoods – located in the East, West, Central, South Central, and South portions of the older part of Casa Grande – as areas that would most benefit from preservation and revitalization efforts (See *Map 4:16 Neighborhood Strategy Areas*). Formally known as Neighborhood Strategy Areas, these locations were chosen because they:

- Have the oldest housing stock and commercial buildings in the City.
- Have the highest concentration of blight factors present.
- Contain all of the City's identified historically significant structures.
- Have the highest number of low- to moderate-income residents.

The City also recognizes a sixth Neighborhood Strategy Area along Florence Boulevard, between N. Trekell Rd. and N. Pottebaum Rd., as an area that would benefit from commercial revitalization. This commercial corridor – identified as Florence East – contains a number of older plazas, shops, restaurants, and other community amenities. Revitalizing these aged structures, sites with inadequate or poorly designed parking and streetscape landscaping, and vacant properties will create a more attractive, economically viable commercial corridor in the older part of the City.

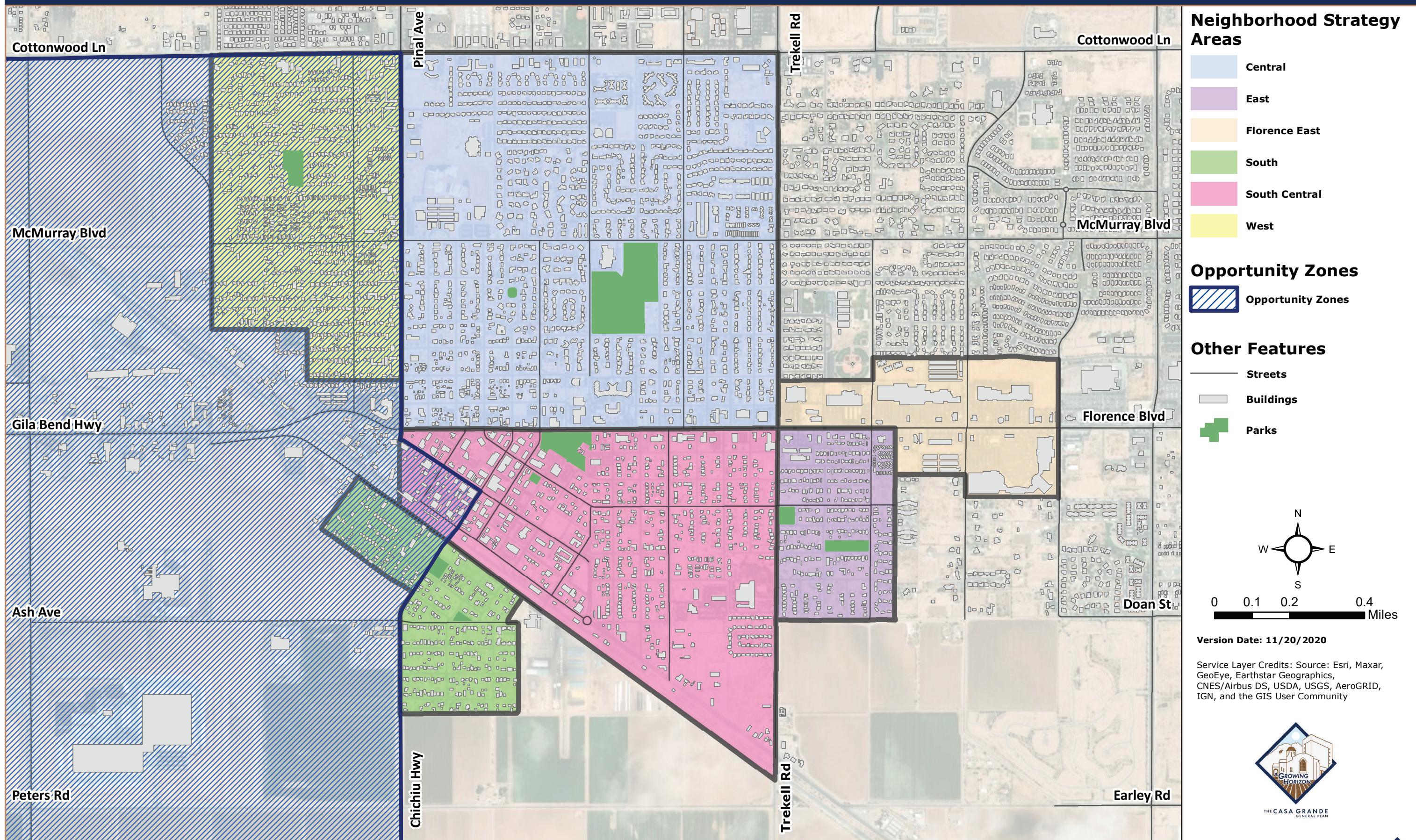
Throughout this element, Neighborhood Strategy Areas may also be referred to as revitalization areas or older neighborhoods. Focusing attention on these areas is crucial to preventing their decline and improving the quality of life for all Casa Grande residents.

Opportunity Zones

Casa Grande's federally designated Opportunity Zones are also prime locations for community revitalization. Opportunity Zones are low-income Census tracts that qualify for capital gain tax incentives to encourage community investment. *Map 4:17 Opportunity Zones* shows the locations and land use designations of the City's designated Opportunity Zones.

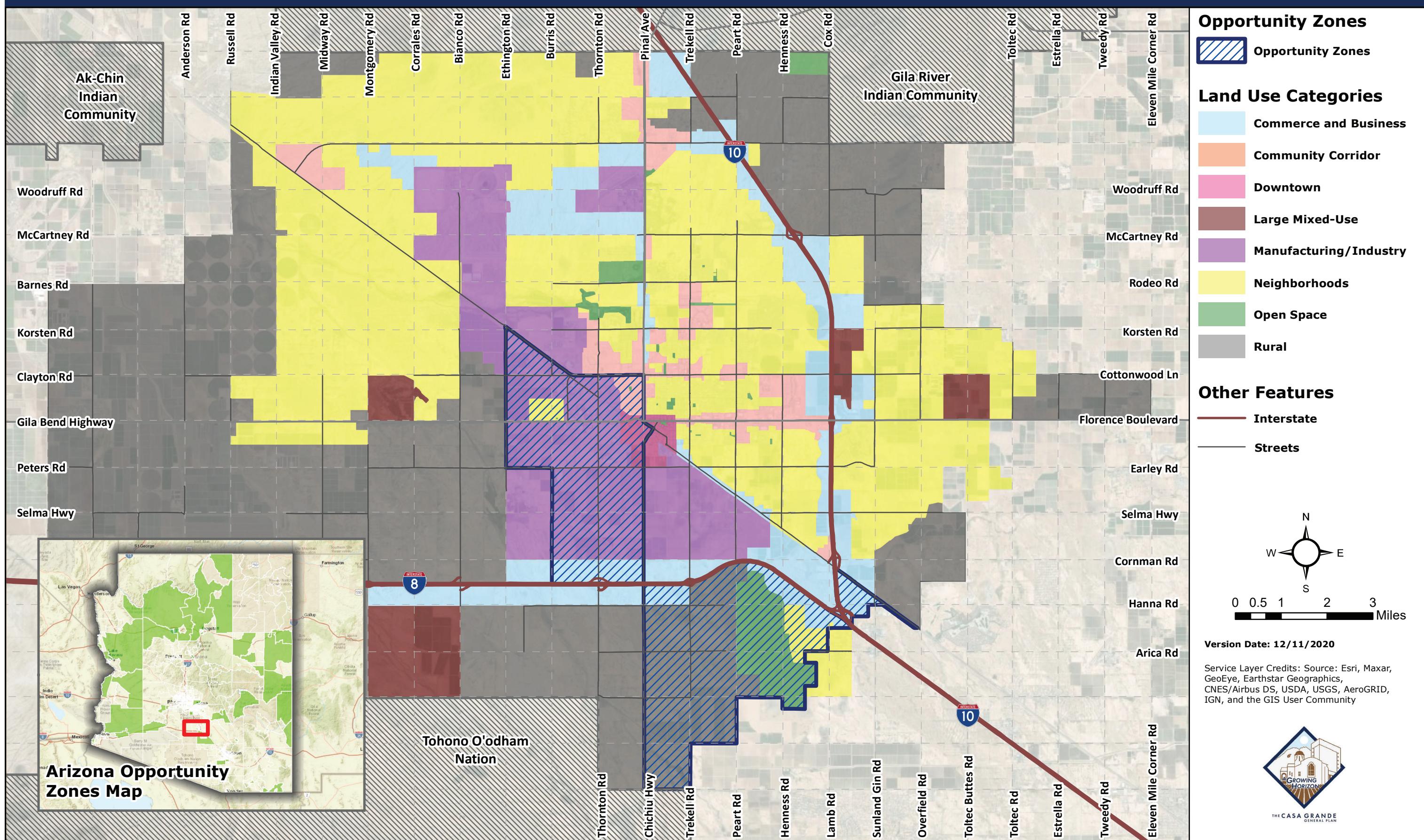
Encouraging Opportunity Zone investment is one way to boost economic productivity and generate revenue to fund growth and development throughout the City. Portions of the West, East, and Downtown (South and South Central) Neighborhood Strategy Areas fall within the bounds of the City's Opportunity Zones, as highlighted in *Map 4:18 Neighborhood Strategy Areas*. Focusing Opportunity Zone investments in designated revitalization areas allows the City to maximize available incentives for economic development while also furthering revitalization goals.

MAP FIGURE 3:20 NEIGHBORHOOD STRATEGY AREAS



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MAP FIGURE 3:21 DESIGNATED OPPORTUNITY ZONES



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VISION: IMPROVE NEIGHBORHOOD APPEARANCE, LIVING CONDITIONS, AND OVERALL QUALITY OF LIFE IN THE CITY'S OLDER NEIGHBORHOODS THROUGH THE PRESERVATION AND REVITALIZATION OF RESIDENTIAL AND COMMERCIAL AREAS.

Over the years, portions of Casa Grande's older neighborhoods have experienced declines in building condition, infrastructure, and the quality of amenities and services offered. Substandard, aging structures may contribute to unsafe living conditions and negatively impact the appearance and value of surrounding structures. The City hopes to promote high-quality buildings and public spaces, economic vitality, and community cohesion within older neighborhoods through investment in infrastructure, development, and community resources.

As community revitalization efforts drive changes and improvements in older neighborhoods, the City must be conscious of the risk of displacement that may accompany neighborhood change. Conserving the cultural heritage and diversity of buildings, amenities, lifestyle choices, and residents in older neighborhoods is essential to promoting socially conscious growth and development patterns.

GOAL NP-1: Continue the City's efforts to rehabilitate housing and replace substandard housing.

Action Step NP-1.1: Conduct an inventory and assessment of all vacant and abandoned houses in the City, and focus revitalization efforts on those units.

Action Step NP-1.2: Identify substandard homes and homes in older neighborhoods in need of repair and develop programs that will assist property owners in the renovation of these structures.

Action Step NP-1.3: Support the purchase of foreclosed housing units in older neighborhoods and their rehabilitation to meet City codes.

Action Step NP-1.4: Explore the potential to expand the City's housing rehabilitation program to rental units.

Action Step NP-1.5: Establish targeted code enforcement programs to improve housing conditions in revitalization areas.

Action Step NP-1.6: Address maintenance and the potential replacement of manufactured homes in older neighborhoods, and ensure that infrastructure, services, and amenities for those areas provide adequate levels of service.

GOAL NP-2: Maintain affordable housing and promote income diversity in older neighborhoods as revitalization projects take place.

Action Step NP-2.1: Strive to preserve existing affordable and workforce housing units in older neighborhoods.

Action Step NP-2.2: Seek funding and resources that will assist the City in facilitating additional affordable housing units.

Action Step NP-2.3: Work with the county and state to advocate for the preservation and creation of housing that meets the needs of low to moderate income persons within City limits.

Action Step NP-2.4: Seek strategies and incentives to promote mixed-income housing in older neighborhoods in order to encourage income diversity and economic vitality.

GOAL NP-3: Increase homeownership opportunities for low-income residents.

Action Step NP-3.1: Research strategies and best practices for building affordable housing and strengthening neighborhood revitalization efforts.

Action Step NP-3.2: Seek funding and resources to establish a homebuyer assistance program.

Action Step NP-3.3: Support the placement of income-qualified families into housing through direct or deferred loans.

Action Step NP-3.4: Support funding assistance for residents who have low credit but sufficient income to purchase or rent housing.

GOAL NP-4: Raise community awareness of programs and laws that enable residents to resolve structural deterioration and property maintenance issues.

Action Step NP-4.1: Work with residents through outreach to maintain the quality and structural integrity of deteriorating homes in older neighborhoods.

Action Step NP-4.2: Ensure that low-income, special needs, and elderly residents have access to outreach materials and programs. Consider alternative outreach strategies if participation in rehabilitation programs does not increase for these groups.

GOAL NP-5: Revitalize commercial developments in older neighborhoods.

Action Step NP-5.1: Prioritize strengthening and revitalizing existing commercial developments in older neighborhoods.

Action Step NP-5.2: Pursue opportunities to revitalize and, where appropriate, redevelop commercial properties within the Florence East Neighborhood Strategy Area. Actively seek funding and investment for that commercial corridor.

Action Step NP-5.3: Promote the commercial development of appropriate greenfield sites in revitalization areas, especially those that overlap with the City's Opportunity Zones.

Action Step NP-5.4: Create and publicize a list of available commercial properties within the City's revitalization areas to promote economic development and investment in older neighborhoods.

Action Step NP-5.5: Encourage the redevelopment or improvement of strip malls and vacant commercial structures throughout the City.

Action Step NP-5.6: In revitalization areas, review compatibility between commercial developments and residential land uses. In areas that lack compatibility, consider improvements to infrastructure, streetscapes, and other public areas to improve the visual appearance and economic value of the neighborhood.

Action Step NP-5.7: Develop regulations which require owners of vacant buildings to uphold a certain level of maintenance and repair for their properties in order to prevent blighted, substandard structures.

Action Step NP-5.8: Consider creating a storefront improvement program that allows businesses in revitalization areas to apply for assistance with renovating their building exteriors in order to increase economic value and deter blighted conditions.

Action Step NP-5.9: Encourage new commercial developments to match the character of the surrounding neighborhood through site and building design elements.

GOAL NP-6: Explore opportunities for investment in the West, South, and South Central Neighborhood Strategy Area portion of the City's designated Opportunity Zones.

Action Step NP-6.1: Seek investments, funding sources, and partnerships for residential and commercial development projects in Opportunity Zone areas.

Action Step NP-6.2: Identify housing needs, neighborhood perceptions and market trends in these neighborhoods and use this data to support the investment search.

Action Step NP-6.3: Establish an inventory of underutilized commercial properties that would benefit from investment and revitalization.

VISION: CREATE A SHARED VISION FOR COMMUNITY REVITALIZATION IN PARTNERSHIP WITH RESIDENTS, BUSINESSES, AND OTHER STAKEHOLDERS; EXECUTE REVITALIZATION PROJECTS WITH COMMUNITY SUPPORT.

The City seeks to engage in inclusive, equitable community revitalization practices that reflect the needs and concerns of residents in every segment of Casa Grande's diverse population. Preservation and revitalization activities should be guided by input from residents, businesses, nonprofits and other community organizations. Actively involving these stakeholders in the revitalization process encourages a sense of shared responsibility in City neighborhoods. Additionally, partnerships with other government entities, nonprofits, and community organizations creates a network of stakeholders willing to invest in and contribute to the success of City revitalization efforts.

GOAL NP-7: Ensure that preservation and revitalization efforts are closely tied to the needs and concerns of residents.

Action Step NP-7.1: Connect with residents, local businesses, nonprofits, and other stakeholders through community outreach to identify and prioritize sites that would most benefit from maintenance, repair, infill, and other revitalization projects.

Action Step NP-7.2: Gather input from residents living nearest to proposed revitalization projects, and make sure that input represents a diverse group of stakeholders that reflect area demographics.

Action Step NP-7.3: Work with residents to identify community spaces used for neighborhood gatherings and work to support and enhance these spaces through the pursuit of grants and other funding sources.



Action Step NP-7.4: Build relationships with community organizations (such as faith-based organizations and neighborhood associations) located in Neighborhood Strategy Areas in order to expand the network of stakeholders invested in maintaining and revitalizing these neighborhoods. Use these connections to generate more effective community engagement practices.

Action Step NP-7.5: Consider allowing community organizations, nonprofits, and individuals in Neighborhood Strategy Areas to submit requests for City assistance with community projects that align with the City's revitalization goals.

Action Step NP-7.6: Consider creating neighborhood plans to guide preservation and revitalization efforts that are tailored to specific neighborhood conditions rather than using a blanket, or one size fits all, approach for the whole City.

GOAL NP-8: Increase resident participation and investment in community revitalization efforts.

Action Step NP-8.1: Provide training opportunities for community leaders and volunteers to build leadership skills and outreach capacity. Encourage continued civic engagement and investment in maintaining the quality of City neighborhoods.

Action Step NP-8.2: Explore the potential to create a tool lending program that allows volunteers, nonprofits, and community organizations to borrow equipment for property maintenance, community clean-ups, and other neighborhood-led revitalization efforts.

Action Step NP-8.3: Consider creating a volunteer program focused on assisting elderly, special needs, and low-income residents with home repairs and maintenance (such as painting exteriors and cleaning up yards).

Action Step NP-8.4: Provide additional support to neighborhoods that do not have HOAs, and encourage the creation and/or continuation of neighborhood associations in those areas.

Action Step NP-8.5: Ensure that community outreach efforts are expanded to all segments of the population, especially groups that historically have been less involved in City processes.

GOAL NP-9: Seek ways to build partnerships and leverage public and private funds to further the City's revitalization goals.

Action Step NP-9.1: Facilitate public-private partnerships and work with non-profits to expand revitalization efforts.

Action Step NP-9.2: Work with economic development entities to attract new, appropriate neighborhood-level businesses to revitalization areas.

Action Step NP-9.3: Consider a partnership among local government, state, federal and large employers to look for alternative funding sources to provide transportation to employment centers.

VISION: CREATE SAFER, HEALTHIER LIVING CONDITIONS IN THE CITY'S OLDER NEIGHBORHOODS BY MAINTAINING AND ENHANCING THE BUILT ENVIRONMENT.

Public gathering spaces serve as community hubs where residents can participate in community activities, and build a sense of shared responsibility for the living conditions in their neighborhoods. Examples of such spaces include community centers, recreational facilities, after-school programs, and service clubs. Public outdoor spaces such as City parks, open space, and sidewalks also encourage resident interaction, and should provide aesthetically pleasing, safe environments that promote walking, biking, and other outdoor activities. These environments are especially important in older neighborhoods that may not have extensive sidewalks, well-maintained streetscaping, or safe open space. By investing in the maintenance and revitalization of infrastructure, streetscapes, and public gathering spaces in Casa Grande's older neighborhoods, the City can promote stability and social well-being in these areas.

GOAL NP-10: Enhance existing assets and infrastructure in revitalization areas.

Action Step NP-10.1: Survey infrastructure conditions in revitalization areas and catalog issues such as broken streetlights, potholes, and problems in City-owned facilities and open spaces.

Action Step NP-10.2: Consider City construction of upgraded infrastructure in revitalization areas. Dedicate Capital Improvement Program funding and/or seek alternative funding opportunities to facilitate these upgrades.

Action Step NP-10.3: Consider developing a streetscape improvement program for older neighborhoods, with an emphasis on increasing sidewalk connectivity and creating safer conditions for pedestrians.

Action Step NP-10.4: Improve and maintain City-owned community spaces in revitalization areas.



Action Step NP-10.5: Consider ways to support nonprofits and community organizations that are based in revitalization areas and offer important community services and amenities to residents.

GOAL NP-11: Improve the safety and security of public spaces in older neighborhoods.

Action Step NP-11.1: Incorporate Crime Prevention Through Environmental Design principles into infrastructure upgrades and public space improvements in revitalization areas.

Action Step NP-11.2: Ensure that public spaces are well lit and maintained.

Action Step NP-11.3: Consider focusing City led crime prevention programs in revitalization areas.

GOAL NP-12: Revitalize underutilized buildings and land to reduce blight and increase economic value.

Action Step NP-12.1: Encourage infill development in older neighborhoods.

Action Step NP-12.2: Seek incentives to drive redevelopment and compatible reuse of vacant buildings throughout the City.

Action Step NP-12.3: Promote use to use compatibility for infill projects.

Action Step NP-12.4: Ensure that infill development blends into the existing fabric of the City's neighborhoods and matches them in character.

Action Step NP-12.5: Connect with owners of vacant lots in older neighborhoods to evaluate their lots' potential for development and impact on the neighborhood.

GOAL NP-13: Incorporate sustainable design and development practices into preservation and revitalization projects.

Action Step NP-13.1: Implement green building techniques in City redevelopment projects and encourage green building techniques for private redevelopment.

Action Step NP-13.2: When rehabilitating homes and maintaining public facilities, strive to improve energy efficiency through repairs and modifications to existing structures.

GOAL NP-14: Use data as a tool to guide decision-making and the allocation of City funds for preservation and revitalization projects.

Action Step NP-14.1: Document the prevalence of blight factors (such as unsanitary or unsafe conditions, vacant or abandoned buildings, and/or deteriorated building sites) in older City neighborhoods.

Action Step NP-14.2: For each Neighborhood Strategy Area conduct an existing conditions analysis that documents demographic information, the quantity of vacant and abandoned buildings, locations and conditions of empty commercial spaces, and other factors relevant to revitalization projects and the search for investments and funding.

Action Step NP-14.3: Catalog community assets in revitalization areas, including resources such as community organizations, institutions, and City services.

Action Step NP-14.4: Develop a set of community health indicators (such as access to healthy foods, health care options, park access, walkability, and prevalence of crime) to better understand neighborhood needs and measure the success of revitalization efforts.

Action Step NP-14.5: Use data to build community support and understanding of the importance of revitalization projects in the City's older neighborhoods.





ELEMENT

HISTORIC PRESERVATION

OVERVIEW



Heritage Hall- The Stone Church

The Historic Preservation (HP) Element is intended to guide Casa Grande's effort to protect and preserve the historic, architectural, cultural, and archaeological resources of the community. This Element builds upon the provisions set forth in HP ordinances adopted by the City Council, as well as recommendations for expansions and operations of the municipal HP program. The inclusion of an HP Element in the Casa Grande General Plan Update 2030 signifies the City's commitment to the preservation of properties and areas reflecting the community's unique heritage.

During the 20th Century, historical preservation was established as a valid public purpose. The government made strides to create and meet preservation goals. The United States Supreme Court has specifically noted the power of the government to regulate the use of private property and provide public controls over land and validate historical preservation laws as an appropriate exercise of those powers. Legislatively, Congress adopted the National Historic Preservation Act of 1966, which declared historical preservation to be a government priority and established the National Register of Historic Places; which recognizes historic properties of state and local significance.

Arizona adopted state legislation regarding historic preservation through use of zoning powers delegated to Arizona cities and towns. This allows local governments to establish districts of historic significance and regulate development to preserve the historical character of the designated areas. Many cities and towns, including Casa Grande, have adopted ordinances to preserve the rich history of the area.



Evergreen District Historic Residence



Johnson's Grocery Store-- The Landmark

The HP Element of the City of Casa Grande's General Plan will provide guidance to the owners of historically significant properties, city staff, the Historic Preservation Commission and City Council regarding historic preservation matters. The importance of historic preservation as a component of growth and municipal development has been well documented. Without this consideration the preservation of the community's historical identity and character can be negatively impacted or lost by new development. Accordingly, this plan lists recommendations to help reduce these losses by monitoring historic resources, assisting owners in understanding options, and providing incentives for preservation.

HISTORIC RESOURCE POPULATION

The historic resource population of Casa Grande is associated with five distinct periods of development:

- Settlement.
- Transition from a railroad camp to mining and distribution center.
- Early 20th Century economic diversification.
- Depression/New Deal years.
- Post WWII growth.

Residences are the primary property classification associated with the aforementioned periods of development. The oldest homes are most often associated with early settlers and later prominent business leaders and their families. Other houses are considered architecturally significant for their representation of popular architectural styles. Some residences are significant for adobe, masonry construction and local craftsmanship. Other historic property types include public, institutional, and commercial buildings which were typically erected as part of a community's historic development.

Only a small proportion of the community's extant historic buildings were built before the Depression. The number of buildings constructed doubled during the 1930s and WWII. The post WWII period saw an explosion of building that continued into the mid-1960s. In the 1970s, with the advent of master-planned communities, the level of residential construction increased significantly. Home construction accelerated again in the 2000-2010 timeframe with approximately half of the current housing stock constructed during that decade.

Designation of historic properties by the City have been limited to only buildings from the early 20th century. The threats to the designated historic properties are very similar to other communities of Arizona and the West. Economic considerations are the most common threat. Historic buildings downtown are threatened by redevelopment pressures. The need and cost for functional upgrades to maintain viable uses affect decisions about preservation. Changes in societal expectations and popular tastes also come into play. Today's families want larger houses with more amenities than provided in earlier periods. Often small historic homes sit on relatively large lots making them targets for "teardowns." The historic core of most cities, including Casa Grande, is the home of the community's governmental and institutional leadership. The appearance and economic health of the historic core is perceived as a direct reflection on that leadership. When vacant, under-used or poorly maintained historic buildings exist, political support for their preservation can be swayed to use other approaches for protecting the community's economic health and viability. The most critical threat to the historic resources in Casa Grande is the lack of awareness and appreciation of their significance by the larger population. This is a phenomenon affecting many Arizona cities due to significant amount of immigration from other parts of the country and annual turnover of residents.

THE DEVELOPMENT OF CASA GRANDE'S HISTORIC PRESERVATION PROGRAM

Two buildings in Casa Grande were listed on the National Register of Historic Places (NRHP) in the late 1970s. The Casa Grande Stone Church was registered in 1978 and the Woman's Club Building in 1979. A survey was undertaken in the early 1980s and a Multiple Resource Inventory Area list was compiled. From this list, 26 properties were nominated to the NRHP during 1985 and 1986 by the Casa Grande Historical Society and local volunteers. After the formation of the Historic Preservation Program, the City became a partner in further efforts to survey and designate properties on the NRHP. In 2002, 21 additional properties were added to the NRHP through a Multiple Property Submission.

The demolition of the Central Elementary School was a catalyst for galvanizing community and political support for the formulation of a municipal historic preservation organization. In August of 1991 the Mayor and Council passed and adopted Resolution 1940 which established the Casa Grande Historic Preservation Commission and a set of historic preservation regulations.



Historic Storefront



Evergreen District Historic Residence

LOCAL DESIGNATION ACTIVITIES

Following the enactment of the Historic Preservation Ordinance, the City locally designated those properties that were listed on the NRHP. These individually significant properties date primarily from the first decades of the 20th century. In 2002 a survey was conducted of the Evergreen addition to Casa Grande, resulting in the local designation of a historic district. This act expanded the City's recognition of historic properties during the Depression and the early post World War II (WWII) era.

REVIEW PROCEDURES

The Historic Preservation Commission has only conducted a limited number of hearings for Certificates of Appropriateness because most of the work either qualifies as routine maintenance or involves work not requiring a building permit such as window replacement or re-roofing. However, to assist in the review process, the HP Commission has proactively sponsored the preparation of design guidelines for the Evergreen Historic District. The Commission has shared these guidelines with the owners of properties within the Evergreen District.

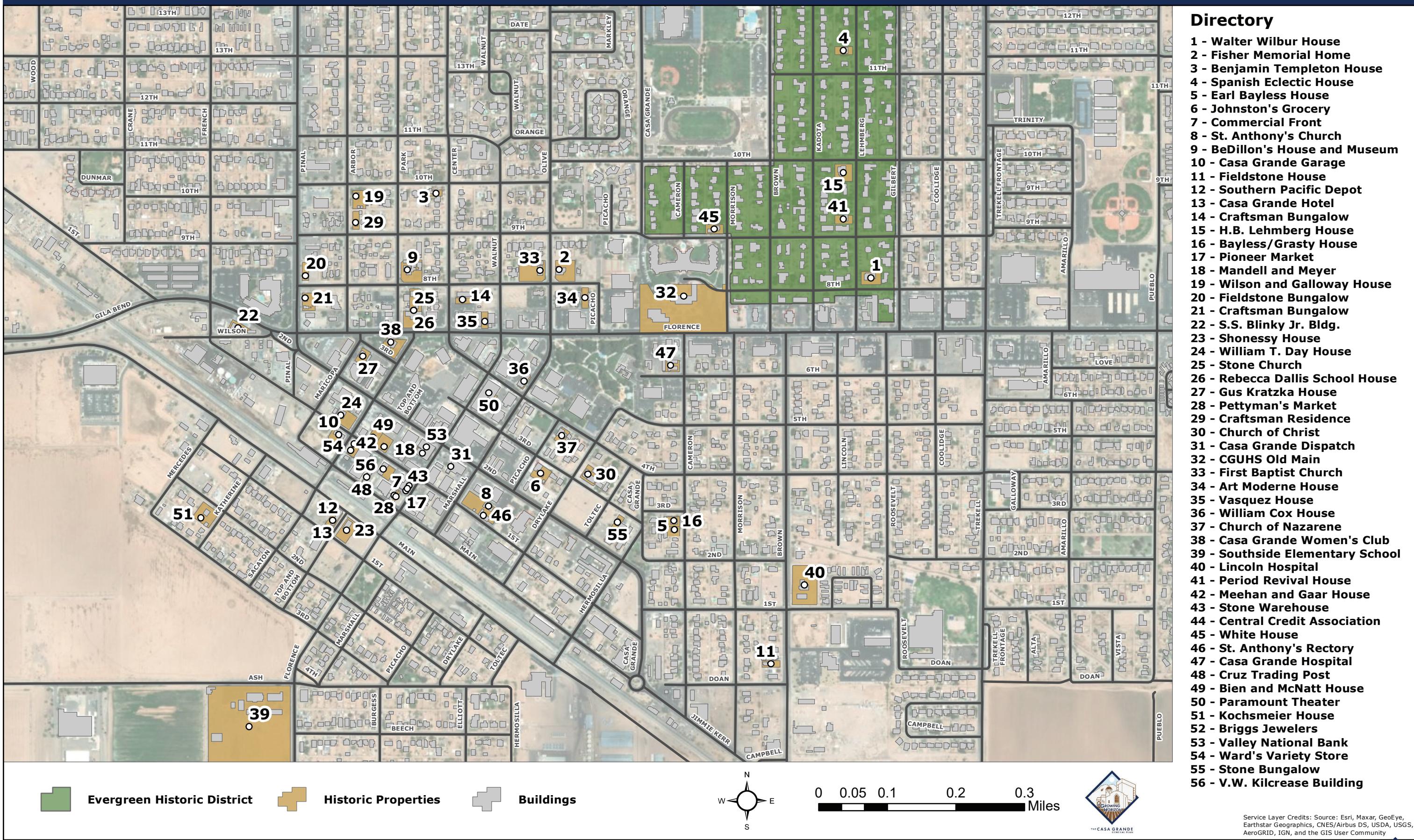
GENERAL RECOMMENDATIONS FOR IMPLEMENTATION

The effective operation of a municipal Historic Preservation Program requires recognizing, protecting and preserving the community's cultural, historical, architectural resources. However, this work cannot be done in isolation. To be successful requires an informed citizenry appreciative of Casa Grande's heritage, as well as a range of programs and projects to integrate historic preservation. Further, as a Certified Local Government, the City of Casa Grande also has a responsibility to enforce its Historic Preservation Ordinance and State legislation by:

- Designating and protecting historic and archaeological properties.
- Maintaining a qualified HP Commission.
- Surveying and maintaining a detailed inventory of its designated properties.
- Providing for adequate public participation.

Some of the Action Steps set forth in this General Plan are simple to undertake, while others will take multiple years to develop and successfully implement.

MAP FIGURE 3:22 HISTORIC DISTRICT & LANDMARK BUILDINGS



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VISION: A COMMUNITY THAT VALUES AND PROTECTS HISTORIC RESOURCES.

Casa Grande has created an historic preservation program to achieve the following:

- Protect and enhance the landmarks and historic districts which represent distinctive elements of Casa Grande's cultural, historical, and architectural heritage.
- Foster civic pride in the accomplishments of the past.
- Protect and enhance Casa Grande's attractiveness to visitors and stimulate the economy.
- Ensure harmonious, orderly, and efficient development by providing a mechanism to resolve conflicts between preservation and growth.

GOAL HP-1: Develop and maintain an effective municipal Historic Preservation Program.

Action Step HP-1.1: Provide financial resources and staff time to support the program's current and planned expanded activities.

Action Step HP-1.2: Prepare an annual work plan for the Historic Preservation Program. Determine staff support, consultants and funding needed to implement the proposed work. Include the information as part of the annual budgeting process.

Action Step HP-1.3: Plan for the expansion of staff support for the Historic Preservation Program as the designated historic resource population increases and/or the HP Commission undertakes additional activities.

GOAL HP-2: Integrate the work produced by the Historic Preservation Commission into the decision-making processes of the City.

Action Step HP-2.1: Ensure that Historic Preservation Commission members and staff supporting the HP Program are knowledgeable about principles and practices.

Action Step HP-2.2: Provide training opportunities to develop the expertise and skills of HP Commission members.

Action Step HP-2.3: Expand the technical assistance available to owners of historic properties through the HP Program such as offering workshops. Topics could range from basic home maintenance and repair to improving energy efficiency in historic buildings.



Saint Anthony's Church

GOAL HP-3: Build community-wide awareness and support for the City's Historic Preservation efforts.

Action Step HP-3.1: Work with the City's Public Information Office to develop a plan to promote historic properties and inform residents about the Program.

Action Step HP-3.2: Develop a plan for working with all available media platforms to publicize information about historic resources, endangered properties, and HP issues.

Action Step HP-3.3: Develop materials geared to a popular audience about Casa Grande's historic properties and distribute to local hotels and motels for visitors.

GOAL HP-4: Expand the survey and designation activities of the Historic Preservation Program.

Action Step HP-4.1: Provide City Council members and management periodic updates on survey and designation activities and with tours of properties and areas that are being considered for historic designation.

Action Step HP-4.2: Identify designation priorities based on community concerns, known threats to historic properties, and opportunities for expanded support for the Historic Preservation Program.

Action Step HP-4.3: Update and maintain the Evergreen Historic Resources inventory and landmark properties by adopting a regular survey inventory and evaluation program.

Action Step HP-4.4: Photograph landmark and contributing structures every two years.

GOAL HP-5: Improve municipal protections and incentives available for designated historic properties.

Action Step HP-5.1: Formally acknowledge the importance of balancing Historic Preservation regulations with incentives to encourage preservation and support public-private partnerships to support the City's goals.

Action Step HP-5.2: Expand technical assistance to the owners of historically significant buildings such as offering workshops, addressing topics from basic home maintenance and repair to improving energy efficiencies in historic buildings.

Action Step HP-5.3: Explore funding opportunities to support programs for historic rehabilitation, maintenance, emergency acquisition of endangered properties, and technical services for owners and historic districts.

GOAL HP-6: Protect historic and cultural resources from demolition and inappropriate alterations.

Action Step HP-6.1: Promote adaptive reuse and revitalization efforts for historically significant commercial and residential buildings through a variety of incentives.

Action Step HP-6.2: Discourage the demolition or inappropriate alterations of historic buildings.

Action Step HP-6.3: Ensure the protection of historic resources through the continued enforcement of existing codes.



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ELEMENT

ENVIRONMENTAL PLANNING, NATURAL RESOURCE CONSERVATION & SAFETY

OVERVIEW



Fissure

The Casa Grande Planning Area is comprised of a multitude of diverse and unique natural areas with a variety of terrain and geographic features. As the City of Casa Grande continues to transition from rural and agricultural land uses to a more built-out and developed community, it is more important than ever to utilize careful planning to minimize any adverse environmental impacts. Improving air and water quality as well as preserving natural resources should be considered important aspects that will contribute to and sustain the community's quality of life.

VISION: A COMMUNITY THAT PRESERVES THE NATURAL ENVIRONMENT.

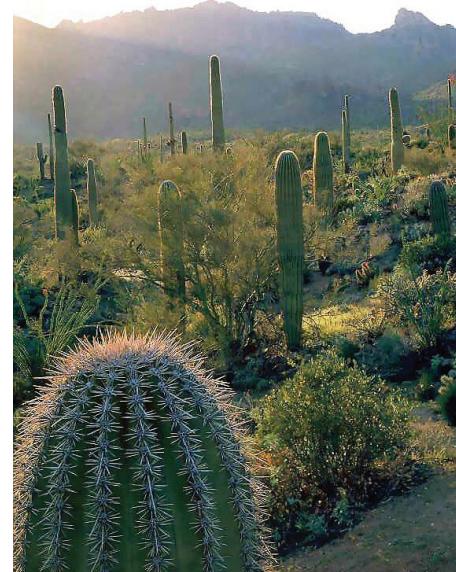
The natural environment within the Casa Grande Planning Area includes a wide range of scenic resources, natural drainages, native vegetation, and wildlife habitats that can be preserved and enhanced as part of the land use strategy and development process. In addition, the quality of life in existing and planned residential areas needs to be protected from the introduction of potential environmental and health hazards including noise, water, air and chemical contamination.

GOAL EP-1: Preserve the natural environment and scenic resources within the Planning Area by ensuring environmentally compatible development and protecting environmentally sensitive areas.

Action Step EP-1.1: Promote development that is compatible with, protects, and enhances scenic views and the natural environment.

Action Step EP-1.2: Amend zoning codes to address the preservation of significant scenic views.

Action Step EP-1.3: Adopt development and landscape guidelines and standards that encourage the use of native drought tolerant vegetation and appropriate irrigation systems.



Casa Grande Mountain



Casa Grande Mountain Trail

Action Step EP-1.4: Adopt an environmental overlay zone, or similar regulation, that acts to preserve sensitive landforms and significant natural vegetation.

Action Step EP-1.5: Require new development to protect wildlife corridors and habitats in areas known to have substantial wildlife and/or endangered species.

Action Step EP-1.6: Where appropriate, allow for land use density transfers on sites that are adjacent to riparian areas (drainages). This allows land to remain undeveloped in order to maximize wildlife linkages to natural open spaces, and higher density development of land that offers less natural resource potential.

Action Step EP-1.7: Develop a program to retain native plants and encourage salvaging native plants that are to be removed.

Action Step EP-1.8: Limit grading on sites with slope more than 10% and use natural landforms and features as integrating elements in project design.

Action Step EP-1.9: Develop water conservation programs and design guidelines pertaining to low use water fixtures and landscaping.

GOAL EP-2: Protect City residents and visitors from environmental hazards.

Action Step EP-2.1: Ensure all local, state and federal environmental regulatory standards are being met with regard to hazardous materials use, storage, disposal, and clean-up to protect the health of humans and the environment within the City.

Action Step EP-2.2: Ensure the use of toxic chemicals, materials, products, manufacturing, and processing operations comply with the safe levels allowed under the relevant building and fire codes.

Action Step EP-2.3: Ensure infill and redevelopment lands are surveyed by the developer for contamination issues from previous uses.

Action Step EP-2.4: Mitigate residential development in the high noise areas created by the Casa Grande Municipal Airport, interstate highways and railroad.



GOAL EP-3: Protect City residents and visitors from climate related hazards.

Action Step EP-3.1: Promote the planting of shade trees near high heat sink areas of sidewalks and parking lots in new developments.

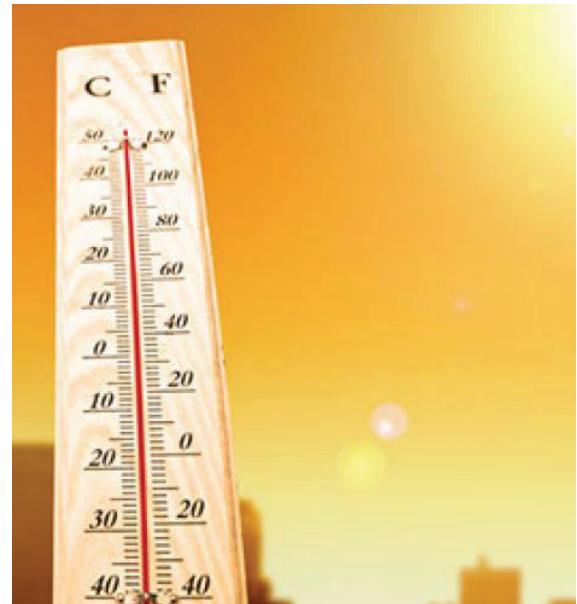
Action Step EP-3.2: Encourage the use of bioswales and other low impact designs in developments in an effort to ensure healthier landscape areas.

Action Step EP-3.3: Encourage developments to provide shaded areas along pathways and integrated into entrances and parking areas.

Action Step EP-3.4: Encourage the use of roofing materials that reduce building heat retention, including but not limited to solar, white reflective roofing, landscaped roofing, etc.

Action Step EP-3.5: Allow the use of alternative surface materials, such as permeable paving or colored asphalt, for parking areas in place of standard asphalt.

Action Step EP-3.6: Evaluate the existing landscape code and integrate ideas to assist in reducing the impacts caused by climate related issues.



Environmental vegetation combined with building surfaces that provide shade impact the ambient and radiant temperatures that contribute to urban heat island and heat exposure.



Casa Grande Mountain Scenic Corridor

VISION: MANAGE DEVELOPMENT IN FLOODPLAINS AND FISSURE AREAS.

As land is developed in the Casa Grande planning area, careful attention needs to be given to developments located within special flood hazard areas. The floodplains in Casa Grande are typically located along stream beds and washes that are typically dry, but which tend to flow and occasionally overflow and create shallow backwater areas during large storm events. These flood hazard areas present challenges for development. Many drainage constraints can be alleviated if the proper corrective drainage measures are designed in conjunction with land development and public works infrastructure projects.

Another potential development constraint is earth fissuring that occurs when groundwater is withdrawn from the underground aquifer, causing the land surface to settle and crack. Earth fissuring can create public safety hazards and cause significant damage to buildings and infrastructure.

The Casa Grande Area Drainage Master Plan does not show any known fissures within the Casa Grande Planning Area. However, since some land within the Planning Area has similar geophysical characteristics (sediment-filled, overdraft of groundwater, and known land subsidence) a potential exists for fissuring to occur. Additional geologic studies will be required to identify the potential locations, and the magnitude of risk for fissures within the Planning Area.

GOAL EP-4: Protect residents from hazards associated with FEMA floodplains, and potential fissuring areas.

Action Step EP-4.1: Coordinate with FEMA and Pinal County Flood Control Office to ensure mapping of FEMA floodplains and known flooding areas is current and accurate.

Action Step EP-4.2: Require mitigation measures or restrict development in areas subject to flooding.

Action Step EP-4.3: Update the Casa Grande Master Drainage Plan to address current known drainage problems, including appropriate management of stormwater generated by existing developments that do not retain their developed flows.

Action Step EP-4.4: Work with the ADWR and Arizona Geological Survey to identify potential fissure locations and develop appropriate mitigation measures.

Action Step EP-4.5: Require mitigation measures or restrict development in areas subject to fissuring.

Action Step EP-4.6: Support efforts to minimize groundwater pumping, particularly in areas subject to land subsidence.



Erosion caused by flooding

VISION: PROTECT AIR AND WATER QUALITY.

Air quality issues are not confined to the Casa Grande Planning Area. Development activities within the Planning Area and within adjacent areas in Pinal, Pima, and Maricopa Counties have a cumulative impact on local air quality.

Pinal County operates air quality monitors that record ambient concentrations of several air pollutants including:

- PM 10 – Dust with particle sizes of 10 microns or smaller
- PM 2.5 – Dust with particle sizes of 2.5 microns or smaller
- Carbon Monoxide
- Lead, Nitrogen Dioxide
- Ozone
- Sulfur Dioxide

In 2012, due to violations of the particulate matter (PM10) Clean Air Act Standard, the EPA designated a large portion of Pinal County that includes Casa Grande as moderate non-attainment (West Pinal PM10) due to monitor violations of particulate matter (PM10). To address this issue, air quality rules were adopted by Pinal County Air Quality Division to address the dust created by site grading and construction activity in order to reduce emissions for the West Pinal PM10 Non-attainment area. The city continues to work with Pinal County in efforts to reduce particulate matter (PMs) caused from dust generated by unpaved roads.

Likewise, water quality issues are not restricted by municipal and planning area boundaries. In addition to the subsidence and fissure issues associated with groundwater pumping, there may be an increase in concentrations of undesirable elements in underground water supplies, such as arsenic and nitrates. The EPA and the Arizona Department of Environmental Quality (AZDEQ) have established water quality standards and monitoring requirements that water providers must meet for these contaminants.

GOAL EP-5: Meet or exceed all County, State and Federal air and water quality standards, and ensure that development patterns do not have an adverse impact on air and water quality.

General:

Action Step EP-5.1: Encourage land development patterns that do not result in degrading air and water quality.

Action Step EP-5.2: Require construction practices and methods that minimize adverse impacts on air and water quality.

Action Step EP-5.3: Stay informed of current air and water quality regulatory issues that pertain to both the Casa Grande Planning Area and neighboring jurisdictions to protect and enhance air and water resources.

Action Step EP-5.4: Provide input on air and water quality plans, programs, and projects in adjacent developing areas in Pinal, Pima, and Maricopa counties.



Sacaton Copper Mine



Water Reclamation Facility

Water:

Action Step EP-5.5: Develop state-of-the-art water reclamation and re-use plans, programs, and infrastructure to reduce groundwater pumping, and replenish underground water supplies.

Action Step EP-5.6: Prevent contaminants from reaching any streams, washes, and other bodies of water that feed into area groundwater supplies.

Action Step EP-5.7: Continue to successfully implement the City's adopted stormwater practices and continue to meet the State and Federal requirements.

Air:

Action Step EP-5.8: Designate appropriate land uses and establish development guidelines that facilitate alternative modes of transportation, such as walking, bicycling, carpooling, and public transportation, in order to reduce air pollutant emissions.

Action Step EP-5.9: Implement a grading permit program that requires re-vegetation or soil stabilization of graded surfaces, and prevents the tracking of dirt onto City streets.

Action Step EP-5.10: Promote transportation systems that are consistent with local and regional efforts to improve air quality.

Action Step EP-5.11: Pursue the paving of unpaved roads and alleys.

Action Step EP-5.12: Pursue implementation of transit services and ride-share programs identified in the Casa Grande and Pinal County transportation plans.

Action Step EP-5.13: Continue to pursue implementation of plans for non- motorized forms of transportation including pedestrian facilities, bicycle facilities, and trail systems.

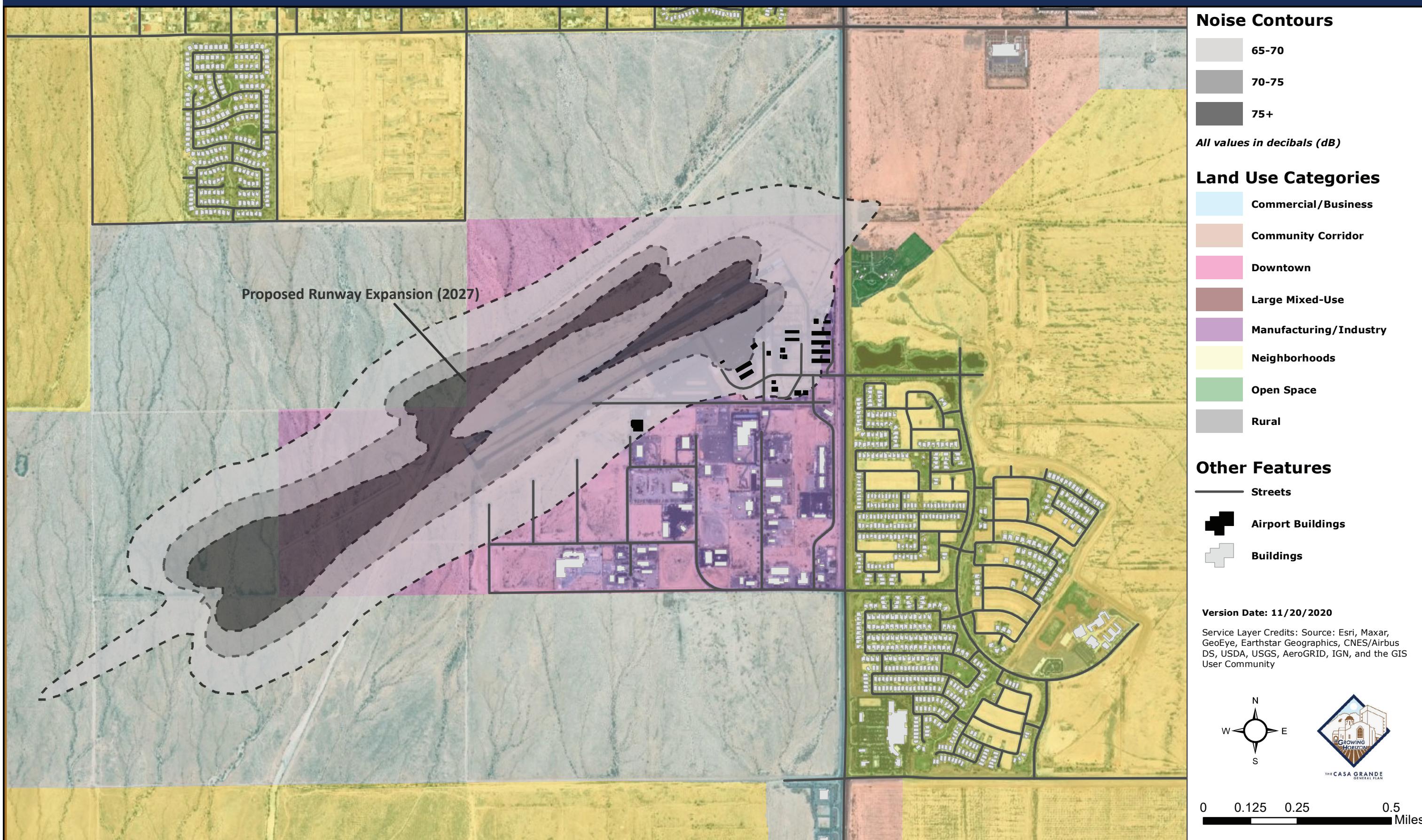
Action Step EP-5.14: Continue to work closely with the Pinal County Air Quality Division to develop strategies that reduce dust and contaminants.

Action Step EP-5.15: Encourage use of alternative fuel vehicles and encourage developments to provide charging stations.

Action Step EP-5.16: Improve regulations that address the illegal dumping of dirt, trash and debris on undeveloped land.



MAP FIGURE 3:23 AIRPORT NOISE CONTOURS



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ELEMENT

WATER RESOURCES

OVERVIEW

State statute requires that the Casa Grande General Plan include a Water Resource Element that addresses:

- a) The known, legally, and physically available surface water, groundwater and effluent supplies.
- b) The demand for water that will result from the future growth projected in the General Plan.
- c) An analysis of how the demand for water resulting from future growth will be served by current water supplies and a plan to obtain additional supplies if the known supply will not meet the projected demand.



Agricultural Irrigation

This Water Resource Element of the General Plan has been developed in an effort to meet the letter and intent of this requirement and to secure a sustainable water future for Casa Grande. Goals and Action Steps are set forth in this element that will act to tie land use decisions to available water resources and to ensure that there is not a gap between demand and supply.

This element acknowledges that our community, agribusiness and industries need water to thrive. This Plan recognizes that our urban development has historically relied on groundwater, and our agricultural sector on Colorado River water, both of which are expected to decline. Therefore, to protect our quality of life, help meet future water needs and grow our economy, we need to:

- Reduce reliance on groundwater.
- Invest in sustainable water supplies.
- Use the water we have more efficiently.



Central Arizona Project Canal

Casa Grande is located inside the Pinal Active Management Area (PAMA), which was designated in conjunction with the approval of Arizona's 1980 Groundwater Management Act and which provides for the regulation and oversight of water resources within the PAMA by the Arizona Department of Water Resources (ADWR). The Act also directs ADWR to promulgate decennial Management Plans for each of the Active Management Areas in Arizona. These Management Plans set forth new and or modified rules and regulations that impact allocation of water resources and conservation programs. ADWR is currently in the process of promulgating their Fourth Management Plan which will be finalized in 2021. The management goal for the PAMA is to: "allow development on non-irrigation uses and to preserve existing agricultural economies in the AMA for as long as feasible, consistent with the necessity to preserve future water supplies for non-irrigation uses". The recommendations set forth in this Water Resources Element are consistent with the provisions of the Fourth Management Plan for the Pinal AMA.

THE KNOWN AND AVAILABLE WATER SUPPLY

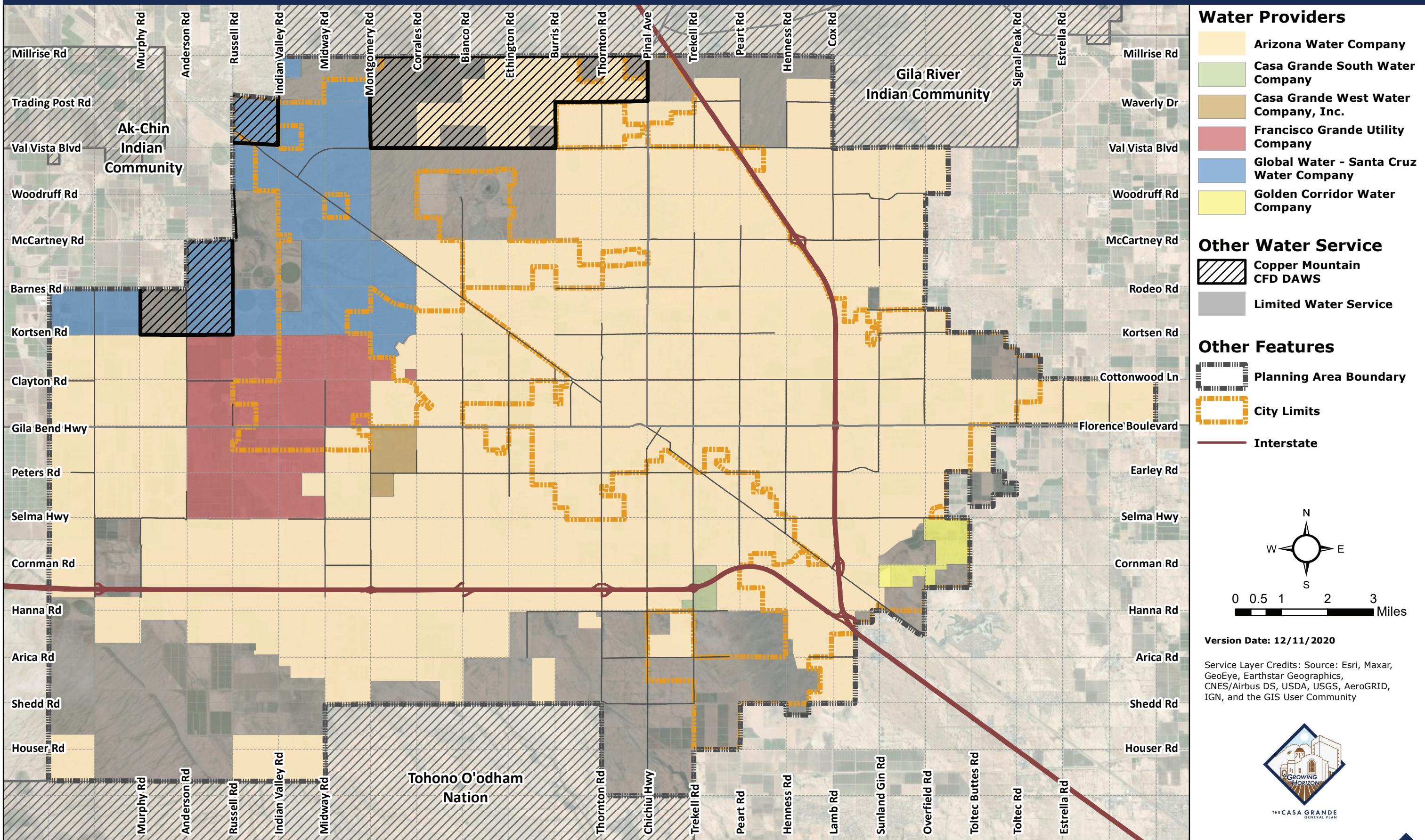
Water service for urban development within Casa Grande is primarily supplied by two private water utilities: Arizona Water Company (AZW) and Global Water Resources (GWR). Most of the city is within the AZW service area with only a small portion on the northwestern edge of the city serviced by GWR. Within the greater Casa Grande Planning Area there are several other small water utilities that either currently provide service or potentially have the legal right to do so. These companies include:

- Copper Mountain Ranch Water Company (owned and operated by the City of Casa Grande)
- Casa Grande West Water Company
- Francisco Grande Utility Company
- Golden Corridor Water Company
- Casa Grande South Water Company

These water companies obtain the majority of their water supply from groundwater wells although the Arizona Water Company has an allocation of Colorado River water that they have used as part of their portfolio of water supply.



MAP FIGURE 3:24 PLANNING AREA WATER PROVIDERS



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Figure 3:40 reflects the amount of groundwater and Central Arizona Project (CAP) water pumped by AZW during the past 10 years. This data reflects that the water usage within the Casa Grande Planning Area has remained fairly constant over this timeframe even though development, population and service connections have increased. This data also indicates that groundwater use has declined substantially since 2015. This is due to AZW implementing its plan to use all of its CAP entitlement by 2020. The fact that total water usage has remained flat over the past ten years while the population served has increased 12% indicates that the usage per capita has decreased over this time. This per capita decrease can be attributed to effective water conservation measures by residents, businesses, and industrial users, a trend that should be encouraged as a method of maximizing the water supply.

WATER USE PER CAPITA, PINAL VALLEY WEST (CASA GRANDE)

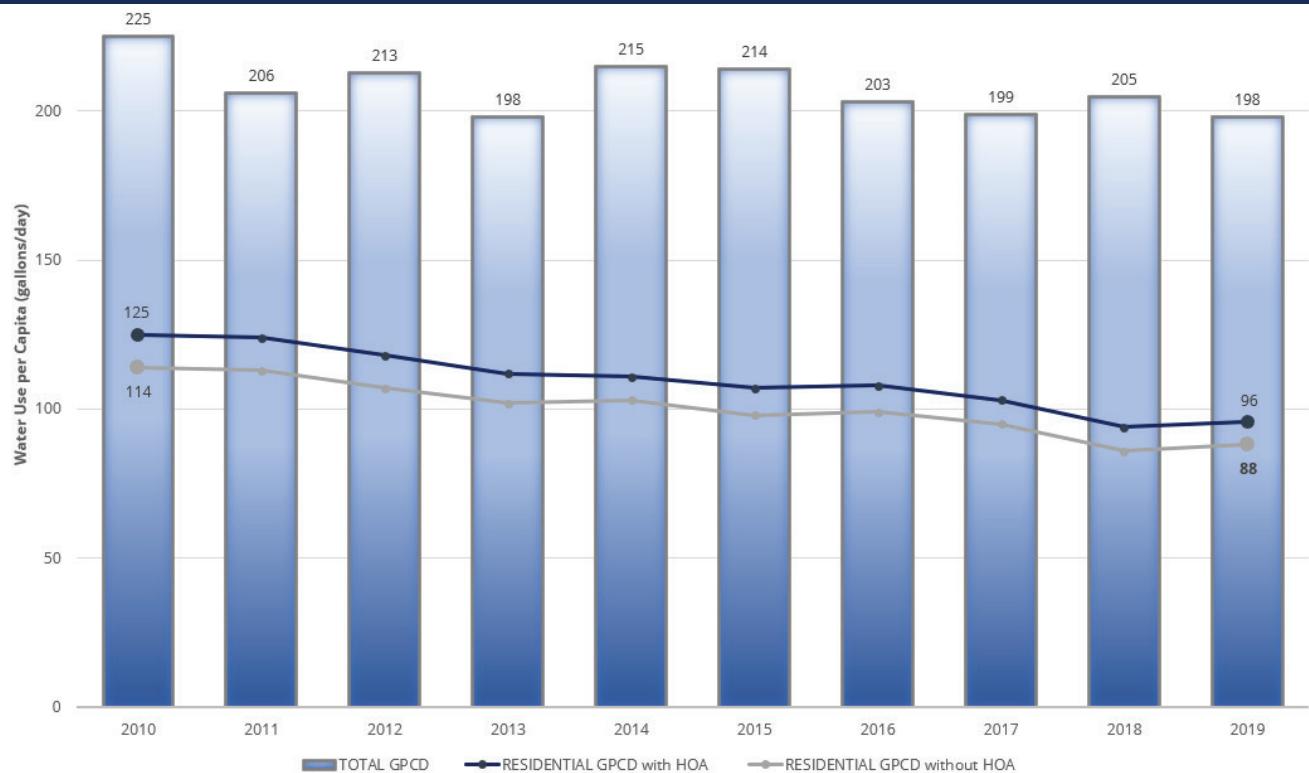


Figure 3:40 Water Use Per Capita, Pinal Valley West (Casa Grande)

Source: Arizona Water Company

This trend of stable water usage is further validated by looking at the data for total gallons per capita per day (GPCD) as well as gallons per capita per day for residential uses (Residential – GPCD). The GPCD figures are calculated by taking the total water usage in the entire Planning Area and dividing it by the total population of the Planning Area. The Residential – GPCD reflects the total gallons used by residential uses only. The data reflects that residential usage is decreasing although developments with HOAs use more water than those without.

This difference is likely a result of the irrigation of common areas that are typically present in residential developments with HOAs.

AZW has an entitlement of 8,884 acre-feet of Colorado River water (CAP water) from the Central Arizona Project (CAP). Approximately 2,500 acre-feet of this CAP water is provided directly to a few customers for non-potable uses with the remainder being recharged and recovered for customers needing a potable water supply. Casa Grande is the only wastewater provider in Casa Grande. Casa Grande provides effluent to a few non-potable customers with the remainder of the effluent being recharged for future use. The agricultural uses within Casa Grande use a combination of CAP water and groundwater pumped from wells owned largely by three irrigation districts located partially inside the Planning Area. In summary, the water supply for Casa Grande for all uses is provided by:

1. Groundwater
2. Colorado River Water
3. Effluent

The withdrawal of groundwater for development purposes is regulated and monitored by ADWR. The regulatory tool used by ADWR for this purpose is the Assured Water Supply Program that hinges on the approval of Certificates of Assured Water Supply (CAWS). A CAWS indicating that there is an adequate 100-year water supply is required for all new subdivisions with 6 or more lots. Subdivisions with less than 6 lots, as well as other types of urban developments that can be constructed on existing platted lots and un-platted parcels, are not required to obtain a CAWS. Vacant lots located within residential subdivisions that were recorded prior to the requirement to have a CAWS and which meet other specific ADWR criteria may be able to be developed without the benefit of a CAWS.

The number of vacant residential lots that have the legal right to obtain water service either as a CAWS subdivision, or as a subdivision approved prior to the CAWS program, is important to understand. It must be noted here that ADWR has currently determined that the groundwater supplies in the PAMA are oversubscribed and therefore they will not issue new CAWS until the deficit is adequately addressed. However, this does not mean that there cannot be any new development in the PAMA or in Casa Grande. As shown in *Figure 3:36* there are enough vacant lots in Casa Grande with CAWS to sustain residential growth for some time.

AVAILABLE CERTIFICATES OF ASSURED WATER SUPPLY (CAWS) FOR VACANT LOTS

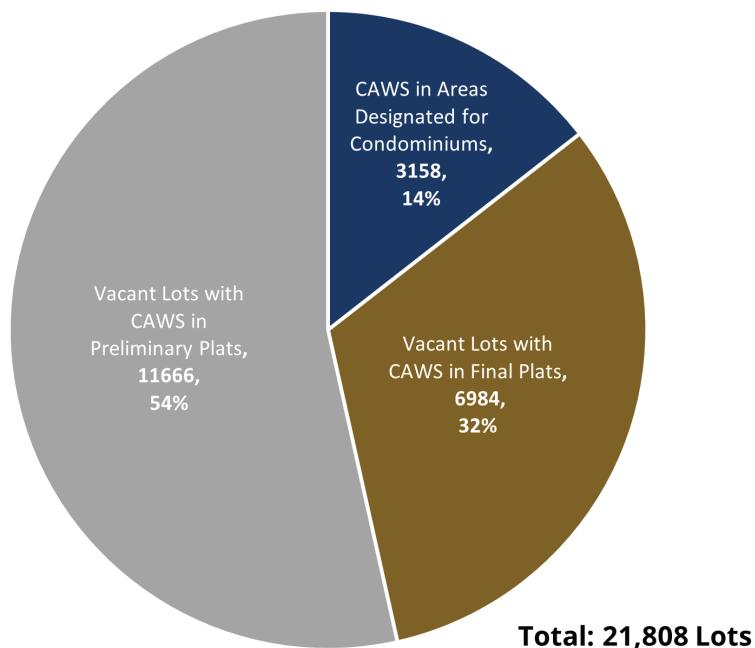


Figure 3:36 Available Certificates of Assured Water Supply (CAWS) for Vacant Lots (As of 8/1/20)

Source: City of Casa Grande

The pie-chart reflects the total number of vacant lots within the Casa Grande Planning Area with CAWS. These lots represent the residential subdivision development that can be accommodated under the current CAWS regulatory structure.

HOW MUCH WATER IS NEEDED TO SUPPORT FUTURE GROWTH?

To answer this question, we first need to determine the amount of growth that is likely to occur. Although the timeframe for this General Plan is ten years (2020-2030) an attempt has been made to look beyond that timeframe and project the growth that is likely to occur over the next 30 years. The population of Casa Grande is projected to essentially double over the next 30 years. The specific increases by decade is projected as follows:

Year	Casa Grande Population Estimate	Change
2020	57,518	
2030	75,049	+17,531
2040	92,880	+17,831
2050	118,395	+25,515

Figure 3:37 Casa Grande Population Estimate Change 2020-2050

Source:



Residential construction requires water

To accommodate this new population the following number of dwelling units will need to be provided:

- 2020-2030: 6,407 dwelling units
- 2030-2040: 6,519 dwelling units
- 2040-2050: 9,350 dwelling units

The existing vacant lots with CAWS will allow for the construction of single-family dwellings to meet most of this demand. Other types of residential development which are not CAWS dependent (i.e., apartments, manufactured homes, park models, pre-CAWS subdivisions) will provide residential products to meet the remaining demand. It is safe to assume that most of this future residential growth will occur with Planned Area Developments, or other types of residential developments that will have significant amounts of irrigated common areas. Accordingly, the water usage, based upon current usage rates, would be 96 gallons per day per person resulting in the following additional water supply needed to support the projected residential growth:

- 2020-2030: 2,067 additional acre-feet/yr.
- 2030-2040: 2,103 additional acre-feet/yr.
- 2040-2050: 3,016 additional acre-feet/yr.

In addition to residential development, additional water supplies need to be provided for new commercial, office, institutional and industrial growth. *Figure 3:38* below reflects the amount of additional non-residential development that is projected to occur in those categories over the next 3 decades.

Casa Grande Projected Development Categories 2020-2050		
Years	Commercial, Office & Institutional Floor Area	Manufacturing & Industrial Floor Area
2020-2030	850,000 sq. ft.	7,400,000 sq. ft.
2030-2040	930,726 sq. ft.	8,102,000 sq. ft.
2040-2050	1,134,533 sq. ft.	9,873,845 sq. ft.

Figure 3:38 Casa Grande Projected Development Categories 2020-2050

Source:

An accurate estimate of the water supply that will be needed to support this new commercial and industrial growth is difficult to predict as the water usage varies significantly depending on the type and nature of the business/industry. The AZW water usage of 198 gallons per day per capita (GPCD) does provide a metric that can be applied to provide a rough estimate of the new water supply demands that may be associated with all future growth including residential, commercial and industrial development assuming non-residential uses grow proportionately to residential uses.



This approach indicates that the following additional annual water supply will be necessary to meet water supply demands for all types of future projected growth:

- 2020-2030: 4,263 additional acre-feet/yr.
- 2030-2040: 4,338 additional acre-feet/yr.
- 2040-2050: 6,221 additional acre-feet/yr.

The calculation of the additional acre feet of groundwater needed to support projected growth represents a worst-case scenario. The City and water providers will be taking steps to decrease the use of groundwater by:

- New water conservation efforts that will reduce the daily water use by all development types including residential, industrial and agricultural uses.
- Use of effluent and grey water to meet water usage demands.
- Development of new water supplies.
- Limiting new industrial developments to those that meet new water usage criteria.

IS THERE ADEQUATE SUPPLY TO MEET ANTICIPATED DEMANDS?

It appears that there are an adequate number of vacant lots with CAWS within the corporate limits to meet most of the demand for single family homes (both detached and attached) for the next 30 years. Residential developments not needing CAWS such as apartments, single family rental developments, manufactured homes and park models can be served by AZW from existing and new wells.

However, to reduce our dependency on groundwater, and to extend the supply, new water conservation measures should be put in place. Conservation measures can reduce the daily gallons per day consumed by all users within the city, allowing the known groundwater supply to be extended to serve more users.

In addition to conservation, the use of effluent should be used as a tool to augment the water supply. Currently, the City's wastewater treatment plant produces an average of 4.5 million gallons (MGD) of effluent daily of which 1.2 MGD is used for landscape irrigation and industrial production purposes with the remainder placed into a managed recharge facility. The wastewater treatment facility has a design capacity to treat 12 MGD of influent. The additional effluent that will be generated as a result of community growth can play an important role to help support new development.

Water Usage Assessment: Benchmarking Results				
Connection Type	Connections	Benchmark (AFY)	Connections in Exceedance	Total Volume of Exceedance (AFY)
Commercial	1,032	12.38	23	840
Industrial	23	232.13	2	632
Single Family Dwelling	19,401	0.53	2,006	556
Commercial Irrigate	354	11.33	25	237
Multi-Fam/Master MTR	140	9.12	13	146
RV Park	13	61.14	1	88
Multi-Fam/Indiv MTR	522	2.28	5	72
Mobile Home-Master	24	22.86	3	38
Parks	21	23.27	3	38
Mobile home-INDIVID	955	0.66	68	29
No Service	75	3.16	7	28
Temporary Lodging	14	17.16	2	25

Figure 3:39 Water Usage Assessment- Benchmarking Results

Source: Matt Payne, WestWater Research

Conservation, the use of effluent, and augmentation with additional water supplies should all be pursued to assist in reducing the dependence on groundwater as the primary water supply for new development and community growth. As the benchmarking table indicates, select industrial, commercial, multi-family and single-family uses may be able to implement additional conservation methods that will bring them into line with expected usage amounts resulting in significant water savings. It is likely that these uses are exceeding their benchmarks due to inefficient landscape irrigation and/or commercial/industrial processes.

This data suggests that conservation programs that target specific land use types may be an effective strategy to reduce water consumption. Water conservation programs should be implemented by water providers as well as the City. These programs should consist of a combination of education, water pricing and regulatory approaches.

VISION: TO ENSURE THAT THERE IS ADEQUATE WATER TO SUSTAIN THE CITY'S DESIRED GROWTH AND DEVELOPMENT.

Our community, agribusiness, industry and businesses need water to thrive. Our urban development has historically relied on groundwater, and our agricultural sector has relied on both groundwater and Colorado River water, both of which are expected to decline. Therefore, to protect our quality of life and help meet future water needs and grow our economy, we need to:

- Reduce reliance on groundwater.
- Invest in sustainable water supplies.
- Use the water we have more efficiently.

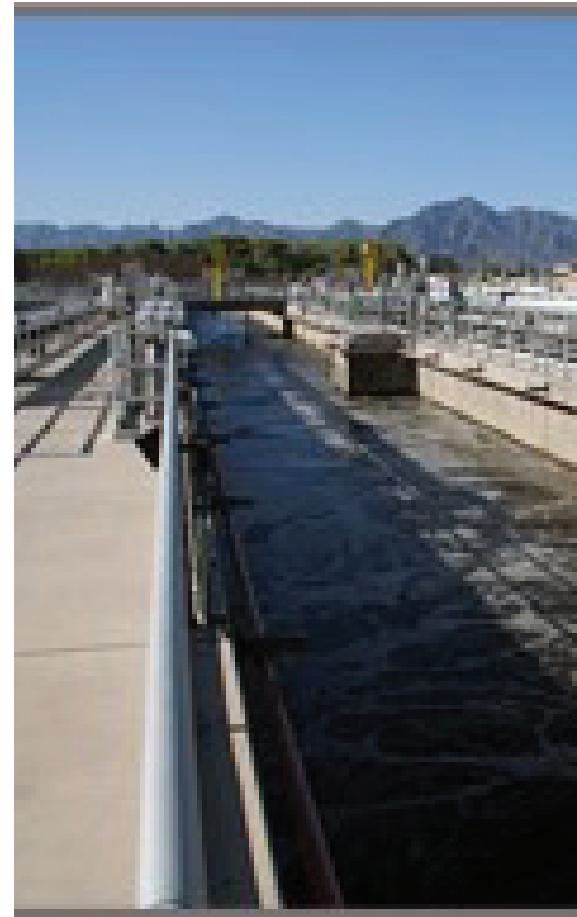
GOAL WR-1: Implement water conservation measures to reduce the outdoor use of water.

Action Step WR-1.1: Create a program that increases public awareness of the need to conserve water in order to ensure that sustainable water supplies will be available to support both existing and new development.

Action Step WR-1.2: Revise the existing Landscape Code applicable to industrial, commercial, institutional, and multi-family uses to ensure that the Pinal AMA Low Water Use Plant List governs the selection of plant species, soil amendments and water efficient irrigation systems.

Action Step WR-1.3: Evaluate and implement methods of reducing water use associated with the irrigation of single-family home landscaping, including:

1. Incentives for removal of existing turf grass.
2. Encouraging new landscape designs that include plant species listed on the Pinal AMA Low Water Use Plant List, soil amendments and water efficient irrigation systems.
3. Recommending Covenants, Conditions and Restrictions (CC&Rs) that prohibit or limit the amount of turf grasses that can be planted.
4. Limiting the use of large turf grass areas in the common areas of Planned Area Developments.
5. Consider making a local amendment to the ICC Plumbing Code to allow the discharge of gray water to irrigate site landscaping.
6. Encourage the capture of rainwater as supplemental irrigation for landscapes and gardens.



Low water use xeriscape design

Action Step WR-1.4: Evaluate the landscaping at all municipal buildings and facilities to determine if any changes can be made to the landscape materials or irrigation design to result in significant water usage reduction.

Action Step WR-1.5: Create a demonstration landscaped area that can showcase how plant species from the Pinal AMA Low Water Use Plant List and appropriate irrigation design can be used to create attractive landscaped spaces.

Action Step WR-1.6: Publicly acknowledge and celebrate landscape designs that exhibit significant water saving characteristics.

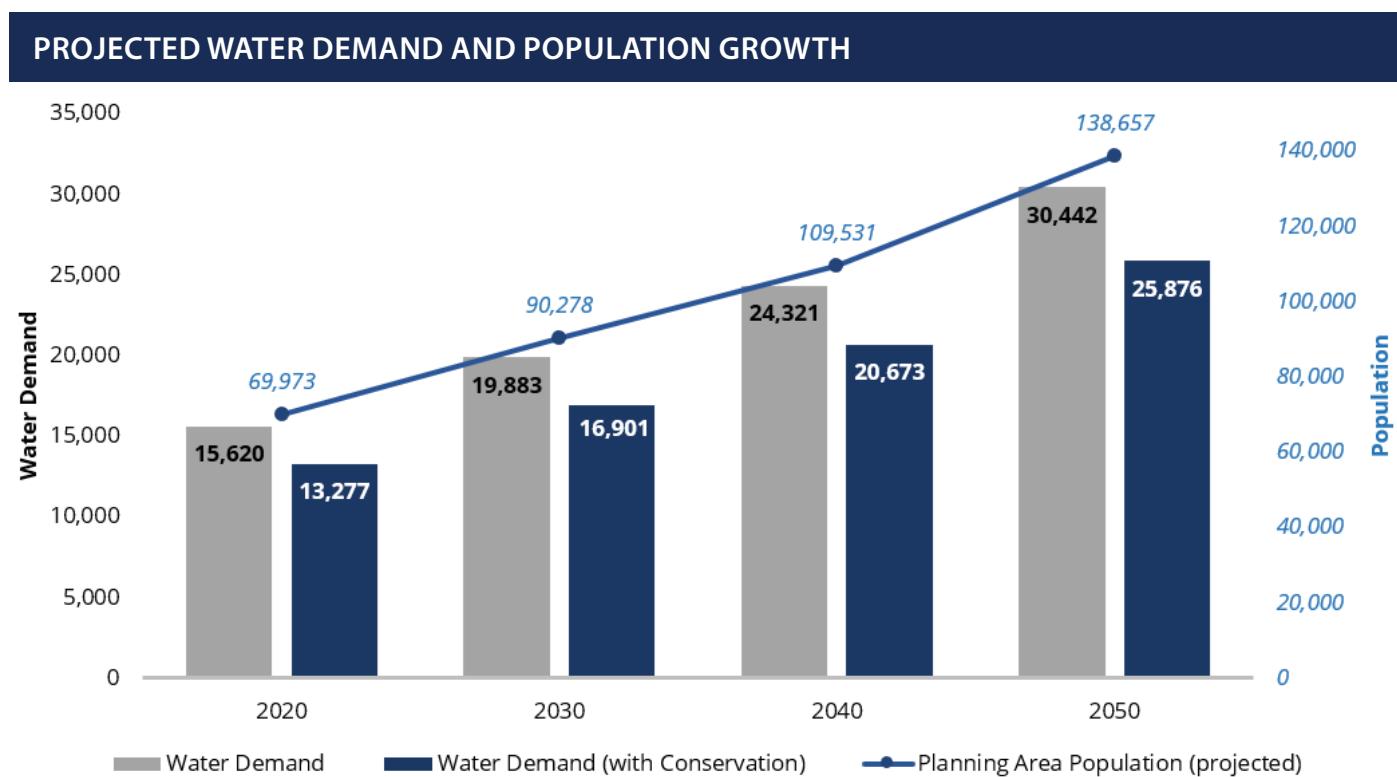


Figure 3:41 Projected Water Demand and Population Growth

Source: Arizona Water Company, Arizona Department of Water Resources, Office of Economic Opportunity, 2020

GOAL WR-2: Reduce the daily total water use per capita (Total GPCD) and the daily residential water use per capita (Residential GPCD) by 15% from 2020 levels.

Action Step WR-2.1: Identify the specific water consumption activities that are causing some land uses to have water consumption rates above the expected benchmarks.

Action Step WR-2.2: Work with users identified in WR-2.1 to develop programs that will bring their water consumption rates into line with the expected benchmarks.

Action Step WR-2.3: Focus industrial development efforts on those which are not water intensive.

Action Step WR-2.4: Create a tool that can be used to determine water usage implications associated with land use changes and land development applications.

Action Step WR-2.5: Develop a cost-benefit approach to evaluating the water costs to the economic benefit for land use decisions.

Action Step WR-2.6: Explore the use of The Arizona We Want Progress Meters regarding the water use per person data to establish future water conservation goals and benchmarks.

GOAL WR-3: Maximize the use of effluent as an alternative to groundwater in appropriate applications.

Action Step WR-3.1: Expand the use of effluent to irrigate all landscape medians in streets and the landscaping of all municipal buildings.

Action Step WR-3.2: Encourage new industries that can use effluent in their processes in order to replace and/or supplement groundwater.

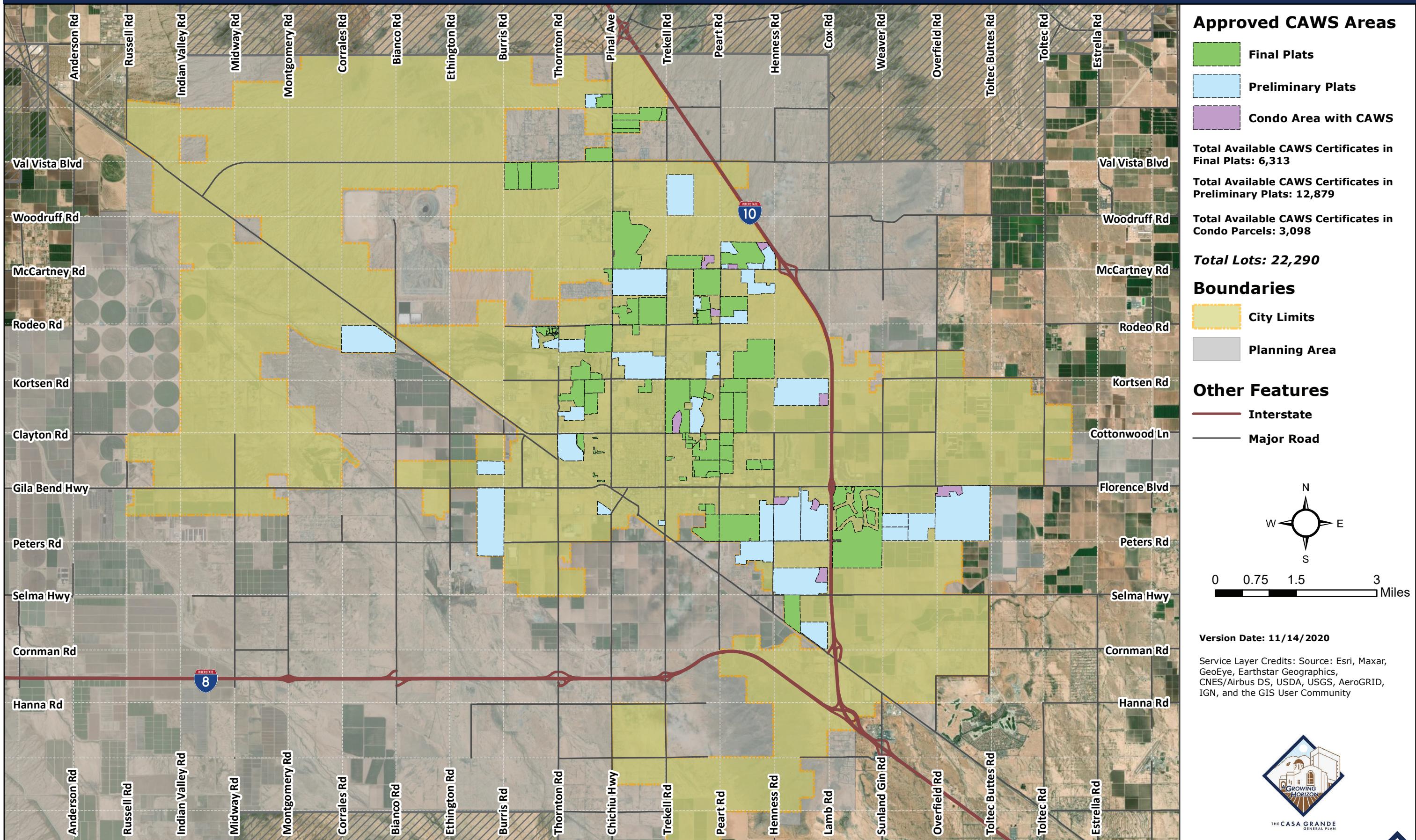
GOAL WR-4: Develop additional water supplies to reduce the dependency on groundwater from the Pinal AMA.

Action Step WR-4.1: The City should evaluate a collaboration with appropriate public and/or private entities to bring additional water supplies into the Pinal AMA that can be used to support desired growth and development in Casa Grande.

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MAP FIGURE 3:25 CERTIFICATES OF ASSURED WATER SUPPLY



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ELEMENT ENERGY

OVERVIEW

Energy is a vital infrastructure component of Casa Grande's local economy and way of life. Policies focused on energy efficiency and conservation are critical for Casa Grande's future, important for planning the community, and will be instrumental in improving the current energy environment and creating a vibrant, sustainable city for generations to come. The Energy Element serves as Casa Grande's plan to promote energy efficiency and conservation, a reduction in overall energy consumption, and the increased use of renewable energy resources at all levels in the community.

Historically, energy production and consumption has been driven by the use of fossil fuels, such as coal and oil. However, it is well documented that fossil fuels contribute to greenhouse gas (GHG) emissions and the release of harmful air pollutants into the atmosphere. GHG emission levels can be impacted by population growth, weather conditions, vehicular traffic, and building energy use patterns. Emissions have a host of negative impacts on the environment and community health. These impacts can include increased air pollution and associated respiratory illnesses (such as asthma), rising temperatures and heat-related illnesses, droughts, and increased risks for wildfires.

US GREENHOUSE GAS EMISSIONS BY SECTOR, 2018

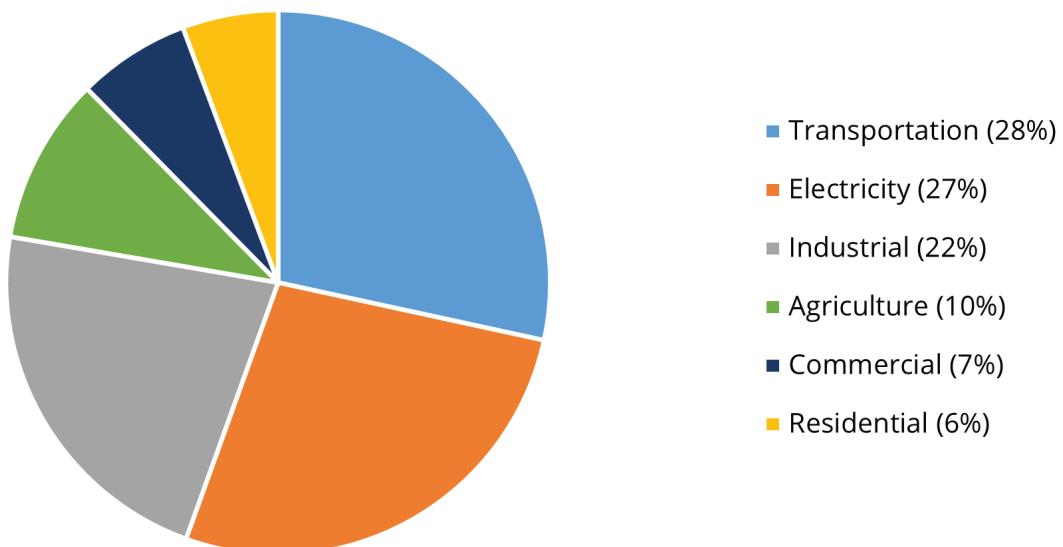


Figure 3:42 U.S. Greenhouse Gas Emissions Broken Down by Sector for 2018.

Source: U.S. Energy Information Administration

Figure 3:42 shows the percentage of overall GHG emissions that were attributed to different sectors nationally. Community efforts to increase energy efficiency, energy conservation, and renewable energy usage in each of these sectors will help to reduce Casa Grande's contributions to GHG emissions and improve the City's air quality and health outcomes.

Strategies the City can use to reduce energy consumption and GHG emissions in Casa Grande include:

- Promoting alternative fuels and electric vehicles in the transportation sector.
- Promoting multi-modal transit options such as walking and biking, and working to create a public transit system.
- Encouraging the use of renewable energy technologies – especially solar – for electricity generation.
- Encouraging private sector industries to adopt green building techniques to increase energy efficiency for construction, operation and maintenance activities.
- Promoting energy efficient upgrades and less energy-intense processes for commercial agriculture.
- Publicizing incentives and programs available to assist commercial businesses with energy efficient upgrades.
- Encouraging residents to use energy efficient lighting and appliances, and to invest in renewable energy technologies such as rooftop solar panels.

As Casa Grande positions itself for new growth and development, it is crucial that the City consider ways to promote sustainable, energy-conscious growth. Building a cleaner, healthier community and improving the quality of life for Casa Grande residents requires proactive energy efficiency measures, greater usage of clean energy, and overall reductions in energy consumption. Although climate change is a global issue, there are local actions that the City and its residents can take to mitigate the negative effects of it. Successful energy planning requires local policies, regulations, and ordinances in addition to guidance from regional, state, and federal authorities. Encouraging residents and businesses to take part in energy efficiency and conservation efforts will create a culture of sustainable energy use.

VISION: ADVANCE ENERGY EFFICIENCY AND CONSERVATION EFFORTS THROUGH THE DESIGN OF CITY-LED PROGRAMS AND INITIATIVES.

To ensure long-term sustainability of new development in the Casa Grande Planning Area, the principles of energy conservation must be reflected in the City's planning and design processes. The City plays a vital role in planning a cleaner energy future by advocating the use of the tools, technologies, education, information, and motivation needed to secure the City's future energy resources.

GOAL E-1: Use regulatory and planning tools to prepare the City for future energy efficiency and conservation projects, as well as increased renewable energy usage.

Action Step E-1.1: Promote energy efficient land use patterns that maximize the City's existing energy resources and infrastructure by limiting growth to Phase I Growth Areas.

Action Step E-1.2: Ensure that energy-related standards from the most current International Building Code and International Energy Conservation Code are reflected in City codes and regulations.

Action Step E-1.3: Participate in state and federal energy programs, and maximize the use of incentives for green construction and buildings.

Action Step E-1.4: Identify major sources of greenhouse gas emissions within the City and use the data to prioritize energy efficiency and conservation projects.

Action Step E-1.5: Develop concrete goals for energy consumption reduction and renewable energy production targets.

Action Step E-1.6: Consider creating an Energy Efficiency Plan that will document policies and incentives to promote greater use of renewable energy, as well as outline an implementation plan for achieving energy goals.

GOAL E-2: The City will play a leadership role in energy efficiency and conservation as it leads by example in the construction and operation of its public buildings, services and facilities.

Action Step E-2.1: Seek opportunities to reduce the City's overall carbon footprint.

Action Step E-2.2: Use the Leadership in Energy and Environmental Design (LEED) green building certification system to guide and measure sustainable building practices in the City.



Utility level solar

Action Step E-2.3: Improve energy efficiency in existing public buildings; employ appropriate, feasible LEED-certified practices for operational and maintenance activities within public buildings.

Action Step E-2.4: Assess the feasibility of adding renewable energy systems – especially solar – to City buildings.

Action Step E-2.5: Seek partnerships to conduct energy efficient infrastructure upgrades throughout the City.

Action Step E-2.6: Develop a green procurement strategy for eco-labeled products and services, such as paint and office supplies.

Action Step E-2.7: Consider collaborating with national organizations – such as the National Renewable Energy Laboratory – in their efforts to pursue eco-friendly public buildings and facilities. Consider pursuing research, funding, and other opportunities with such organizations.

Action Step E-2.8: Pursue public-private partnerships to help fund and incentivize the use of renewable energy technologies and green building/construction techniques for City-owned buildings and vehicles.

Action Step E-2.9: Develop a system for monitoring energy performance in City-owned buildings.

Action Step E-2.10: Consider participating in the Cities for Climate Protection Campaign, a program administered by the International Council for Local Environmental Initiatives (ICLEI).

Action Step E-2.11: Actively work towards creating and adopting a Sustainable City Program; consult leading organizations such as the U.S. Green Building Council and the ICLEI.

Action Step E-2.12: Seek and encourage opportunities for City Staff involved in planning, parks and recreation, landscaping, and building maintenance to become LEED accredited; offer staff incentives for doing so.

VISION: LEVERAGE RELATIONSHIPS WITH GOVERNMENT AGENCIES, THE PUBLIC AND PRIVATE SECTORS, RESIDENTS, AND OTHER STAKEHOLDERS TO PRODUCE COMMUNITY DRIVEN ENERGY IMPROVEMENTS.

Shaping Casa Grande's energy environment to align with the City's vision for a cleaner, more sustainable future requires commitment and collaboration from community members and stakeholders. To achieve resident buy-in for a clean energy future, the City should work with community partners to conduct outreach and informational campaigns detailing the importance of energy efficiency and conservation. Energy improvement activities that residents can undertake – such as the installation of rooftop solar panels – should be encouraged and publicized. The City should also collaborate with stakeholders to seek funding and incentives that can make energy efficiency upgrades and renewable energy technologies more affordable and accessible for all residents.

Casa Grande has a number of private sector developments that have incorporated innovative energy conservation and efficiency strategies. The City's Frito-Lay plant received a LEED-EB Gold Certification for the facility as a result of energy efficient modifications to the existing structure and the installation of a solar energy system. Other local facilities such as the Walmart Distribution Center and Cardinal Glass Industries have also demonstrated a commitment to more sustainable practices, by adding solar panel installations to their sites.

GOAL E-3: Work closely with stakeholders and regional, state, and federal agencies to create more effective, collaborative energy conservation and efficiency practices.

Action Step E-3.1: Coordinate GHG reduction efforts with other regional agencies and ensure that the City's energy and emissions reduction goals align with regional and state efforts.

Action Step E-3.2: Seek partnerships that provide assistance to homeowners and business owners in achieving energy efficiency for their properties.

Action Step E-3.3: Consult utility providers and other stakeholders to assess the feasibility of implementing "smart grid" strategies to increase the reliability and efficiency of the City's energy grid.

Action Step E-3.4: Continue to encourage utility providers to bring forward new and environmentally sound practices to conserve and secure the energy needs in Casa Grande.



GOAL E-4: Provide clear guidance to support and integrate long-term local and regional energy planning infrastructure with land use plans.

Action Step E-4.1: Work closely with regional transmission planning efforts within the Planning Area.

Action Step E-4.2: Future siting of electric transmission and distribution lines, gas pipelines and merchant power plant locations shall be accommodated through existing corridors serving the City.

Action Step E-4.3: Provide clear guidance to local utility providers on long-range land use plans to coordinate efforts.

Action Step E-4.4: Work with providers to ensure all new electric subtransmission or distribution lines less than 60 kV are relocated underground throughout the City, where appropriate.

Action Step E-4.5: Locate existing electric distribution lines less than 60 kV underground as opportunities occur, such as in road widening.

Action Step E-4.6: Continue to support energy efficiency programs offered by the City's gas and electric providers.

Action Step E-4.7: Continue to work diligently with energy providers to ensure the City has more supply diversity to accommodate future demand and growth and to achieve greater price stability.

Action Step E-4.8: Continue to coordinate with electric utility providers regarding existing and future programs to identify potential energy efficiency and cost saving measures.

GOAL E-5: Strongly support private sector energy conservation and innovative, environmentally responsible programs and procedures.

Action Step E-5.1: Promote and provide incentives for existing and new industries to improve sustainable practices by implementing green building techniques for the design, construction, and operation of their facilities.

Action Step E-5.2: Promote energy best practices being implemented by local companies, and encourage other companies to pursue similar sustainable improvements.



Action Step E-5.3: Consider introducing an awards program, which recognizes environmental stewardship and energy conservation by City businesses.

Action Step E-5.4: Encourage new and existing developments to include site and building design elements – such as shade devices, tree cover, and reflective roofing materials – that reduce the urban heat island effect and reduce energy demand and energy costs within buildings.

Action Step E-5.5: Encourage the use of energy efficient processes in commercial agriculture to produce savings and reduce environmental impact.

GOAL E-6: Advance environmental accountability and integrated energy efficient measures in residential developments.

Action Step E-6.1: Encourage new and existing residential developments to implement energy conservation and efficiency measures.

Action Step E-6.2: Work with existing HOAs to promote energy conservation guidelines within their neighborhoods, and remove any obstacles or outdated standards that prevent positive energy stewardship.

Action Step E-6.3: Identify and encourage neighborhood associations, community organizations, or other local groups to promote energy conservation within neighborhoods that do not have HOAs.

Action Step E-6.4: Provide support and incentives to new Planned Area Developments and Master Planned Communities that apply LEED principles of site selection, community development, and green construction.

Action Step E-6.5: Support Pinal County's strategy that a percentage of all homes in developments larger than 100 dwelling units meet ENERGY STAR rating (as defined by the EPA), or similar energy efficiency standards.

Action Step E-6.6: Encourage site improvements to optimize energy consumption through actions such as solar orientation of lots, additional tree shading, and where feasible, narrowed street widths.

Action Step E-6.7: Strive to include energy efficient upgrades in rehabilitation and revitalization projects in the City's identified revitalization areas.





Residential Solar

GOAL E-7: Increase resident participation in energy efficiency and conservation programs.

Action Step E-7.1: Collaborate with nonprofits, community organizations, neighborhood associations and other community partners to increase public awareness of the benefits of energy efficiency upgrades and renewable energy technologies, as well as the importance of mitigating climate change impacts in the City through their daily actions.

Action Step E-7.2: Develop an outreach campaign that informs residents of incentives available for residential renewable energy usage, electric vehicles, and energy efficient home improvements.

Action Step E-7.3: Promote the Weatherization Assistance Program through outreach and marketing efforts. Encourage qualifying low-income homeowners to apply for weatherization assistance to increase home energy efficiency and decrease energy costs.

Action Step E-7.4: Ensure that energy efficiency programs are accessible to low-income, minority, special needs, and elderly populations in order to promote energy equity.

Action Step E-7.5: Seek funding opportunities to support underrepresented populations in acquiring energy efficient retrofits, weatherization, renewable energy installations, and other home energy improvements.

Action Step E-7.6: Consider ways to expand energy conservation and efficiency programs to include rental properties.

Action Step E-7.7: Educate residents about the benefits of smaller energy efficiency upgrades such as more efficient lighting and appliances, in addition to larger investments for on-site renewable energy installations such as rooftop solar panels.

CREATING A CLEANER, GREENER ENERGY PORTFOLIO

Casa Grande's energy portfolio has an impact on community health, resilience, and the City's competitive edge in the regional market. As the City grows, it is important to ensure that its energy portfolio meets the demand for energy usage in a reliable, sustainable way. Diversifying the City's energy mix increases the reliability and stability of the energy grid. The City should seek to implement policies that will keep energy costs low for residents while pursuing bold transitions toward a more sustainable future.

Arizona has an abundance of renewable energy resources, particularly solar energy. Given that much of the state experiences over 300 days of sunshine a year, renewable energy growth in Arizona will be driven by solar power over the next few decades. As of 2019, solar energy made up nearly 7% of Arizona's electricity generation, and the state's significant geographical advantage means there is plenty of room for increased energy production in the solar industry.

The state of Arizona has implemented a number of policies and standards to promote renewable energy growth throughout the state, such as the Renewable Energy Standard and Tariff (REST), which requires regulated electric utilities to generate 15% of their energy from renewable resources by 2025. The state has also established standards to promote energy efficiency and reduced energy consumption within utility companies.

The state and federal government also offer financial incentives such as renewable energy credits, tax credits, and equipment rebates, which have helped shape the renewable energy market. The Database of State Incentives for Renewable Energy (DSIRE) provides up-to-date information on current, active programs and incentive offers in Arizona.

ARIZONA NET ENERGY PRODUCTION BY SOURCE, 2020

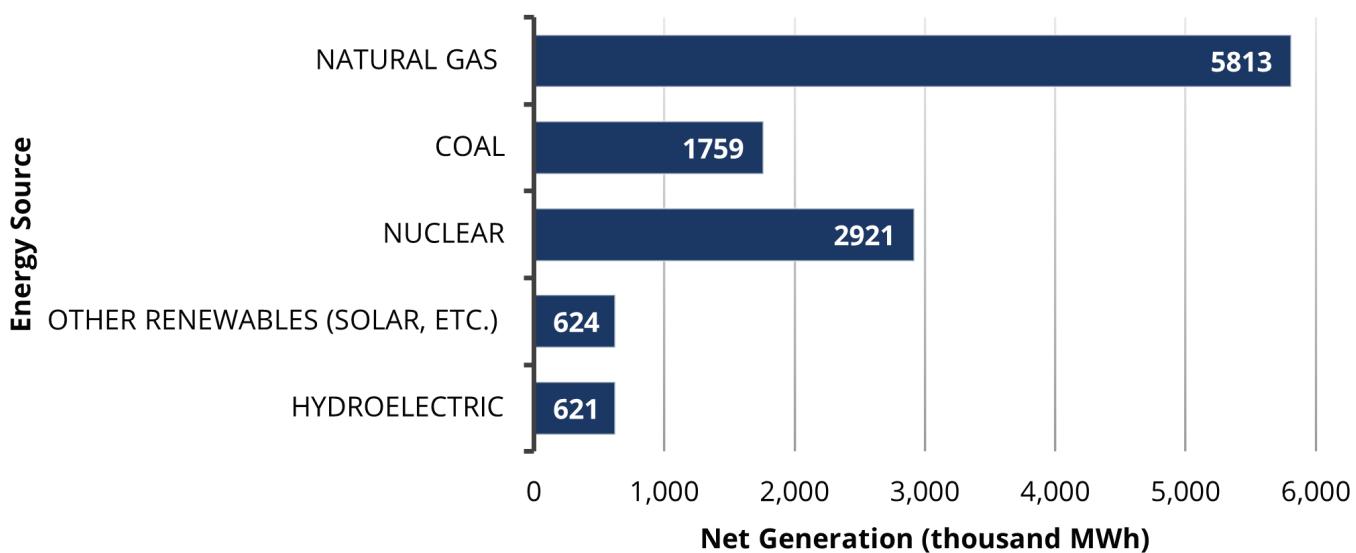


Figure 3:43 : Arizona Net Energy Production by Source, 2020
Source: U.S. Energy Information Administration, Electric Power Monthly, 2020

Figure 3:43 reflects the five energy sources used to generate most of Arizona's electricity in 2020. Although nuclear and fossil fuels still provide significant amounts of energy for electricity use, the amount of solar energy in the state's energy mix has increased. Creating favorable conditions for solar energy production, generation, and distribution will help further increase the amount of solar energy used for electricity generation, decreasing the carbon intensity of the state's energy portfolio.

TOTAL SOLAR PERMITS PER YEAR, CITY OF CASA GRANDE 2010-2019

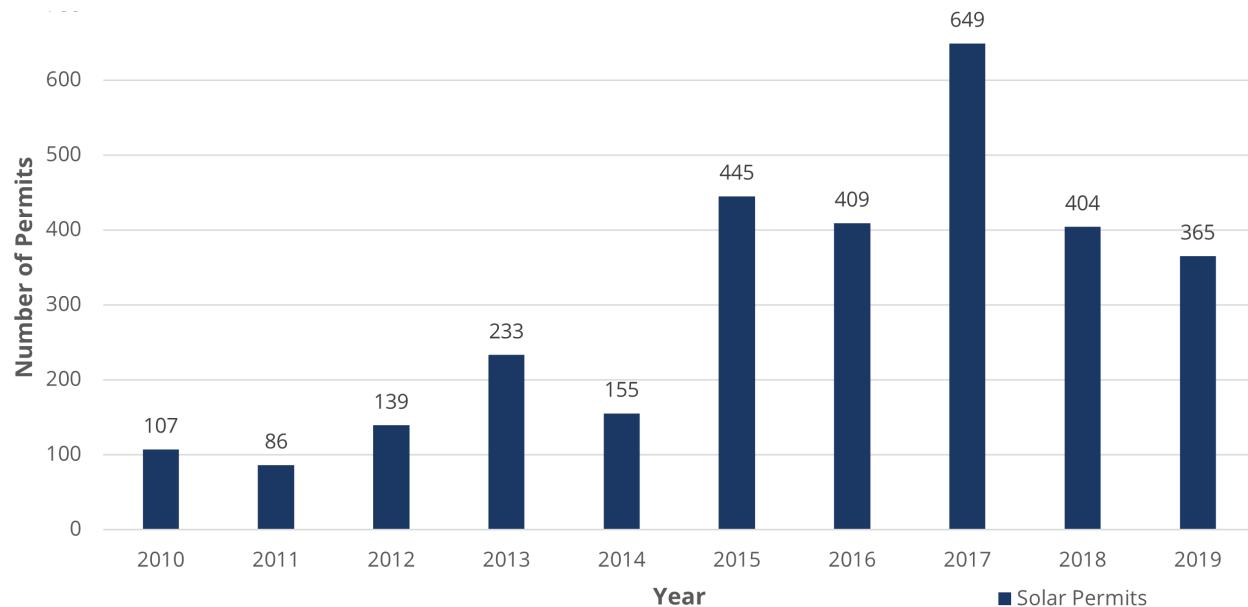


Figure 3:44 Number of Residential and Non-Residential Solar Permits Issued in Casa Grande over the Past Ten Years.

Source: City of Casa Grande

Figure 3:44 shows the number of permits approved for solar energy systems in Casa Grande over the last decade. The figure demonstrates an overall increase in solar installations for residential and non-residential structures since 2010. The available permit data indicates that approximately 15% of residential homes in Casa Grande have solar installations. The City will seek to increase this number over the next decade. Solar energy use in all sectors has grown over the past decade, and this growth has positively contributed to the City's efforts to produce and consume cleaner, more sustainable energy.

Out of 2,992 solar permits approved during the past decade, only 32 were for non-residential solar installations. This low number suggests that the City can accommodate additional private sector renewable energy usage and larger-scale renewable energy projects. Utility-scale solar facilities are opportunities for significant investments in clean, renewable energy and localized energy production. These facilities are well-suited to large parcels in the City's rural land use areas, near major transmission lines. Promoting utility-scale solar facilities in rural areas allows the City to reserve prime manufacturing and industry areas for more intensive uses, while ensuring that adequate space is available for renewable energy systems. The City must continue to develop rural land use policies that encourage the construction of large solar facilities in appropriate locations, taking care to minimize environmental harm and prevent negative impacts on the valuable surrounding rural, agricultural lands.

VISION: INCREASE RENEWABLE ENERGY USE IN ORDER TO PROMOTE CLEANER ENERGY FOR A SUSTAINABLE FUTURE.

Over the next decade, the City hopes to increase the amount of solar energy in its energy portfolio to meet goals for a cleaner, more diverse energy mix. Although solar energy technology has a significant up-front cost, the investment results in long term costs savings, as well as a reduction in fossil fuel usage and GHG emissions. Encouraging residents and businesses to use solar energy is a way to promote clean energy use in Casa Grande and make sustainability a community effort. Increased use of solar energy systems will also create high-quality solar industry jobs in manufacturing, installation and operation, as well as generate more economic growth within the City.

Policies and incentives to reduce the “soft costs” associated with solar energy systems – such as permitting, inspection, and installation – can help make solar energy a more affordable, feasible option for Casa Grande residents and businesses. The City can consider revisions to zoning codes, development processes, and other regulatory tools that will reduce solar capital costs. Pursuing City partnerships with organizations that work to make renewable energy more accessible will also benefit residents, especially low- to moderate-income households that may face a greater challenge in acquiring solar energy systems.

GOAL E-8: Increase the use of renewable energy systems – primarily solar – in both residential and non-residential developments throughout the City. Strive to have 35% of homes with on-site solar by 2030.

Action Step E-8.1: Seek funding sources and incentives that residents can use to lower the cost of on-site solar installation.

Action Step E-8.2: Review the City’s zoning code, development standards, and similar regulations to streamline the development process for solar and other renewable energy installations.

Action Step E-8.3: Encourage developers to design “renewable-ready” buildings that are able to support future additions of solar panels or other renewable energy technologies.

Action Step E-8.4: Seek ways to mitigate the initial cost associated with the transition to renewable energy sources.

Action Step E-8.5: Encourage the incorporation of solar and other renewable technologies into green building projects.

Action Step E-8.6: Encourage solar installations to be located on buildings/sites in a manner that maintains views from the street.

Action Step E-8.7: Encourage the development of utility-scale solar facilities in appropriate locations.



Action Step E-8.8: Consider amending the City's zoning and landscape codes to require utility-scale solar facilities to incorporate environmentally-friendly landscape materials into project designs to protect native animal habitats and minimize environmental harm.

Action Step E-8.9: Assess the impact of proposed renewable energy facilities on the City's water resources, and develop strategies to minimize water usage in the construction and operation of such facilities.

GOAL E-9: Create educational resources to increase public awareness of the benefits of solar energy and simplify the solar application process, making solar energy technology more accessible to City residents.

Action Step E-9.1: Develop a public guide to solar energy installation that details design and development review standards, installation requirements, permitting requirements, and other relevant information.

Action Step E-9.2: Compile and publicize a list of available solar programs and incentives using the City website, pamphlets, and other outreach platforms in order to encourage residents to invest in solar energy systems.

Action Step E-9.3: Assess the feasibility of creating a City solar demonstration project – such as a community solar garden or rooftop solar installation – on an appropriate City-owned property, in order to enhance community understanding of solar technologies and increase solar demand.

VISION: CREATE MORE SUSTAINABLE TRANSPORTATION PATTERNS BY SEEKING WAYS TO PROMOTE ENERGY EFFICIENT TRANSIT OPTIONS AND DECREASING FOSSIL FUEL USE IN THE TRANSPORTATION SECTOR.

The transportation sector accounted for roughly 50% of energy consumption and contributed almost 30% of GHG emissions nationally in 2018. Reducing the consumption of fossil fuels in the transportation sector is a way to create more sustainable transportation practices. The number of vehicle miles traveled (VMT) is a factor that influences transportation emissions. VMT and resulting GHG emissions can be reduced by creating more sustainable transportation patterns and promoting transit-oriented development that emphasizes alternative transit modes (i.e. walking, biking, transit).

Accessible multi-modal transit options provide more energy efficient ways to travel, and should be a priority in the City's goal to create a cleaner energy future. In addition to building more sustainable transportation habits in the City, multi-modal transit patterns benefit residents who do not have access to personal vehicles and rely on other modes of transportation. Preparing Casa Grande for future mass transit opportunities will also put the city in a better position to reduce reliance on automobiles and create a less auto-dominant environment.

GOAL E-10: Strive to implement more sustainable practices in the City's transportation sector.

Action Step E-10.1: Promote transit-oriented development patterns to encourage walking, bicycling, and the use of future transit to reduce residents' vehicle miles traveled (VMT) and automobile reliance.

Action Step E-10.2: Encourage redevelopment and infill throughout the City to maintain compact growth that reduces vehicle miles traveled and encourages walking, biking, and the use of transit.

Action Step E-10.3: Encourage mixed-use development to limit the driving distance between housing, community amenities, and City services.

Action Step E-10.4: Assess the feasibility of increasing the use of alternative fuels in the City's vehicle fleet; and seek funding and incentives to support this effort.

Action Step E-10.5: Support the installation of additional electric vehicle (EV) charging stations throughout Casa Grande to encourage residents' EV use and incentivize travelers to stop in the City.

Action Step E-10.6: Encourage local employers to support more sustainable commuting practices by promoting activities such as biking and carpooling through company policies.

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CHAPTER 4

GENERAL PLAN AMENDMENTS





CHAPTER 4

GENERAL PLAN AMENDMENTS

At certain times and in specific situations, the City may choose to amend the General Plan to ensure the City is responding and addressing opportunities.

Amendments to the General Plan must comply with the state statutory requirements provided in the Arizona Revised Statutes (§9-461.06).

Amendment Requests

An amendment to the General Plan may be initiated by a request from:

- The Casa Grande City Council
- The Casa Grande Planning and Zoning Commission
- The owner of a property within the City or its Planning Area,

Amendment Submittal

All requests to amend the General Plan shall be submitted to the City of Casa Grande Planning and Development Department and shall be accompanied by:

- General Plan Amendment application
- Detailed narrative describing the reason for the amendment
- Response to the General Plan Amendment Determination Criteria
- Detailed map and of the location of the amendment, its current and proposed General Plan land use designations, as well as the existing General Plan land use categories of properties within 1/4 mile of the proposed amendment, and;
- Legal description of the perimeter boundary of the proposed amendment location.
- Must be accompanied by a zone change request if applicable.

General Plan Amendment Determination Criteria

A determination to make a Major or Minor Amendment to the Casa Grande General Plan 2020 shall be based on the following criteria:

1. Describe and detail how each of the General Plan Guiding Principles (from the land use element section) are achieved with the proposed General Plan Amendment.
2. Describe how the proposed amendment enhances or has no net impact on future water supplies.
3. Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.
4. Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.
5. Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.
6. Describe and detail how any of the general plan goals and/or action steps are achieved by the proposed amendment.
7. Describe how the proposed amendment impacts the General Plan land use pattern. Provide acreages and percentage of impact for each impacted category.

Amendment Classifications

The City will classify General Plan Amendments into two categories, Major or Minor Amendment.

Major Amendments

The City of Casa Grande will consider Major Amendments to the General Plan once each calendar year in accordance with a schedule posted on the City's web page. Major amendments will be required to follow the State statutes (9-461.06) regarding the public hearing and notification process, this will include Planning Commission and City Council action.

Minor Amendments

Minor Amendments to the General Plan may be considered at any time during the calendar year. Minor amendments shall seek a recommendation from the Planning Commission followed by a hearing and decision by the Mayor and City Council. Notification efforts shall be required to meet State statutes (9-461.01).

Minor vs. Major General Plan Amendment Determination Criteria

Any proposed amendment to the text or contents found within the General Plan that does not alter the land use category shall be classified as a Minor Amendment

General Plan amendments less than 10 acres, regardless of land use category, shall be classified as a Minor Amendment.

General Plan amendments resulting in a change from the Phase II Growth Area into the Phase I Growth Area that do not modify the land use category are to be classified as a Minor Amendment.

The criteria for categorizing an amendment Major or Minor is primarily based on the potential to increase and/or impact the intensity of the land use. Please refer to the determination matrix for any amendments that propose a change of land use category.

MINOR VS. MAJOR GENERAL PLAN AMENDMENT MATRIX

		FROM							
		Open Space	Rural	Neighborhoods	Community Corridor	Downtown	Commerce & Business	Manufacturing & Industry	Large Mixed-Use
TO	Open Space	MINOR	MINOR	MINOR	MAJOR	MINOR	MINOR	MINOR	MINOR
	Rural	MAJOR		MINOR	MINOR	MAJOR	MINOR	MINOR	MINOR
	Neighborhoods	MAJOR	MAJOR		MINOR	MAJOR	MINOR	MAJOR	MINOR
	Community Corridor	MAJOR	MAJOR	MAJOR		MAJOR	MINOR	MINOR	MINOR
	Downtown	MAJOR	MAJOR	MAJOR	MAJOR		MAJOR	MAJOR	MAJOR
	Commerce & Business	MAJOR	MAJOR	MAJOR	MINOR	MAJOR		MINOR	MINOR
	Manufacturing & Industry	MAJOR	MAJOR	MAJOR	MAJOR	MAJOR	MAJOR		MAJOR
	Large Mixed-Use	MAJOR	MAJOR	MAJOR	MAJOR	MAJOR	MAJOR	MAJOR	

Figure 4:45 Minor vs. Major General Plan Amendment Matrix

● MAJOR

● MINOR

