



CASA GRANDE COMMONS

PLANNED AREA DEVELOPMENT
NOVEMBER 21, 2016

DEVELOPMENT

CITY

DEVELOPER

PLANNER

ENGINEER

TEAM

CASA GRANDE

WALTON INTERNATIONAL GROUP

ANDERSONBARON

OPTIMUS CIVIL DESIGN GROUP

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1 Introduction

The Casa Grande Regional Shopping Center PAD (Ordinance No. 1178.236 approved August 1, 2005 and amended under Ordinance No. 1178.236.1, approved March 22, 2007) establishes the framework for the development of a variety of commercial and residential land uses. In the time since its approval, the City and surrounding area have undergone changes. In 2013 the Casa Grande General Plan was amended to increase the amount of area designated as Commerce & Business and to decrease the amount of area designated as Neighborhoods. This amendment to the PAD will allow the Casa Grande Commons to more fully adhere to the newly apportioned General Plan land use areas. In addition, Interstate-10 has been expanded, the Phoenix Mart project has begun development, the Casa Grande Promenade development has been completed, and the Arizona Department of Transportation (ADOT) has announced plans to create a new Interstate-10 interchange at Kortsen Road. To account for this new development activity and future changes in market demands, the applicant seeks to amend the existing PAD to better position this property for future development.

This amendment seeks to reorganize the various land uses to capitalize on economic trends, remedy current planning issues associated with the approved land plan, and remove misinterpretation and redundancy as it pertains to permitted uses. This amendment also seeks to define possible development patterns by identifying development “Zones” that regulate the level of intensity of possible uses, while maintaining the flexibility to conform to the needs of the surrounding area as it develops.

Owner Profile

With over thirty (30) years of experience planning residential, commercial, and industrial developments, Walton International Group (Walton) has built its international reputation by developing successful projects in growing regions like Pinal County. Walton looks forward to an enduring partnership with the City by bringing new residents, jobs, and recreational opportunities to Casa Grande.

Location

Casa Grande Commons is comprised of approximately 600 acres located in the eastern portion of Casa Grande. It is situated just north and east of the Promenade at Casa Grande development. Bordered on the west by Interstate-10 and on the east by Hacienda Road, Casa Grande Commons lies between Kortsen Road and Florence Boulevard. The property will be accessible from Interstate-10 by the Florence Boulevard exit and the future Kortsen interchange. See **Exhibit A: Regional Vicinity Map**, **Exhibit B: Regional Context Map**, and **Exhibit C: Local Access**.



2 Existing Conditions

Topography

The existing site for a majority portion is a cultivated farm field with an average cross slope of 0.2% from the Southeast to the Northwest. No other natural features exist i.e. washes etc.

Utilities

Potable Water

Potable water will be furnished by Arizona Water Company. The Arizona Water Company owns and operates existing distribution lines within the general vicinity of this project and also to the South within the existing Promenade Shopping Center. An analysis of 100-year-assured water supply was also approved for this property by Arizona Department of Water Resources on 10-24-2007 for roughly 1,731 acre-feet of groundwater. Future applications for certificates of assured water supply will need to be submitted as development progresses. A Proposed scheme is further discussed within the infrastructure section.

Sanitary Sewer

Sanitary Sewer service will be provided by the city of Casa Grande. At the present time, existing sewers are located to the south within the Promenade Shopping center and also west of I-10 along the existing Cox Road alignment. A proposed scheme to service this development is further discussed within the infrastructure section of this document.

Dry Utilities

The development can be served by Electrical District 2 (ED2), San Carlos Irrigation Project, Southwest Gas and CenturyLink.

Adjacent Land

The primary character of the surrounding area is undeveloped and unimproved land, currently in use for agricultural purposes, see **Exhibit D: Aerial Imagery**. However, this land is quickly being purchased and planned for more urban uses within Casa Grande and in nearby unincorporated areas of Pinal County. The current uses of the surrounding land include:

North – The area directly to the north of the project site is designated as Commerce and Business along the Interstate-10 corridor and Neighborhoods further east. The zoning is classified respectively as Planned Area Development and Urban Ranch.

East – To the east of the project site the land is undeveloped and unimproved, and currently being used for agricultural purposes. The Casa Grande General Plan has designated this area as Neighborhoods, and it is currently zoned as a mixture of Planned Area Development and Urban Ranch with a few small pockets of General Business.

South – The area just south of the project site contains both the Promenade at Casa Grande development as well as the Mission Royal Planned Area Development. According to the General Plan the land is designated as Neighborhoods with the exception of the Promenade and the Interstate-10 corridor which is Commerce and Business. It is currently zoned as Planned Area Development with Urban Ranch along Interstate-10.

West – Interstate-10 borders the west edge of the project site and the land along it is designated as Commerce and Business and beyond that Neighborhoods. The land to the southwest of the site along the corridor of Florence Boulevard is designated as Community Center. The majority of this land is zoned as Urban Ranch with patches of Planned Area Development and some General Business along Florence Boulevard.

General Plan Compliance

As a companion request to the previously approved PAD, the City Council granted two (2) Major General Plan Amendments (Resolution No. 3095.57 & 3095.58 approved April 17, 2006) in order to establish two (2) land use designations, Commerce & Business and Neighborhoods, within the PAD for the General Plan 2020. In 2013, there was a General Plan Amendment (DSA-13-00066) reapportioning these two land use designations within the PAD, as referenced on **Exhibit E: General Plan Map**, which reflects the General Plan Map, amended in 2013. As a result, the Casa Grande General Plan 2020 designates this PAD Amendment area as Commerce & Business and Neighborhoods. The appropriate land uses for these designations include:

Commerce & Business:

- Single use or “big box” retail;
- Enclosed or open-air regional retail shopping centers;
- Campus-style developments including offices, enclosed light manufacturing, flex-space, lodging and commercial services;
- Medical campus/hospital;
- Multi-family residential;
- Freeway, rail, and auto-oriented retail or commercial; and
- Transit terminals and park and ride facilities.

Neighborhoods:

- Single family and multi-family residential;
- Single use retail, service or office development;
- Neighborhood and community retail development; and
- Horizontal and vertical mixed-use retail/office/residential developments.



3 Request

Existing PAD

The Casa Grande Regional Shopping Center PAD was comprised of six zoning categories that, when combined, permitted a variety of commercial, employment and residential uses, all in accordance with the Casa Grande City Code. Specifically, the existing PAD established the general development pattern for 591 acres as allocated in the following **Table A - Existing PAD – Existing PAD**. All development standards and uses per the existing PAD for the area designated as “The Promenade at Casa Grande” are to remain. The Promenade at Casa Grande is excepted within this PAD amendment.

Table A – Existing PAD	
<i>Zoning Designation</i>	<i>Acres*</i>
Regional Commercial (B-1, B-2, CO, and B-4)	196**
Commercial (B-1, B-2, CO, and B-4)	58
Office/Business Park (B-2, B-3, CO, B-4, and I-1)	88
High Density Residential (HDR) (R-2 and R-3)	39
Medium Density Residential 2 (MDR-2) (R-2)	50
Low Density Residential (LDR) (R-1)	124
Additional Acres Assumed for Roads	36

*Acreages obtained from Exhibit 2 of the 2007 PAD Amendment and may not match the total acres proposed due to more accurate base information.

**Additional uses under Regional Commercial and Commercial include: Warehousing, Large Single Retail Uses(s) and/or Multiple Use Shopping Centers



Proposed PAD Amendment

Casa Grande Commons will include the entirety of the Casa Grande Regional Shopping Center PAD with the exception of the 130 acres located in the southwest corner of the site, known as the Promenade at Casa Grande, see **Exhibit F: Zoning District Plan**. Refer to the existing approved PAD for uses and development standards for this portion of the Casa Grande Regional Shopping Center PAD. The proposed amendment to the PAD divides the site into four (4) zoning districts. These districts have been defined based on potential land uses and development patterns shaped by existing infrastructure and circulation, as well as the future development of off-site infrastructure, see Exhibit F: Zoning Districts Plan. Each district has been assigned a set of development standards and a specific list of permitted uses that responds to the City’s General Plan, the surrounding land uses, and the existing and proposed infrastructure in the immediate area. The development standards, defined herein, are closely related to those of the Casa Grande City Code. The zoning districts will establish the allowed uses and standards for the development of a site. The table below, **Table B – Proposed PAD Entitlements**, lists the four (4) zoning districts and their areas.

Table B – Proposed PAD Entitlements	
<i>Zoning Designations</i>	<i>Area</i>
Transitional Commercial	53.91 Ac.
Regional Business & Commerce	414.18 Ac.
Complementary Commercial	81.23 Ac.
Medium Density Residential	50.66 Ac.



4 Development Plan

Introduction

For a project of this size, much of the development must be market-driven and respond to changes in market fluctuations. Therefore, an optimum amount of flexibility will increase the desirability of the site for potential developers and will directly affect the success of fully developing the site to reflect market demands. This flexibility will positively impact the ability of Casa Grande Commons and the City of Casa Grande to adapt to changes in the economic market, as well as technological advancements and trends. The proposed zoning districts provide this flexibility while upholding the intent and direction of the City Code and General Plan of the City of Casa Grande.

Employment and commercial development is the primary focus of the Casa Grande Commons project. In order to maximize the value of Interstate-10 frontage, as well as the location of the Florence Boulevard interchange and the future Kortsen Road interchange, the proposed development patterns will concentrate on employment and commercial at the northwestern, western, and southern borders of the site. Placing a higher concentration of commercial uses near these assets provides ample visibility and ease of access from Interstate-10. This will also allow potential residential developments to be positioned on the interior portion of the site, buffering them from the noise and traffic of Interstate-10.

Zoning Districts

Transitional Commercial

Graphically depicted on Exhibit F: Zoning Districts Plan as “Transitional Commercial”, this zone is comprised of a 53.91-acre parcel of land located on the northwest of the intersection of Florence Boulevard and Hacienda Road. This area will be developed as an extension of, and a transition from, the commercial core at the Florence interchange. Therefore, the primary land uses in this portion of the site will be mixture of regional and neighborhood commercial, and transitional land uses such as office and other uses as listed within **Exhibit G: Non-Residential Permitted Use Table**. Access to this area of the site will primarily be from Florence Boulevard and the Florence interchange to the west.

Regional Business & Commerce

This 414.18-acre portion of the site is located between Interstate-10 and the extension of Mission Parkway, northwest of the Transitional Commercial district and west and southwest of the Complementary Commercial district, and is graphically depicted on **Exhibit F: Zoning Districts Plan** as “Regional Business & Commerce”. The primary land use in this portion of the site will be focused on uses such as commercial, office, and other uses as listed within **Exhibit G: Non-Residential Permitted Use Table**. In addition to existing uses in the area, the Casa Grande General Plan 2020 expresses the City’s desire for future commercial and employment development along the corridor of Interstate-10. Accordingly, this zone provides for that development with access to Casa Grande via Cottonwood Lane as well as to the surrounding areas via Interstate-10. The location of the Regional Business & Commerce district allows for ample visibility and ease of access from Interstate-10, making it ideal for high profile uses such as a hospital or an auto mall, while the surrounding residential areas will provide both the work force and the consumer base for these uses.

Complementary Commercial

This 81.23-acre portion of the site is located southeast of the future Kortsen Road interchange; east of the Regional Business & Commerce district and west of the Medium Density Residential district, and is graphically depicted on **Exhibit F: Zoning Districts Plan** as “Complementary Commercial”. This portion of the site will primarily be developed as commercial and office land uses that relate to or support those uses developed in the Regional Business & Commerce district. This and transitional land uses in this portion of the site will be as listed within **Exhibit G: Non-Residential Permitted Use Table**. Access to this area. Access to this area will primarily be from Kortsen Road and the future Kortsen interchange planned to the west.

Medium Density Residential

Graphically depicted on **Exhibit F: Zoning Districts Plan** as “Medium Density Residential”, this 50.66-acre parcel is located between the proposed extension of Mission Parkway and Hacienda Road. It is located south of Kortsen Road and set back off of the corridor of the principal arterial, in order to reduce the traffic and noise brought on by the future development of the Kortsen Road interchange. Due to its protected location, it will be better suited for residential uses than the other districts. This will provide a transitional land use to the surrounding area according to the Casa Grande General Plan 2020, which in the future will be developed as low density residential. Another benefit of developing this portion of the site as medium density residential, is to provide housing for the employment base of the office, light manufacturing and commercial land uses proposed elsewhere within the PAD. Additionally, with the development of the Kortsen Road interchange, commuters living in this area will have easy access to Interstate-10.

The intent of the Medium Density Residential zoning district is to provide single family detached, single family attached and/or multi-family housing with internal open space and the ability to be developed as stand-alone parcels. Within this portion of the site all single family detached development shall meet the standards set forth in the City of Casa Grande 2003 Residential Design Standards for Planned Area Developments. The proposed standards for single family attached and multi-family developments are included herein, **see Section 5: Development Standards**. These standards allow for more flexibility in the development of these types of developments. Diversity will be achieved through the use of multiple lot sizes and types, lot configurations (as found on corner lots and cul-de-sac lots), and product architecture.

The Casa Grande Commons will offer a variety of residential opportunities for a wide array of homebuyers. Under this proposed amendment, residential densities shall be arranged to provide higher intensity uses adjacent to major arterial roadways and employment/commercial development while still maintaining the overall density requirements as specified in the Casa Grande General Plan 2020. Sound planning principals encourage residential development to locate adjacent to commercial and employment development as well as retail and entertainment to allow for multi-modal transportation (vehicular, bicycle, and pedestrian), reduce commute times, and to create a live/work/play environment. It is anticipated that the employees of the new business and commercial developments would choose to reside within close proximity. Additionally, introducing product types of differing densities will provide opportunities for those interested in alternatives to the standard residential lot and home and provide transitional residential uses between the more intense uses of the Business & Commerce zone and the proposed single family neighborhoods surrounding the property. With the added benefit of the retail and entertainment amenities provided by the Promenade and of those within the project, the central location of residential development will be highly desirable.

Residential Development within Commerce & Business

At this time, the Casa Grande General Plan 2020 does not allow residential development within Planned Area Developments that are designated as Commerce & Business. This prohibits the higher density residential land uses that were proposed in the original PAD. However, in the event of a major general plan text amendment removing this restriction, the developer may amend to introduce residential land uses in accordance with the general plan amendment. If no major general plan text amendment is made during the development of the site, the developer may request to rezone a portion of the PAD to a high density residential zone district.

5 Development Standards

The following development standards for permitted uses, site development standards, parking requirements, and landscape will dictate the development within the Casa Grande Commons PAD and reinforce the desired quality and character set forth in this document. These standards are closely related to, or directly taken from, the Casa Grande City Code. Any deviations herein have been made in order to align the development standards of this PAD with the intent and character of the development, and to create added flexibility in specified areas of development as a means of encouraging unique and creative design implementations. All of the standards within this document, whether explicitly stated or referenced from the Casa Grande City Code, shall be permitted an adjustment of up to twenty-five (25) percent as deemed appropriate by the Planning Director. This adjustment will grant reasonable flexibility where needed to encourage innovative designs. In the event that the Casa Grande City Code changes, future development may be held to either the amended City Code or the standards herein, whichever is less restrictive.

Permitted Uses

Because the full build-out of this project will take several years, it is anticipated that new technology and new business developments will create unforeseen new uses. Therefore, any proposed use that does not threaten the health, safety and welfare of the public, as determined by the Planning Director or a planner appointed by the Planning Director, may be added to the permitted use list. See **Exhibit G: Non-Residential Uses Table**, and **Exhibit H: Residential Uses Table**.

Site Development Standards

These standards address the geometry of each individual development within the PAD as well their relationships to each other and the surrounding area. In general, a building's setback from property adjacent to the PAD site shall approximate its height, see Chapter 17.40.020 N. Non-residential and residential development within the PAD shall also meet the standards set forth in **Exhibit I: Non-residential Development Standards**, and **Exhibit J: Residential Development Standards**.

Parking Standards

All developments within the Casa Grande Commons development shall meet the City of Casa Grande standards for parking requirements as detailed in Chapter 17.56 and Table 17.56.220 with the following exceptions:

17.56.040 Required circulation between bays.

Except for development within the Medium Density Residential zoning district, parking areas shall be designed so that circulation between parking bays occur within the designated parking lot and does not depend upon a public street or alley. Except in the case of single, two-family, townhouse, three-family, or four-family dwellings, parking area design which requires backing into the public street is prohibited.



17.56.220 Off-street Parking Spaces Required

A. Residential Uses

Dwelling Types	W/ Street Parking	W/out Street Parking
Single Family Detached	2 spaces/unit	2.25 spaces/unit
Single Family Attached	2 spaces/unit	2.25 spaces/unit
Cluster	2 spaces/unit	2.25 spaces/unit
Apartments	1 space/studio and one bedroom unit; 2 spaces/two bedroom (or more) unit; and 1 guest space for every ten units	1 space/studio and one bedroom unit; 2 spaces/two bedroom (or more) unit; and 1 guest space for every ten units
Boarding Houses	2.25 spaces/unit	2.25 space/unit
Group Homes	1 space/potential guest	1 space/potential guest

B. Non-Residential Uses

Use Types	Off-street Parking Spaces Required
Auto-oriented Retail	<ul style="list-style-type: none"> - One space per 500 square feet of indoor area excluding workshop and storage, plus - One space per workshop bay, plus - One space per every 20 outdoor display spaces excluding vehicle storage areas. <p>Note: Open air display areas located under permanent overhead structures shall be considered as outdoor display areas.</p>
Automobile Washing Establishment:	
- Automatic Drive-thru	- Three spaces or one for each employee on maximum shift, in addition to stacking space.
- Self-Service	- Two spaces per stall not including washing or drying spaces.
Bowling Alley	<ul style="list-style-type: none"> a. Four spaces per alley, plus b. Two spaces per billiard table, plus c. One space per electronic game machine, plus d. One space per each five gallery seats.
Church	One space per four seats based on design capacity of main assembly hall.
Community or Recreation Center	One space per 200 square feet of floor area
Convenience Store	Two spaces per service stall but no less than four spaces
Court Clubs (racquetball, handball, tennis, etc.)	One space per 200 square feet of floor area, plus three spaces per court
Dancehalls, Skating Rinks, or Similar Uses	One space per 300 square feet of floor area
Day Care Centers	One space per 200 square feet of floor area
Senior Citizen Housing	One space per unit
Furniture Stores Over 20,000 square feet	Three spaces per 1,000 square feet of floor area
Golf Courses	<ul style="list-style-type: none"> a. One space per 200 square feet of main building floor area, plus b. One space for every two practice trees in driving range, plus c. Four spaces per each green in the playing area.

Hospital	One space per bed
Manufacturing and Industrial Uses	<ol style="list-style-type: none"> One space per 750 square feet for the first 20,000 square feet of floor area, plus One space per 1,000 square feet for floor area between 20,001 and 100,000 square feet One space per 1,500 square feet for floor area over 100,000 square feet, or One space per employee on maximum shift, whichever is greater. Office space shall be calculated using the parking standard for general office. Building area dedicated exclusively to warehousing/storage shall be calculated at one space per 1,500 square feet. Manufacturing or industrial uses with verifiable unique manufacturing characteristics that would require fewer parking spaces than those otherwise required by this table may propose alternative parking ratios, based on the unique characteristics of that industry. Use of the alternative parking standards shall require: <ol style="list-style-type: none"> Approval by the Planning Director; and Demonstration that there is adequate space on the site to provide the parking required by provisions a-f, if such parking is ever needed in the future.
Medical, Dental, Health Offices/Clinics	One space per 250 square feet of floor area
Motels/Hotels - w/ Restaurants, Bars, or Dining Rooms - w/ Commercial Areas - w/ Public Assembly Areas	<ol style="list-style-type: none"> One and one-tenth (1.1) spaces per each guest room plus One space per employee on maximum shift, plus Spaces for accessory uses as follows: <ol style="list-style-type: none"> One space per 300 square feet One space per 400 square feet of floor area One space for each five seats based on design capacity; however, total off-street parking for public assembly spaces may be reduced by one space for every four guest rooms.
Nursing Homes, Rest Homes, or Similar Uses	<ol style="list-style-type: none"> Four spaces, plus One space for every three beds One space for each employee on maximum shift.
Offices (Except Medical/Health)	<ol style="list-style-type: none"> Four spaces, plus One space per 350 square feet of floor area
Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses	<ol style="list-style-type: none"> One space per 350 square feet of office and/or inside retail area, plus One space per 1,000 square feet of outdoor storage, sales, and/or display area between 1-10,000 square feet, plus One space per 2,000 square feet of outdoor storage, sales, and/or display area over 10,000 square feet.
Restaurants, Cafes, Bars, and Similar Uses	<ol style="list-style-type: none"> One space per 100 square feet of floor area, plus One space per 200 square feet of outdoor serving (patio) area.
Retail Establishments and Service Stores	<ol style="list-style-type: none"> Three spaces per 1,000 square feet of floor area, plus One space per 500 square feet of accessory outdoor sales and/or display area, plus One space per 1,000 square feet of accessory fenced outdoor storage area.

<p>Schools</p> <ul style="list-style-type: none"> - Elementary/Junior High - Senior High - Business or Similar 	<ul style="list-style-type: none"> a. One and one half (1.5) spaces for every classroom, library, lecture hall and cafeteria, plus b. One space for every three fixed seats in the main assembly area, or c. One space for each 21square feet of area available for public assembly if fixed seats are not provided. a. One and one half (1.5) spaces for every classroom or lecture hall, plus b. One space for every five students, plus c. One space for every non-teaching employee, plus d. One space for every three fixed seats in the main assembly area, or e. One space for each 21square feet of area available for public assembly if fixed seats are not provided. a. One space per 150 square feet of floor area
Swap Meets, Flea Markets	One space per 300 square feet of designated vendor area.
Theater, Auditorium, or Similar Place of Public Assembly	One space for every four seats based on design capacity.
Warehousing, Storage, of Handling of Bulk Goods	<ul style="list-style-type: none"> a. One space per 1,000 square feet of gross floor area for a building between 0 and 150,000 square feet. b. One space per 2,000 square feet of gross floor area for a building between 150,001 and 500,000 square feet. c. One space per 2,500 square feet of gross floor area for a building over 500,000 square feet.

Note: For any development within the Casa Grande Commons PAD that encourages pedestrian, bicycle, or public transportation, reduced parking standards may be allowed with the approval of the Planning Director.

Landscape Standards

All developments within the Casa Grande Commons Project shall meet the Casa Grande City Code standards for landscape requirements as detailed in Chapter 17.52 with the following exceptions:

17.52.380. Preliminary landscape plan.

A. Two copies of a preliminary landscape plan shall be submitted along with the required development site plan for review by the Planning Director. The preliminary landscape plan may be shown on the major site plan drawings. The preliminary landscape plan shall be a conceptual plan and shall include the following information in generalized form:

1. The location and identification of all proposed landscape areas (on-site, street right-of-way, parking area, landscape buffers, and others);
2. Preliminary data pertaining to the amount net site area, the ground floor areas of all proposed industrial buildings, the number of required and proposed parking spaces, and the amount of all proposed landscaped areas, required and provided.
3. The approximate location of all proposed trees and hardscape improvements (including but not limited to walls, mailboxes, sidewalks, amenities, etc.);
4. Notes or graphical representations adequately showing the intent of the proposed plans and materials and indicating how those plans will comply with this section;
5. the location, height, type and general design and finish of all proposed screening walls;
6. The location of all proposed storm water drainage and retention areas;
7. Notes or graphic indications of the proposed type of irrigation system and water source.

B. The preliminary landscape plan shall be reviewed and approved by the Planning Director as part of the major site plan review or preliminary subdivision review, and may be approved with stipulated changes or additions.

17.52.390 Final landscape plan.

A. Two copies of the final landscape plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit or prior to recording of the final plan. The final landscape plan shall contain the final calculations, data, and specific details and information of all proposed landscape areas, landscape materials, screening walls, irrigation systems (including location of shrubs and other landscape materials as well as the pressure and supply outlet of the irrigation system), and other items that were required and identified in conceptual form on the preliminary landscape plan.

B. The final landscape plan shall be in conformance with the approved preliminary plan and any stipulated changes or additions, and shall be approved by the Planning Director prior to the issuance of a building permit or the recording of the final plat.

17.52.430 Landscaped areas along street frontage.

Landscaped areas along street frontages shall be contoured or bermed, when appropriate to the design character, to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value.

17.52.480 On-site landscaped areas.

All development projects covered by section 17.52.300 shall provide on-site landscaped areas located in accordance with the following standards and requirements:

A. For all development within non-residential zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than ten (10) percent of the net site area.

B. A landscaped buffer no less than ten (10) feet in width and averaging fifteen (15) feet in width throughout a particular street frontage measured from the right-of-way shall be established and maintained along all street frontages, excepting any minor collector within an auto-oriented retail development. Within auto-oriented retail developments the minimum width of the street frontage landscape buffer shall be five (5) feet with an average of ten (10) feet in width.

C. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with these provisions. Future building pads within a phased development shall be maintained weed-free in such a manner as may be approved by the Planning Director.

17.52.530 Developments within the Transitional Commercial, Regional Commerce & Business, and Complementary Commercial zoning districts.

A. All development within the Transitional Commercial, Regional Commerce & Business, and Complementary Commercial zoning districts shall contain a minimum of two (2) trees and five (5) shrubs for every three (3) parking spaces provided on the site.

Circulation

The Casa Grande commons project will feature a thorough network of local and collector roads to provide the necessary vehicular and pedestrian access and connectivity across the site. The existing regional arterial circulation routes on or bordering the site, including Florence Boulevard, Cottonwood Lane, Kortsen Road (and the future Kortsen Road interchange), and Hacienda Road, shall not be interrupted. Additionally, the existing collector roads Mission Parkway and Promenade Parkway shall be extended into the site as integral elements to the proposed circulation plan. Many of the proposed roads include bike lanes as an added layer of connectivity. See **Exhibit K: Representative Circulation Plan** and **Exhibit L: Street Sections**. At the time of the preliminary-plat a more detailed circulation plan shall be submitted.

6 Open Space

The Casa Grande Commons development seeks to create a hierarchy of open space and amenities with both active and passive recreational opportunities through a combination of parks and a network of trails and open spaces. In non-residential developments regulations concerning open space design shall be flexible, however, in residential developments the open space shall meet the guidelines defined herein. Amenities shall be connected through a network of pedestrian corridors and trails that will provide for a park or recreational opportunity within a reasonable walk of each planned residence. This open space network and the connectivity between the single family residential development and the rest of the site, as well as the greater Casa Grande region, shall be a critical design principle within Casa Grande Commons. See **Exhibit M: Open Space Character.**

Trails

The trails proposed for Casa Grande Commons will be pedestrian corridors that link the community together and provide access to a variety of locations. Streets and roadways will create contiguous pedestrian experiences, while access to trails will offer the end users options for recreational activities. Open space trails and paseos shall run throughout the parcels connecting residents to the various parks and the community as a whole. All residences shall be located within a three to five minute walk from a neighborhood park, creating modern, walkable neighborhoods. The trails will incorporate landscape programs that will provide shade, color and texture year round. These plant palettes will complement the surrounding Sonoran Desert while also employing a mixture of desert adaptive species for additional interest.

Cottonwood Lane Community Trail

Currently, a T4 Community Trail exists along the south side of the Cottonwood Lane road alignment, and this trail will continue through the site. This trail consists of a fifty-foot (50') landscaped area with an eight-foot (8') soft surface path and a ten-foot (10') paved multi-use path meandering through it, see **Exhibit N: Street Sections - Cottonwood Lane Section.** The fifty-foot (50') landscaped area will be measured from the back of curb and the ten-foot (10') paved path will serve in place of a sidewalk on that side of the road.

Non-Residential

All developments within the Casa Grande Commons shall comply with the City of Casa Grande requirement of a minimum of ten (10) percent of the net site area to be open space through its provision of retention/drainage areas, and landscaped areas and/or setbacks. For proposed development that offers unique, desirable qualities or characteristics to the community, reduced open space requirements may be allowed with the approval of the Planning Director. The City of Casa Grande shall not require recreational amenities in any open space area in the non-residential zoning districts.



Residential

In accordance with the City of Casa Grande City Code for PAD, a minimum of fifteen (15) percent of any residential development within the Medium density residential zoning district shall be dedicated to open space. No more than fifty (50) percent of the open space within a single family residential development may be used for retention and/or drainage. The rest must include outdoor active or passive recreational improvements. Non-landscaped or concrete-built retention areas and drainage channels shall not count toward the open space requirement. Clubhouses, indoor recreation centers, and parking lots specifically dedicated to parks may be counted towards the open space requirement.

Neighborhood Parks

Neighborhood parks shall provide a variety of recreational areas and programs. These parks will be interspersed throughout the community and will feature both active and passive recreational spaces designed for people of all ages. Landscaping will include shade trees and turf areas in conjunction with the proposed plant palette for the surrounding neighborhoods. These parks will be sensibly located to maximize their service areas and to ensure that every residence has convenient access to a neighborhood park. Neighborhood parks may include but are not limited to the following amenities:

- Tot lots;
- Picnic tables;
- Ramadas;
- Barbecue grills;
- Benches; and
- Multi-use open areas.

Pocket Parks

Pocket parks shall be smaller in size than neighborhood parks and should provide residents with areas for passive recreational activities. These intimate open space areas will be comprised primarily of small landscape areas that add scenic beauty to the community. Pocket parks may include but are not limited to the following amenities:

- Shade trees;
- Benches;
- Landscape beds or planters; and
- Turf areas.



7 Architecture

Non-Residential

Architecture shall remain consistent throughout the non-residential uses and should complement the other architecture proposed in the development and surrounding area. Architecture should include modern designs while providing shade for pedestrians, and create visual interest with detailed articulation.

Building massing should be mitigated by varying the planes of the exterior walls in depth and direction. Roof forms and lines should be broken into a series of smaller building components. Buildings should step down in height to pedestrian plazas and open spaces responding to human scale. Roof lines should include regular, or frequent, offsetting and jogging of the roof plan and/or parapet height. Roofline enhancements shall wrap around the entire building perimeter.

Buildings should take into account surrounding development and utilize colors and materials that are complementary to the existing landscape. The dominant color of new buildings should relate to the inherent color of the primary building's finish materials. A native color palette of earth tones will be used for exterior colors. Materials will be of durable materials that will endure the extreme summer temperatures. Accent colors for trim should be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another. Building materials may include but are not limited to: natural and faux stone, smooth or textured stucco, concrete fiber exterior finishes, tile or metal roofs, metal decorative accents and overhangs.

Non-Residential buildings within the community shall maintain their architectural style in form, color, and material. Where appropriate, a variety of materials, color and other architectural treatments shall be used to create architectural interest. The use of natural materials is encouraged and, when feasible, should be incorporated into the design and shall appear integral to the structure. This can be accomplished by using heavier materials as bases and ending materials on inside corners. The materials and colors shall also complement the character of the desert landscape environment through the use of earth-tone, non-reflective colors, and roof materials such as clay, slate and concrete tiles. See **Exhibit N: Architectural Character– Auto Retail, Exhibit O: Architectural Character– Commercial, Exhibit O (a & b): Architectural Character - Employment, and Exhibit P: Architectural Character - Auto Retail.**



Residential

Multi-Family

Buildings shall be designed within a human scale so as not to overwhelm or dominate the natural surroundings. There should be a rhythm to building elevations which provides uniformity without becoming monotonous.

Building materials and colors shall be kept simple and consistent throughout the development. Using contrasting materials and colors as an accent is encouraged; however the basic color palette shall be simple and relatively unobtrusive to create a residential environment. Carports and garages shall be constructed of materials, colors, and architecture that are compatible with the primary buildings.

Multi-family development products shall include a minimum of three (3) of the following architectural design elements:

- Bays or alcoves at pedestrian level;
- Bay windows or deep recessed windows;
- Projected or recessed patios or balconies;
- Awnings, corbels, or dormers;
- Decorative molding, pilasters, or wainscoting;
- Brick or stone accent veneers;
- Architecturally designed building lighting;
- Pop-out door and window treatments or decorative shutters; or
- Divided light windows.

Multi-family buildings within the community shall maintain their architectural style in form, color and material. Where appropriate, a variety of materials, color, and other architectural treatments shall be used to create architectural interest. The use of natural materials is encouraged, when feasible, and should be incorporated into the design and should appear integral to the structure. This can be accomplished by using heavier materials as bases and ending materials on inside corners. The materials and colors shall also blend with the character of the desert landscape environment through the use of earth-tone, non-reflective, colors and roof materials such as clay, slate and concrete tiles. See **Exhibit Q: Architectural Character - Multi-Family**.



Single Family

Casa Grande Commons responds to the existing and future needs of the community by providing residential products characterized by high quality, diverse housing choices with significant open space and amenities. All single family residential developments within the Casa Grande Commons development will consist of traditional-style neighborhoods and architectural styles. The residential architecture must consider compatibility with surrounding context, including building style, form, size, color, material, and roofline. The architectural character of the community will lean towards simple, strong, elegant designs. The design elements shall include the following architectural details:

- Each builder should provide a distinct design character compatible with the overall design and development of the community;
- No adjacent home or home directly across the street shall have the same floor plan and elevation;
- Homebuilders shall provide a number of distinctly different of floor plans with a variety of elevations and color schemes for each designated neighborhood;
- All garage door faces located on the front half of the lot and facing the street, shall have a surface design in relief and/or windows.
- Homebuilders shall utilize four-sided architecture when architecture is visible from public view;
- Homebuilders shall use materials, color, and other architectural treatments to create visual interest, continuity, and an identifiable character that complement each other without utilizing bright obtrusive colors;
- Homebuilders shall provide a variety of roof forms and ridge lines.

Both single family detached and single family attached products may be proposed on the site. Providing a variety of housing products is important in creating a stable and balanced community. Due to the large amount of commercial and employment development being proposed, a mixture of housing densities will be necessary to accommodate the work force generated on the site. Housing options such as single family attached and multi-family will help to diversify the market and provide transitional densities between the more intense uses proposed for Casa Grande Commons and the less intense uses proposed for the surrounding area.

Representative examples of acceptable architectural styles are shown in **Exhibit R: Architectural Character – Single Family (Attached)** and **Exhibit S: Architectural Character – Single Family (Detached)**. Although final home design is not yet available for review, residential buildings should include some of the following architectural details:

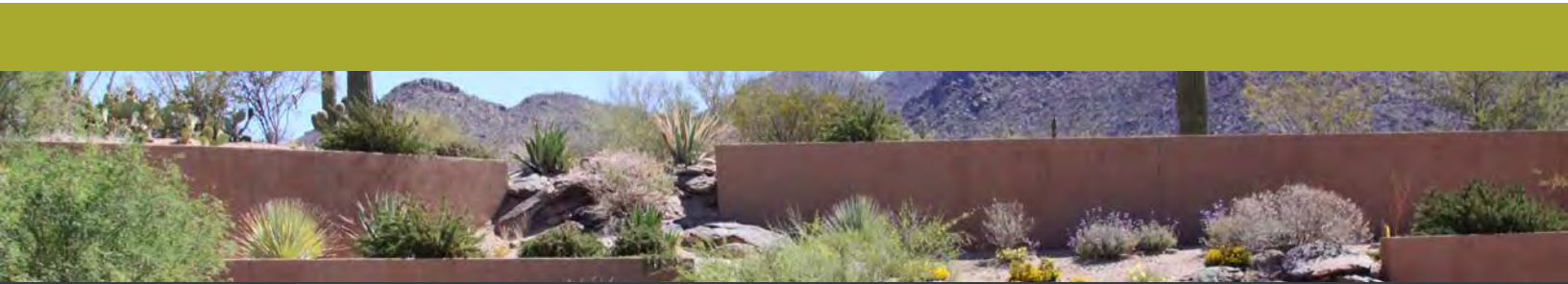
- Asymmetrical massing;
- Gable or hipped roofs;
- Stucco or concrete fiber siding;
- Brick or stone veneers;
- Tile roofs;
- Side entry garages;
- Front porch options;
- Detached casitas;
- Divided light windows;
- Decorative shutters or other window treatments;
- Decorative molding, pilasters, or wainscoting.

8 Landscape

The landscape character of the Casa Grande Commons development shall recognize the unique climate and Sonoran Desert character of the site and employ landscape materials and methods that are appropriate to that environment. Landscaping including living plant material, hardscape design, trellises, screen-walls, planters, site furniture and similar features shall be incorporated into the design to create spaces that invite outdoor activity and comfortable interaction between vehicular and pedestrian traffic. These materials should also accentuate pedestrian and vehicular movements by signifying entrances and points of arrival, gathering areas, focal points, and changes in surrounding land use. See **Exhibit T: Landscape Character**.

Plant Palette

A variety of plant material palettes shall be used to provide color, visual interest, spatial organization and shade for pedestrians throughout the year. Plant materials shall be desert or low water use species. Vegetation shall be installed with respect to adjacent properties and shall not interfere with pedestrian and vehicular movement and sight lines. Specified plant species should show sensitivity to the local climate and should complement the surrounding Sonoran Desert plant palette.



Walls

Non-Residential

Walls and fences shall be of a clean and simple design which generally serves as backdrop to the landscape and shall be aesthetically integrated with the surrounding architecture. Walls may be used for privacy for residential uses, screening for parking or other undesirable uses, and security. Walls and fences shall be utilized to create a visually interesting street scene and become integrated features of the pedestrian plazas and patios and scaled appropriately in height and width for a pedestrian experience. Views into back of house operations, and services areas should be limited to the greatest extent possible from public and common spaces.

It is important that the wall features be made of high quality materials that will age well over time and will not require extensive or frequent maintenance and repairs. Walls should be made of masonry unit and/or natural material such as stone or steel. Fencing should be constructed of metal materials. The design of the walls and fences including colors and materials should complement the architecture of the buildings. Retaining walls that are visible to the public should match the design and character of the screen walls.

All non-residential walls shall meet the City of Casa Grande standards set forth in **17.52.170 Business and industrial district fences**. Wood, plastic or vinyl fencing is not permitted.

Residential

A consistent wall design is important to create a cohesive appearance. All walls visible from public spaces shall be decorative walls. Builders shall provide a planting strip between sidewalk or curb and the wall, where feasible.

Where walkways or pass-throughs are located between residential lots, the retaining walls and fences along both sides of walkways should be located and designed to make the walkway appear as open and spacious as possible. This can be accomplished by minimizing continuous wall lengths through the use of low walls and rail fences along property lines.

Perimeter Walls - Perimeter walls shall be defined as those walls that are adjacent to arterial and/or collector roads, or along bordering land uses. Perimeter walls visible from public spaces shall be, at a minimum, integral color split-face block with a concrete cap or better such as integral color slump block with a concrete cap. If there is a change in the design of the wall the transition to the new wall must be incorporated into the design of the proposed wall.

Interior Walls - Interior walls are those walls within a neighborhood that may or may not be visible from public spaces. Those walls that are visible from public spaces should be decorative in nature. Interior walls shall be reviewed as a part of the site planning process, submitted and approved at the time of the preliminary plat.

All residential walls shall meet the City of Casa Grande standards set forth in **17.52.160 Residential fences**.

Monumentation

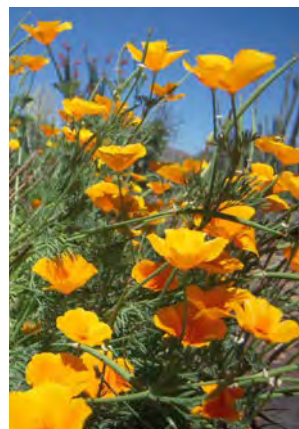
Throughout the site, there may be monuments that signify the entrance to the site or different portions of the site. The design of the landscape should frame the monumentation and provide a canvas for the monument that blends with the character that is established along the roadways on which it is located. The design of the landscape should frame the monumentation with more ornamental materials and with plantings of ground cover, shrubs, ornamental trees and shade trees as well as annuals. Bold moves of plant material with larger plant masses shall be encouraged. The introduction of vertical elements that are appropriate to the scale of the development can also be utilized, such as the use of select palm trees.

Signage

A Comprehensive Signage Package will be submitted for approval by the Planning Commission as a separate application.

Lighting

All development within the Casaa GRande Commons PAD will meet the City of Casa Grande standards for Lighting set forth in **15.48 Outdoor Light Control**.



9 Infrastructure

Drainage and Hydrology

Preliminary hydrologic and hydraulic analyses were conducted for the Casa Grande Commons project. The following are our preliminary findings. Detailed drainage reports shall be submitted to accompany a specific development during the site plan and Development plan submittal process.

FEMA Flood Hazard Status

The FIRM Panel for this property is Number 04021C1995E, Effective Date December 4, 2007. The property is designated as Zone X on this FIRM panel.

Existing Off-Site Drainage Patterns

The region contributing storm water runoff to the project site is characterized as relatively flat agricultural land. Runoff generated from these agricultural areas is usually low as a result of soil permeability and because of elevated irrigation canals that commonly function to retain the runoff. Storm water runoff from off-site watersheds emanates from land south and east of the project site. A map showing the boundary of the off-site watersheds contributing storm water to the project site is provided on **Exhibit U: Off-Site Watershed Map**. These discharge rates were determined using the USGS Regional Regression Equation for the Casa Grande area. Peak flow estimates computed by this methodology are probably conservative since they do not account for elevated irrigation canals that retain a portion of the runoff.

Off-Site Drainage Impacts

Off-site storm water sheet flows across the property in a northwesterly direction toward I-10. Sheet flow depths range from 0.5 to 1.0 foot during the 100-year storm. The drainage report for the Promenade at Casa Grande also states that 557 cfs is released from a detention basin at the north end of that project. The 557 cfs consists of off-site storm water collecting south of Florence Blvd. that is conveyed north adjacent to I-10 to the detention basin where it combines with on-site storm water runoff. Storm water crossing the site as well as flows released from the Promenade basin drain north along I-10 to Kortsen Road.

Concept Plan for Conveyance of Off-Site Flows

Storm water conveyance channels will be provided along the east and west boundaries of the project to collect off-site storm water flows. These channels will convey flow north to Kortsen Road then west to I-10. Channel top widths will vary from 10 feet 40 feet depending on the capacity required to contain the 100-year discharge with freeboard. Channel depths will probably range from 2 to 5 feet. Channels will be stabilized at bend locations and where flow velocities are high enough to be erosive. A concept plan showing the location and limits of proposed channels is provided on **Exhibit V: Conceptual Drainage Plan**.

On-Site Retention

On-site retention will be provided and designed to contain the 100-year, 2-hour storm event, in accordance with City of Casa Grande standards. Each lot will be responsible for retention as part of the individual lot development. Retention may be provided on the individual lot or combined with a regional facility. This will be determined at a later date, during the lot development process.

Drywells (or other methods) may be used to facilitate percolation of retention storage within the required 36-hour timeframe. Percolation testing will be conducted to determine the required number of wells.

Preliminary Water System Summary

As discussed earlier, Arizona Water Company (AWC) owns and operates transmission and distribution lines within and adjacent to this development. The only immediate existing distribution system is located to the south within the Promenade Shopping center. This project proposes, at a minimum, to install several off-site lines comprising of distribution as well as transmission mains either under a backbone infrastructure scenario or, pending specific developments, based on potable and fire flow demand. In accordance with the AWC conceptual master plan layout, this project expects to install: Major Transmission Line > 16" along the Kortsen Road alignment; 16" along Hacienda; 12" along Mission Parkway, which will be a continuation from the existing stub within the Promenade shopping center. All of these lines will be looped to each other and also tie into the existing lines in Florence Boulevard and the Promenade. It is also conceivable that the developer may enter into a reimbursement agreement with AWC if they are to front such infrastructure improvements. Such improvements will vastly improve AWC's network for future users and developers. Furthermore, based on our informal discussions with AWC engineering staff, the PAD in its current form is too premature to commit to any real overall requirements. They will require the developer to provide a full Master Plan Design report when this project progresses with the first phase of its development. At that time, most of the potable water and fire flow requirements will be addressed in a comprehensive report to AWC. Lastly, a well, booster and storage tank on-site may also be required by AWC. The design criteria used to estimate storage, required well capacity, booster pumps will be, for the most part, dictated by AWC. Current data provided by AWC indicates a system static pressure of 68 psi, and a residual pressure of 55 psi at a flow 1160 GPM. These are low to average results.

Potable water needs for this development have been estimated to range from approximately 1.0 MGD to 2.0 MGD (Average Daily Demand). Estimated fire flow requirements would be in the range of 2000-3000 GPM-2 hours assuming all commercial buildings will have sprinklers,ding developments. This equates to a storage capacity of approximately 500,000 gallons just for the fire flow in case AWC cannot provide this storage within their system.

Preliminary Sewer Service Plan

As discussed earlier, availability of sewer lines immediately adjacent to this development are almost non-existent. Due to topography, tying into the existing sewers within the Promenade shopping center to the south via gravity is not a viable alternative as there is simply not enough depth available to extend the sewers. It is possible that a very small portion of this development can tie to the south but not enough to merit discussing it as part of this PAD. The only other available sewer is west of I-10 within the Cox Road alignment in the event that the infrastructure being proposed for the Phoenix Mart development does not materialize.

The most viable and practical method of serving this entire site is via the 36" sewer interceptor that is designed along Kortsen Road and will terminate west of I-10 via a jack and bore under the Freeway to an existing outfall sewer located in Cox Road. Serving this site is quite straightforward as the trunk line in Kortsen will be of adequate depth based on our review of the design plans. We have also been advised that the off-site sewer liens have been sized to accommodate growth south of Kortsen including this development. We anticipate installing on-site gravity sewer systems somewhere in the middle portion of the favoring the west side on one of the internal collector roads that will connect to Kortsen. The rest of the development can then flow towards it as each development is planned.

Based on a recent discussion with the City's consultants, the design is complete and the City is in the midst of negotiating to acquire permanent easements. At the time of this report, a construction schedule has not been finalized.

Estimated Average Daily Flow (ADF) is estimated at approximately 1.8 MGD (2.8 CFS) with a peak flow of around 4.5 MGD (7 CFS). A 24" diameter outfall pipe at a slope of 0.05% which will then tie into the main interceptor on Kortsen Road should be adequate to serve the entire proposed development.

A detailed master plan design report will be submitted during subsequent phases of development and a general alignment and sewer size will be confirmed.

Communications

Qwest will be the provider and as such no design and commitment to provide service will be activated until there is real development. Off-site infrastructure improvements may have to be undertaken depending on the capacity of the system.

Natural Gas

SW Gas is the provider in this area and do maintain and operate existing gas mains in the vicinity of this development. Again, this utility will be handled on a case by case basis by each specific user.

Electricity

Service will most likely be provided by ED -2 (electrical District 2).



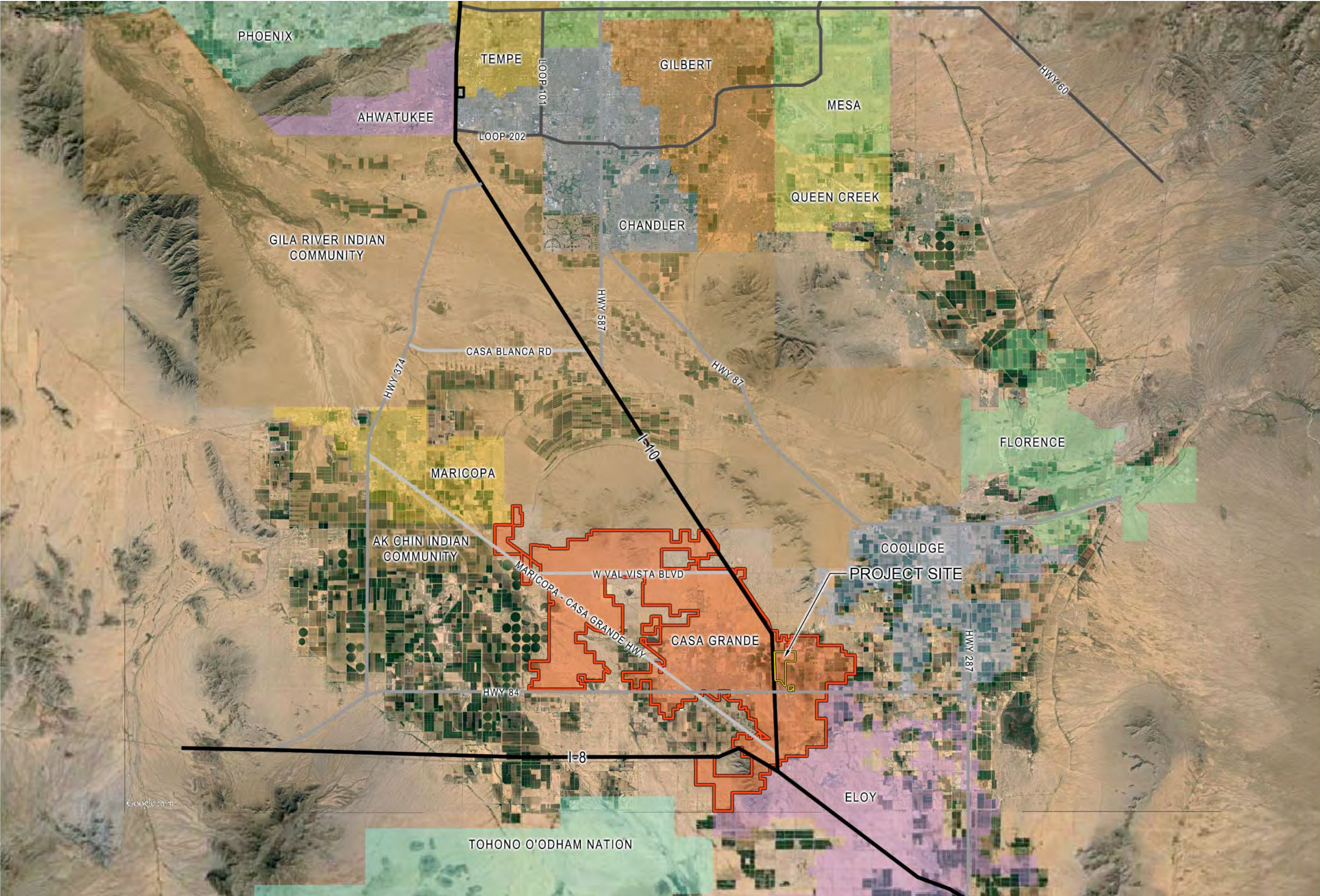


EXHIBIT A: REGIONAL VICINITY MAP

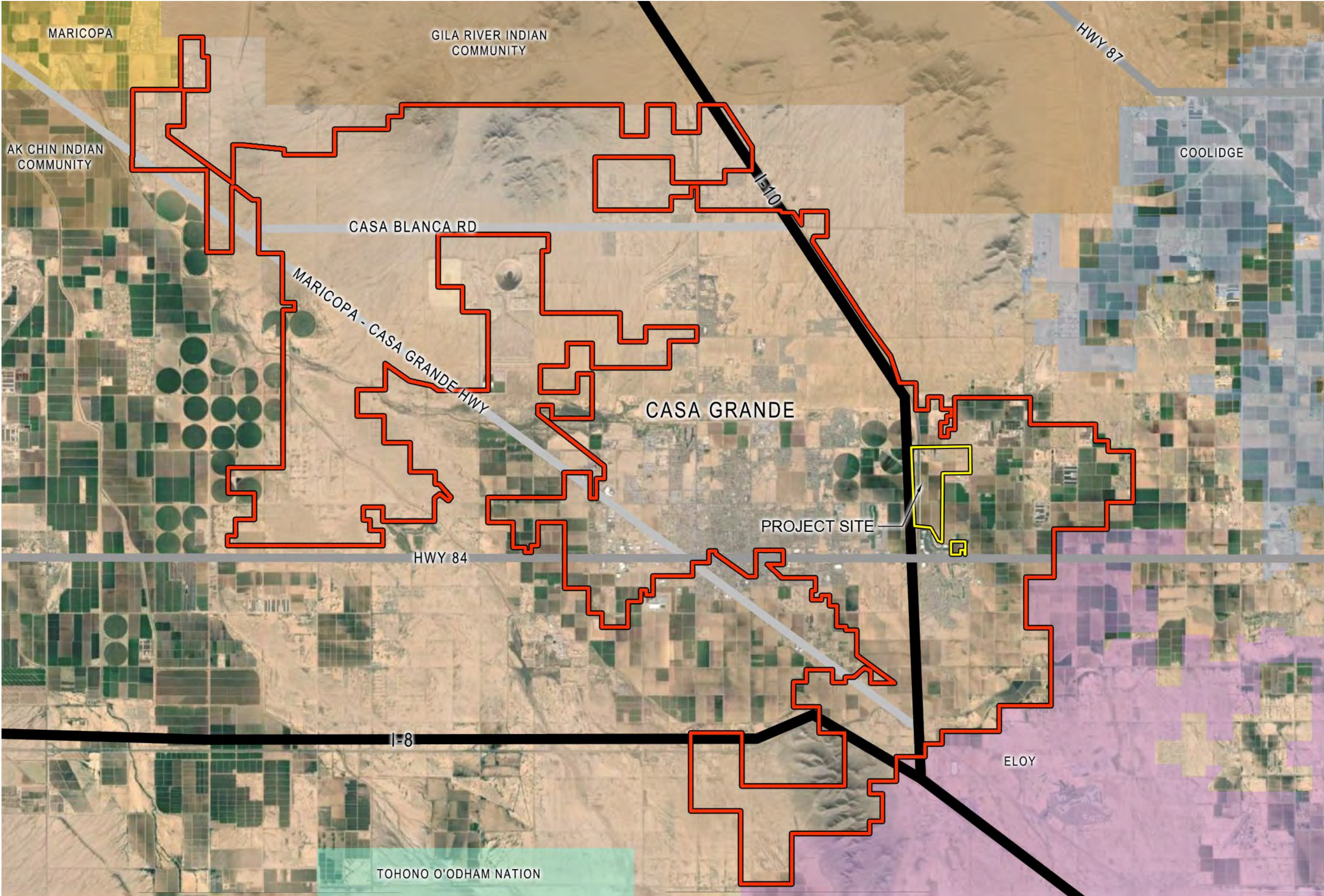


EXHIBIT B: REGIONAL CONTEXT MAP

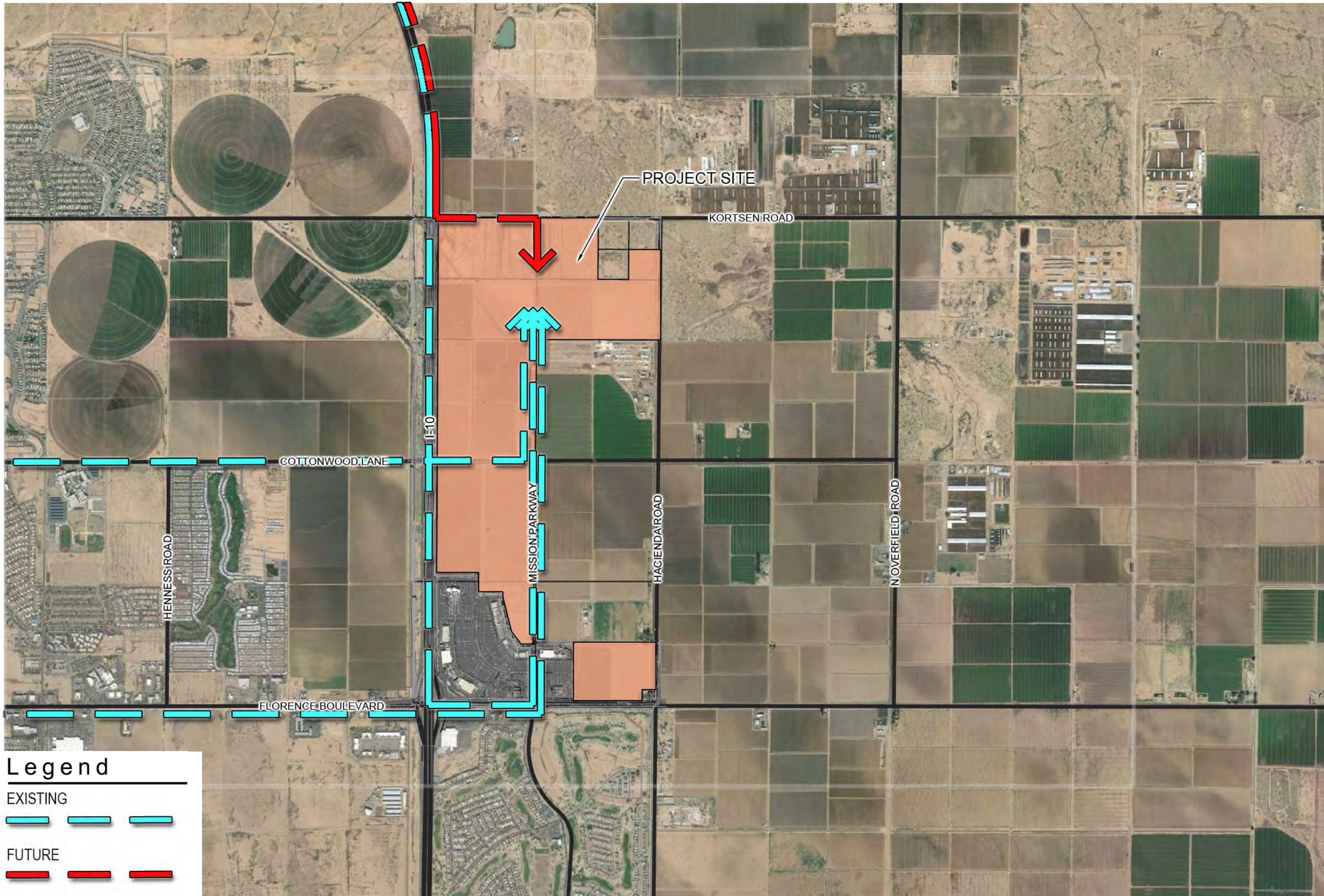
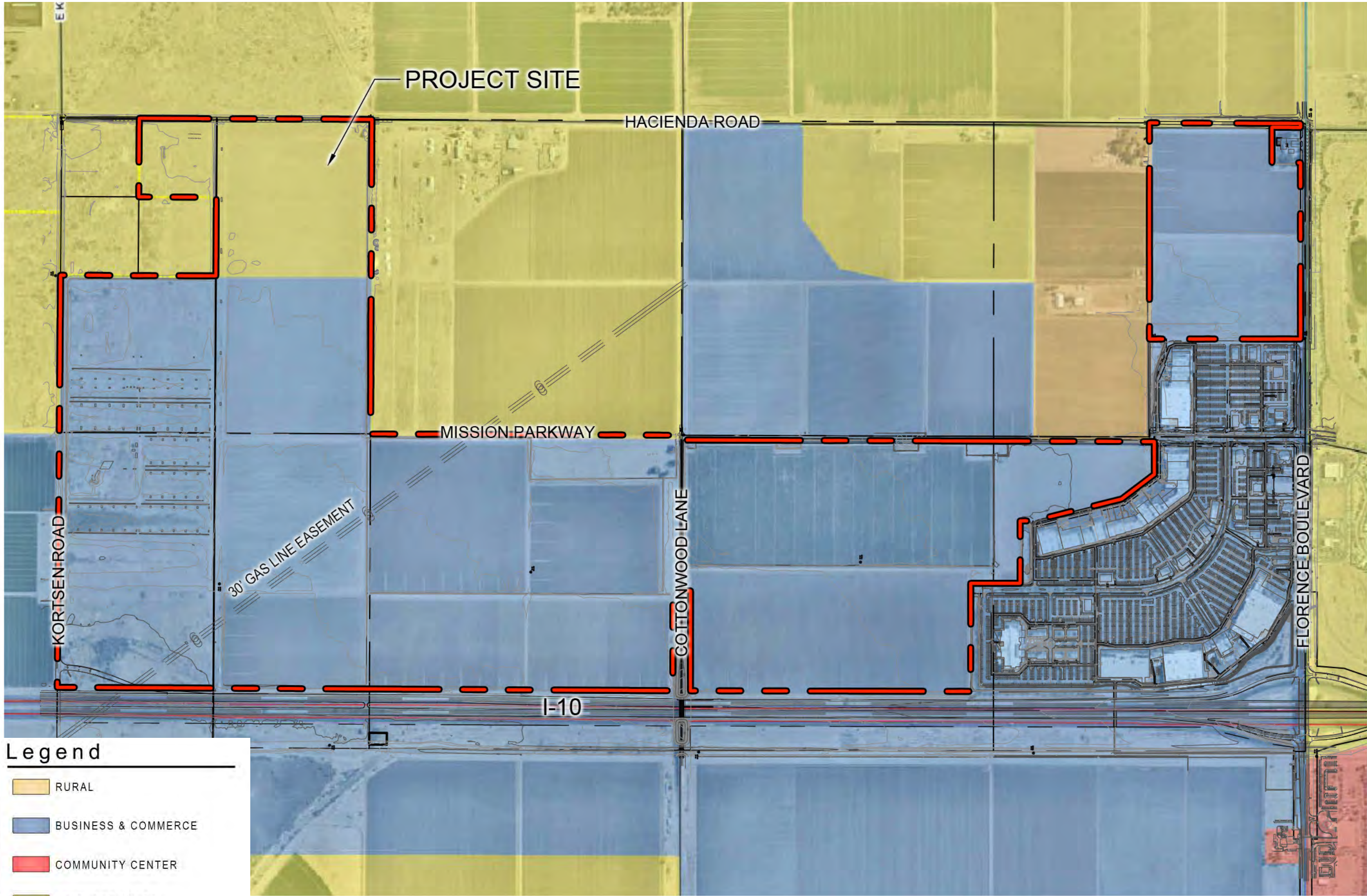
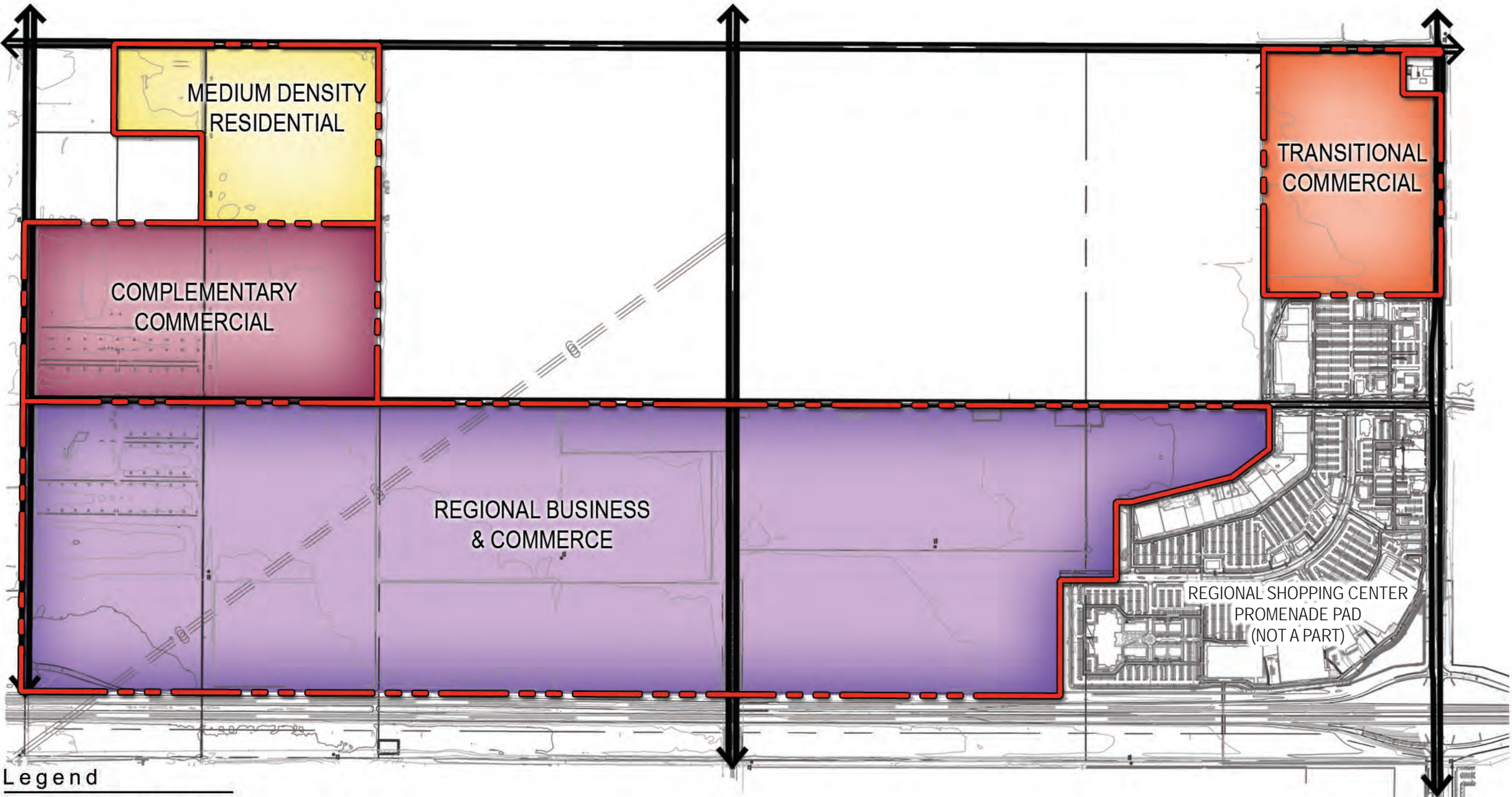




EXHIBIT D: AERIAL IMAGERY







- Legend**
- TRANSITIONAL COMMERCIAL
53.91 AC.
 - REGIONAL BUSINESS & COMMERCE
414.18 AC.
 - COMPLEMENTARY COMMERCIAL
81.23 AC.
 - MEDIUM DENSITY RESIDENTIAL
50.66 AC.
 - CASA GRANDE COMMONS PAD

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL BUSINESS & COMMERCE	COMPLEMENTARY COMMERCIAL
Office/Commercial Uses			
Airports	NP	NP	NP
Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building	P	P	P
Any production, testing, processing of goods or products; provided it conforms with the performance standards set forth in Sections 17.58.010 through 17.58.140 for the emission or creation of noise, vibration, smoke, dust or other particular matter, toxic or noxious materials, odors, glare or heat	NP	NP	NP
Appliance sales, service	P	P	P
Appliance repair	C	P	P
Assisted living/Nursing home	P	P	P
Athletic Clubs	P	P	P
Auto dismantling and salvage yards	NP	NP	NP
Automobile, boat, manufactured home or recreational vehicle sales, maintenance and rental	C	P	P
Automobile parking lot or garage (public or private), subject to site plan review procedures	C	C	C
Automobile reduction yard	NP	NP	NP
Automobile repair service (major)	C	C	C
Automobile repair service (minor)	C	C	C
Automobile washing establishments	C	C	C
Bakery, Commercial	NP	NP	NP
Bakery, Retail	P	P	P
Banks and other savings and lending institutions	P	P	P
Barber shop	P	P	P
Beauty parlor	P	P	P
Bed and breakfast establishments that are located within a historical district or historical landmark as designated pursuant to Section 17.62.050 of this Code	NP	NP	NP
Blueprint shop and photo processing	P	P	P
Bottling plant	NP	NP	NP
Bowling alley	P	P	P
Building material sales yard, including sand and gravel	NP(1)	NP(1)	NP(1)
Bus terminals	P	P	P
Business and office machine sales, service and repair shop	P	P	P
Business, technical or vocational	P	P	P
Cabinet shop and furniture manufacture	NP	P(2)	NP
Candy and ice cream store	P	P	P
Charity Dining Facilities, Homeless Shelters and Similar Services	C	C	C
Churches	C	C	C
Cigar and tobacco store	P	P	P

EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Condonotally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL BUSINESS & COMMERCE	COMPLEMENTARY COMMERCIAL
Office/Commercial Uses			
Clothing and costume rental shop	P	P	P
Commercial recreation - including Game Rooms, Pool Halls	P	P	P
Community center or meeting hall	P	P	P
Contractors storage yard	P	P	P
Convenience-food restaurants	C	C	C
Convenience food store with four or less pumps	P	P	P
Convenience store with more than four gas pumps	C	C	C
Costume dressmaking, furrier, millinery or tailor shop employing five persons or less	P	P	P
Dancing or theatrical studio	P	P	P
Day care center	C	C	C
Deferred presentment company as defined in Section 17.12.415	P	P	P
Delicatessen and Catering Establishment	P	P	P
Dry cleaning and laundry establishment	P	P	P
Electrical, electronic or electro mechanic machinery manufacture	NP	NP	NP
Equipment rental or storage yard	C	P	C
Essential public service or utility installation	P	P	P
Excavation of sand, gravel, dirt, ore or minerals	NP	NP	NP
Exterminator shop	C	P	C
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way	C	P	C
Feed Store including Yard	C	P	C
Fertilizer manufacture, subject to Section 17.36.030(Q)	NP	NP	NP
Fiberglass manufacturing and processing	NP	NP	NP
Florist	P	P	P
Food processing, not including meat packing	NP	NP	NP
Frozen food locker	NP	NP	NP
Garden supply store	P	P	P
General service uses including business, personal and professional service establishments	P	P	P
General retail businesses engaged in direct sales to the ultimate consumer	P	P	P
Grainery, elevator storage	NP	NP	NP
Greenhouse	C	P	P
Heliports	NP	NP	NP
Hospital	P	P	P
Hotel or Motel	P	P	P
Ice and cold storage plant	NP	NP	NP
Interior decorator's shop	P	P	P
Impound yard	NP	NP	NP

EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Condotionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL BUSINESS & COMMERCE	COMPLEMENTARY COMMERCIAL
Office/Commercial Uses			
Junkyards	NP	NP	NP
Large Single Retail Use and Large Multiple Use Shopping Centers	P(3)	P(3)	P(3)
Liquefied petroleum gas storage and similar storage areas pursuant to uniform building and fire codes as adopted	NP	NP	NP
Lock and key shop	P	P	P
Machine shop	NP	NP	NP
Mail order catalog store	P	P	P
Manufacture of pharmaceutical products and food products including soft drinks, but not including production of fish or meat products, sauerkraut, vinegar or rendering or refining of fats or oils	NP	NP	NP
Manufacturing	NP	NP	NP
Manufacturing light	NP	P	NP
Meat packing	NP	NP	NP
Medical, dental or health clinic	P	P	P
Medical marijuana uses (dispensary prohibited)	NP	NP	NP
Mini-warehouses	C	C	C
Monument sales and engraving shop	C	P	C
Mortuary	P	P	P
Museum	P	P	P
Music Studio	P	P	P
News stand	P	P	P
Off-Site Parking (17.56.240)	C	C	C
Offices	P	P	P
Oil refineries	NP	NP	NP
Optician	P	P	P
Photographic studio	P	P	P
Printing and publishing house (including newspapers)	C	P	C
Private club, fraternity, sorority or lodge	P	P	P
Product development, processing of goods or products, and product testing activities	NP	NP	NP
Public buildings	P	P	P
Public utility service yard	C	P	C
Racetracks	NP	NP	NP
Radio and television studio	P	P	P
Railroad switching yards	NP	NP	NP
Recycling center	NP	NP	NP
Restaurant, greater than 3,500 square feet	P	P	P
Restaurants of not more then 3,500 square feet, excluding convenience food restaurants	P	P	P
Schools	C	C	C

EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

NON-RESIDENTIAL ZONE DISTRICTS (P=Permitted, C=Conditionally Permitted, NP=Not Permitted)	TRANSITIONAL COMMERCIAL	REGIONAL BUSINESS & COMMERCE	COMPLEMENTARY COMMERCIAL
Office/Commercial Uses			
Scrap metal or used materials processing, handling, and storage facilities, except recycling centers	NP	NP	NP
Sewage treatment plants	NP	NP	NP
Sexually oriented businesses subject to licensing requirements of Chapter 5.24	NP	NP	NP
Shoe repair and shoe shine shop	P	P	P
Special Purpose Fences (17.52.180)	C	C	C
Swap meet, flea market, farmers market	P(4)	P(4)	P(4)
Tavern, bar or lounge	P	P	P
Taxidermist	NP	NP	NP
Theatre, excluding drive-in theatre	P	P	P
Theatre, drive-in	C	P	C
Tire sales, repair and mounting	P	P	P
Truck repairing and overhauling	C	P	C
Truck stop	NP	NP	NP
Truck washing establishment	NP	NP	NP
Trucking yard terminal	NP	NP	NP
Upholstery shop	P	P	P
Uses involving the storage, utilization or manufacture of volatile or explosive materials or products	NP	NP	NP
Video arcade	P	P	P
Video sales and rental	P	P	P
Warehousing	NP	NP	NP
Warehousing, limited (not to cover more than 40% of floor area)	C	P	P
Watch repair shop	P	P	P
Wireless telecommunication facilities (See note below for height limitations)	P/C(5)(7)	P(7)	P/C(6)(7)
Notes:			
(1) Not including typical retail building material operations.			
(2) This use is permitted only if a retail sales component is incorporated with this use, the facility does not exceed 5,000 square feet, and all manufacturing is done indoors.			
(3) Shall developed in accordance with Section 17.40.020.S of Casa Grande City Code.			
(4) This use is permitted upon issuance of a Temporary Use Permit (TUP) from the City of Casa Grande.			
(5) This use is Permitted if the height is 35 feet or less and is Conditional if the height is greater than 35 feet.			
(6) This use is Permitted if the height is 55 feet or less and is Conditional if the height is greater than 55 feet.			
(7) This use is Permitted if the appearance is stealth in nature, such as if incorporated as part of the architecture of the building on the site, or if not attached or associated with a building such as on a vacant parcel, it take on the form of a concealment such as a windmill, water tower, silo so long as it was determined to be contextually appropriate with surrounding aesthetic. Setbacks would be that of what is permitted per typical development standards for a building. If stealth practices are utilized then any equipment must be screened from view either through architectural incorporation/concealment or by means of a masonry wall. If within 500 feet of the perimeter of the PAD the use will be Conditional unless stealth practices are utilized. In both instances ground-mounted equipment must be screened by a masonry wall.			

EXHIBIT G: NON-RESIDENTIAL PERMITTED USE TABLE

RESIDENTIAL ZONE DISTRICTS	PAD
Residential Uses	
Single-family dwelling unit (detached)	P
Single-family dwelling unit (attached)	P
Mobile Home	C
Model homes, temporary	C
Duplex (two attached dwelling units)	P
Tri-plex (three attached dwelling units)	P
Four Plex (four attached dwelling units)	P
Multiple family apartments	P
Condominium	P
Residential facility	P
Townhouse cluster, not to exceed four (4) units or 120 feet in length	P
Townhouse cluster with four (4) or more units, but not to exceed 160 feet in length	P
Public Parks	P
Group homes	C
Recreational vehicle park and overnight campground	NP
Recreational vehicles within a mobile home park	C
Recreational vehicle storage areas	C
Bed and Breakfast establishments (tourist home)	NP
Commercial Agricultural Uses (1)	
Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and green houses, orchards, aviaries, and apiaries.	C
Raising and marketing of poultry, rabbits, and small animals, but not slaughtering of other than such raised on the premises.	C
The grazing and raising of livestock and horses except that not more than three (3) hogs shall be kept or maintained on any parcel, lot or tract under one ownership within 500 feet of any more restrictive zone.	C
Fruit, vegetable or agricultural products packing or processing plant, provided the same is located on a site of not less than 10 acres and any building located thereon occupy not more than 30% of the site area.	C
Livestock sales yard or auction yard, provided the site where located is not less than one-half mile (as the crow flies) from a more restrictive residential zone or within one-half mile of any exterior boundary of a more restrictive zone. Further, that the site is not less than twenty acres in area and applicant shall provide the Planning Director with written consent of 51% of the owners by number and area of property within 300 feet of the proposed site.	C
Farmers markets	P(3)
A stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises, provided said stand is not more than 10 feet to any street right-of-way line and not closer than 20 feet to any other lot line.	P
Public riding stables and boarding stables, providing the site contains not less than 10 acres and the buildings housing animals set back from all lot lines a distance of not less than 100 feet.	C

EXHIBIT H: RESIDENTIAL PERMITTED USE TABLE

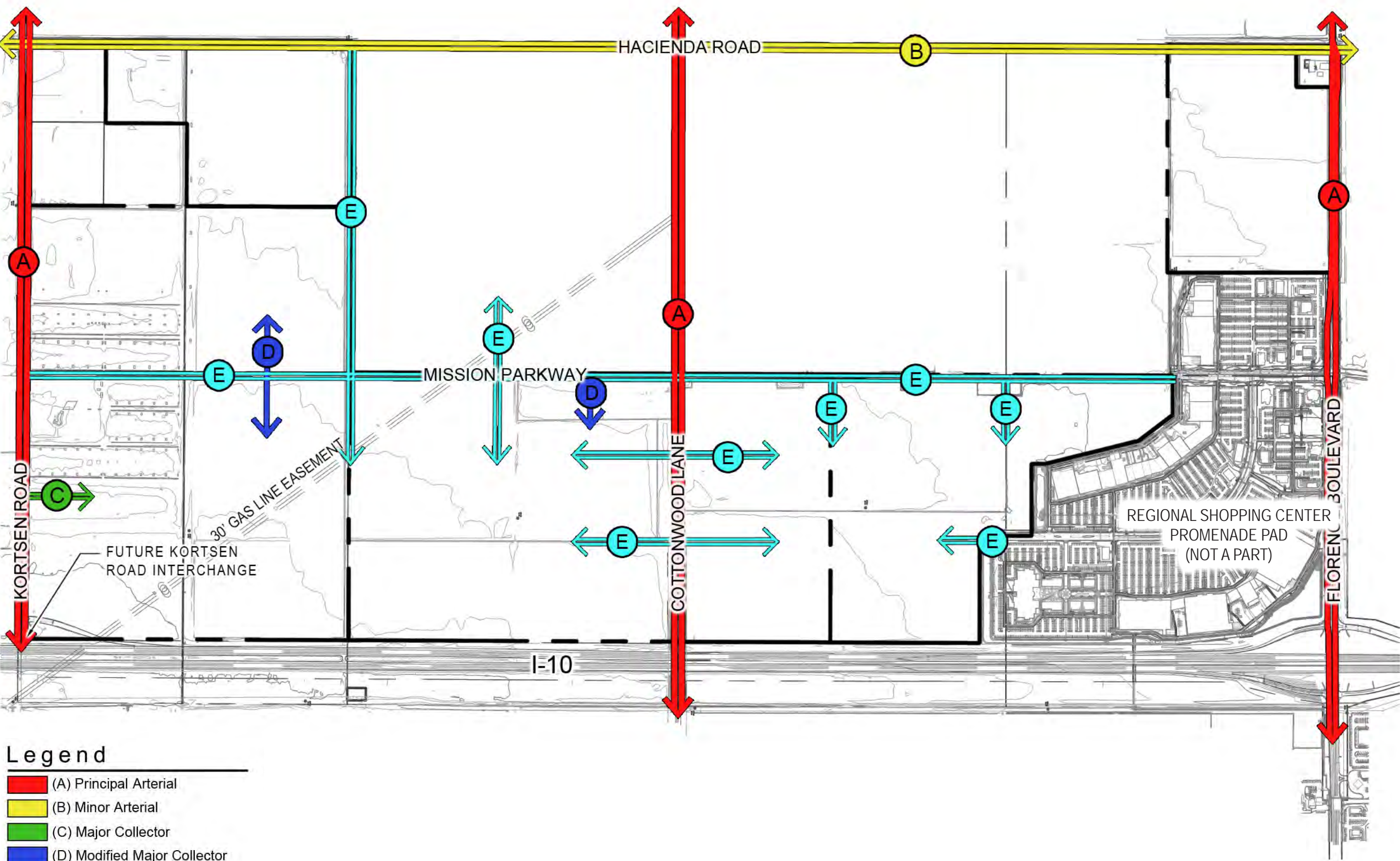
RESIDENTIAL ZONE DISTRICTS	PAD
Non-Residential Uses	
Cemeteries	C
Charity dining facilities, homeless shelters, and similar services	C
Churches	P
Day Care Centers	C(2)
Electrical sub-stations	C
Gas regulating stations	C
Golf Courses	C
Off-Site Parking (17.56.240)	C
Public/quasi -public buildings and uses (all buildings to be located at least 50 feet from property lines)	C
Schools	C
Sewer lift station	C
Temporary sales and office buildings, buildings incidental to construction work	P(3)
Water pump station	C
Water tower	C
Permitted Accessory Uses	
Fences	P
Special Purpose Fences (17.52.180)	C
Greenhouse	P
Home occupations	P
Private garage	P(4)
Accessory Building or Garage over 675 sq feet (17.52.080.D)	C
Private or jointly owned community center, recreational facilities, pools, tennis courts, spas	P
Qualified patient/caregiver cultivation location as defined by and subject to the provisions of Section 17.12.947	P
Tool sheds for storage of domestic supplies	P
Notes:	
(1) This use is permitted or conditionally permitted as an extension of existing land use, and will not be permitted as a part of a proposed redevelopment.	
(2) Day Care Centers involving the care of minor children shall meet the requirements set forth in Section 17.24.030.D.	
(3) This use is permitted upon issuance of a Temporary Use Permit (TUP) from the City of Casa Grande.	
(4) This use is permitted upon issuance of a Home Occupation Permit from the City of Casa Grande.	

Casa Grand Commons PAD Development Standards			
Non-Residential Standards			
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	Transitional Commercial ⁽¹⁾	Complementary Commercial ⁽¹⁾	Regional Business & Commerce ⁽¹⁾
Lot Area, min (sq. ft.)	Set by development standards	Set by development standards	Set by development standards
Parcel Width min (ft.)	100'	100'	100'
		150' for corner parcels	150' for corner parcels
BUILDING SETBACKS			
Street Setbacks, min (ft.)	25' 15' when a primary building entrance is fronting onto the street	30' 15' when a primary building entrance is fronting onto the street	30' 15' when a primary building entrance is fronting onto the street
Property Line Setbacks, min (ft.)	15' (2)	15' (2)	15' (2)
Additional Setbacks, min (ft.)	30' from residential uses	30' from residential uses	30' from residential uses
BUILDING STANDARDS			
Building Height, max (ft.)	30' (3) 100' for hospitals, hotel, and office campus (3)	45' (3) 100' for hospitals, hotel, and office campus (3)	45' (3) 100' for hospitals, hotel, and office campus (3)
PARKING STANDARDS			
Front Setbacks, min (ft.)	4'	4'	4'
Side Setbacks, min (ft.)	3'	3'	3'
	4' street side	4' street side	4' street side
Rear Setbacks, min (ft.)	3'	3'	3'
Additional Setbacks, min (ft.)	+3' from residential district	+3' from residential district	+3' from residential district
NOTES:			
(1) Any non-residential use within this designated zone with outdoor storage must provide masonry-wall screening to a height as determined necessary by staff and Planning Commission at the time of Major Site Plan review.			
(2) Any proposed non-residential development abutting land designated for or existing residential development shall provide the following:			
a.) A minimum 30' landscape buffer along any property line abutting a property with a residential use, including 2 rows of minimum 36" box trees planted in a triangulated pattern. The minimum number of trees shall be 1 per 30 linear feet of buffer and 50% of the trees shall be an evergreen species.			
b.) An 8' block wall (CMU of similar material approved by staff) shall be provided within the landscape buffer.			
(3) The maximum height shall be limited to 30' for all structures within 200' of properties used or designated in the Casa Grande General Plan 2020 as being within either the Rural or Neighborhoods land use category that are located outside of the limits of this PAD.			

EXHIBIT I: NON-RESIDENTIAL DEVELOPMENT STANDARDS

Casa Grand Commons PAD Development Standards			
Residential Standards			
STANDARDS (SETBACKS SHOWN ARE MINIMUM REQUIREMENTS)	Single Family Detached	Single Family Attached	Multi-family
Lot Area, min (sq. ft.)	All single family detached developments shall meet the City of Casa Grande 2003 Residential Design Standards for Planned Area Developments, see Section 7: Architecture - Single Family and Exhibit S: Architectural Character - Single Family Detached.	3,000 sf. per lot (2)	2,000 sf. per dwelling unit
Lot Width min (ft.)		40’ (1)	N/A
Lot Depth min (ft.)		60’ (1)	N/A
Outdoor Living Area (sq. ft.)		-	300 sf. per DU (3)
BUILDING SETBACKS			
Perimeter Setbacks, min (ft.)		20’ (5) 75’ for buildings over 2 stories when adjacent to properties used or designated as detached single-family residential (4)	20’ (5) 75’ for buildings over 2 stories when adjacent to properties used or designated as detached single-family residential (4)
Front Setbacks, min (ft.) (Street)		18’ to garage (3’-5’ to garage from back-of-curb when serviced off of private drive) 10’ to living/side loaded garage, covered porch, or courtyard wall (5’ from back-of-curb when serviced off of private drive)	20’ to building 15’ to parking/private drive
Side Setbacks, min (ft.)		0’ internal 10’ street side	10’ to building/parking/private drive
Rear Setbacks, min (ft.)		3’ to garage from private street/drive 5’ to architecture	3’ to garage from private street/drive 10’ to building/parking/private drive
Encroachments		Normal roof projections (eaves): 3’ from property line Balconies: 5’ from perimeter property line	Normal roof projections (eaves): 3’ from property line Balconies: 5’ from perimeter property line
BUILDING STANDARDS			
Building Height, max (ft.)	30’	42’	50’; buildings over 2 stories will be required to provide a 75’ setback when adjacent to single family residential (4)
Building Separation, min. (ft.) (when located on the same lot)		20’; up to 50% of the building elevation may encroach to a min 10’ separation	20’; up to 50% of the building elevation may encroach to a min 15’ separation
Accessory Structures, (ft.)	Development Standards for Residential Accessory Structures per City Code 17.52.100	Residential accessory structures will not be permitted for Single Family Attached or Multi-family Developments.	
NOTES:			
(1) Dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures’ dwelling units.			
(2) May be calculated as average lot size per unit per gross acreage of the parcel.			
(3) Outdoor Living Area in the minimum amount specified above must be provided on any parcel occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways or parking areas, shall not be considered as an Outdoor Living Area.			
(4) A minimum 25’ landscape buffer shall be required, within this 75’ setback, abutting the single-family residential development to include 2 rows of minimum 36”-box trees planted in a triangulated pattern. The minimum number of trees shall be 1 per 30 linear feet of buffer and 50% of the trees shall be an evergreen species.			
(5) May be reduced to 10’ when adjacent to Single Family Attached or Multi-family Residential or non-residential uses.			

EXHIBIT J: RESIDENTIAL DEVELOPMENT STANDARDS



Legend

- (A) Principal Arterial
- (B) Minor Arterial
- (C) Major Collector
- (D) Modified Major Collector
- (E) Minor Collector

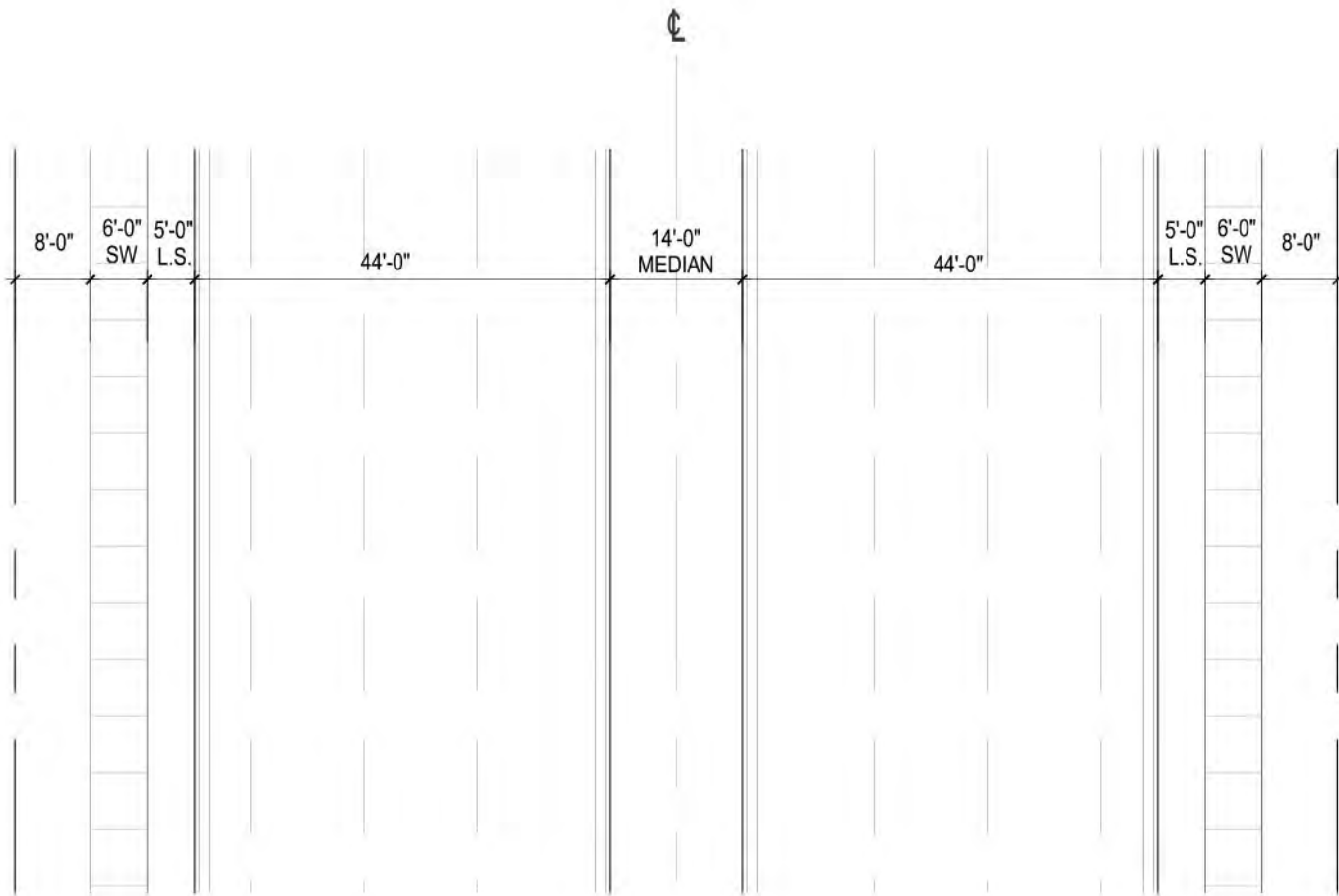
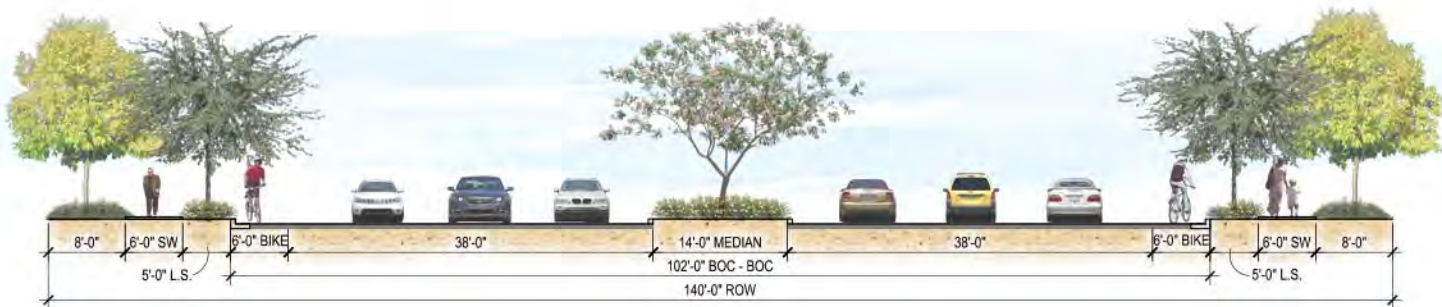


EXHIBIT L: STREET SECTIONS
A - PRINCIPAL ARTERIAL



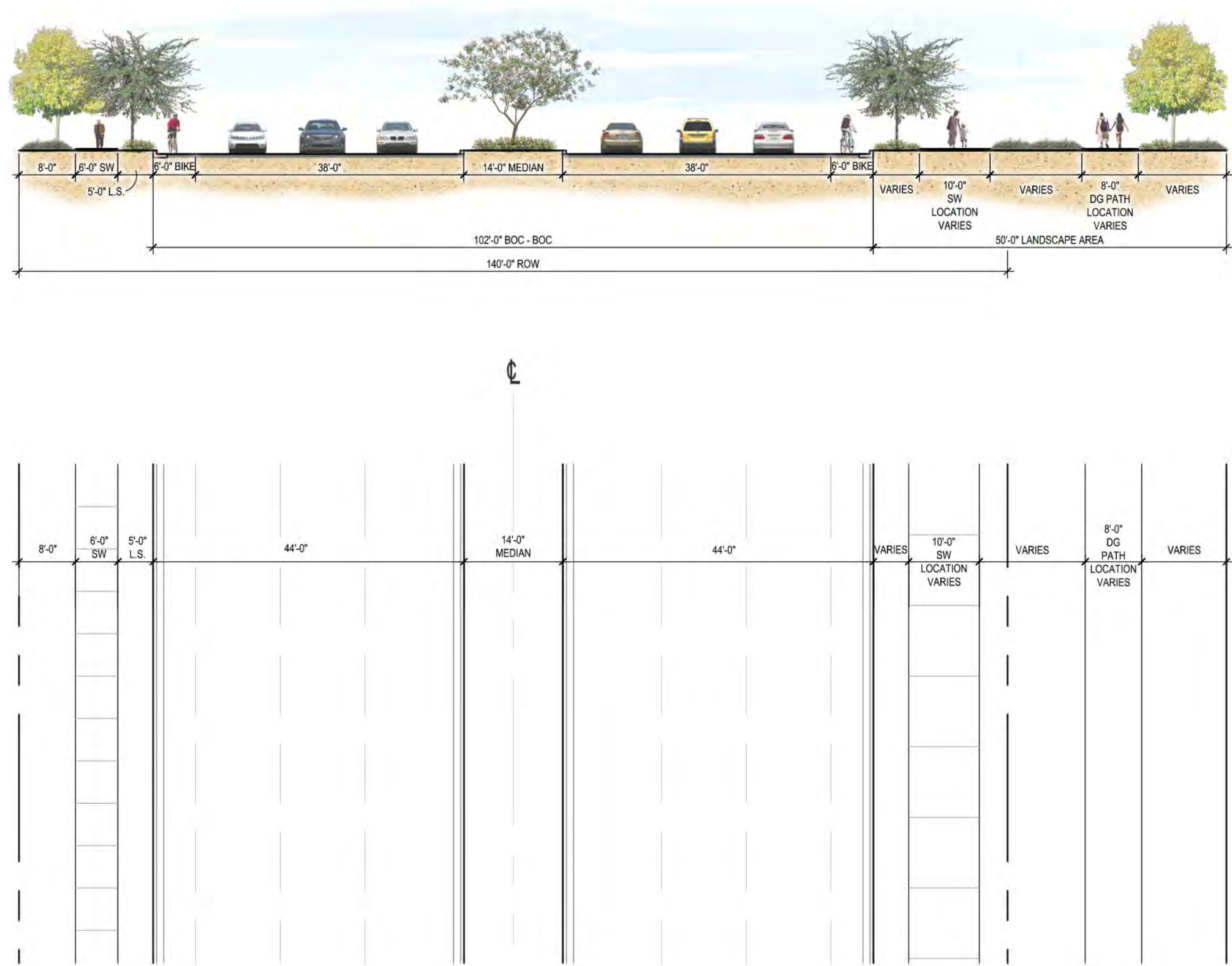


EXHIBIT L: STREET SECTIONS
B - PRINCIPAL ARTERIAL: COTTONWOOD LANE TRAIL



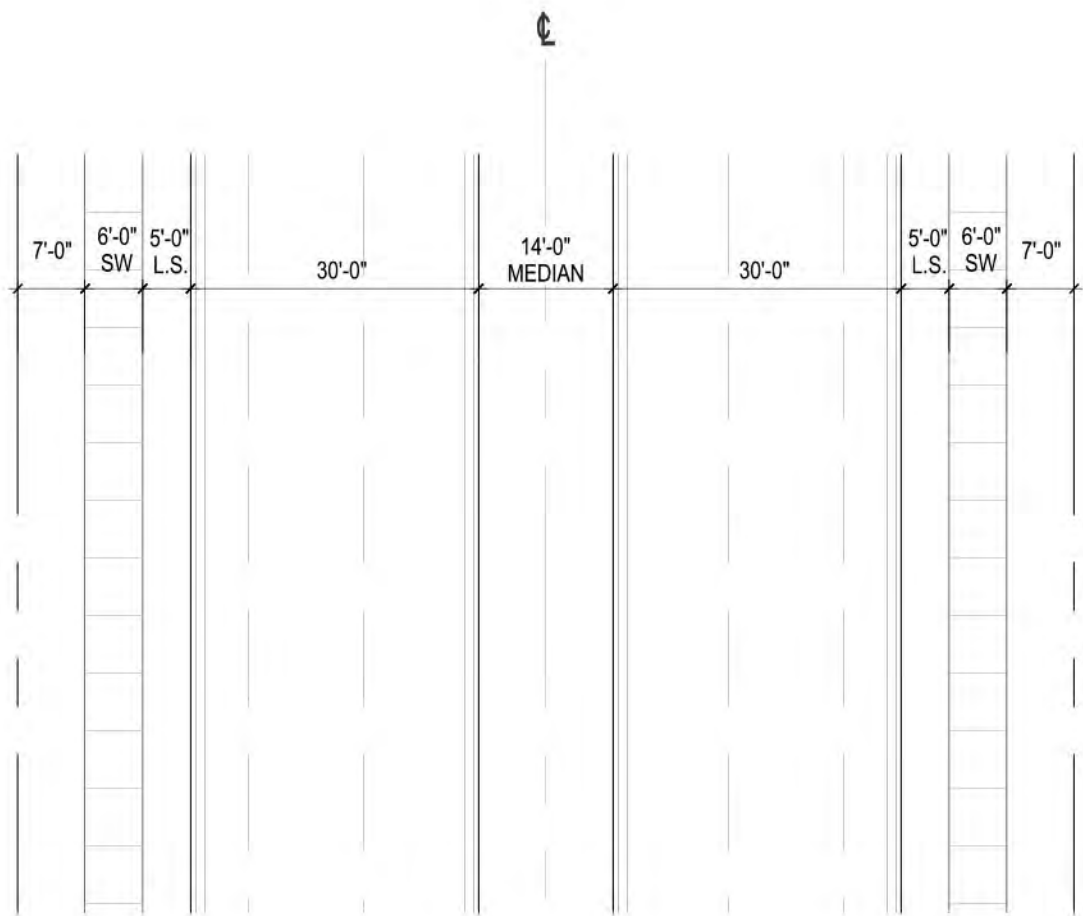
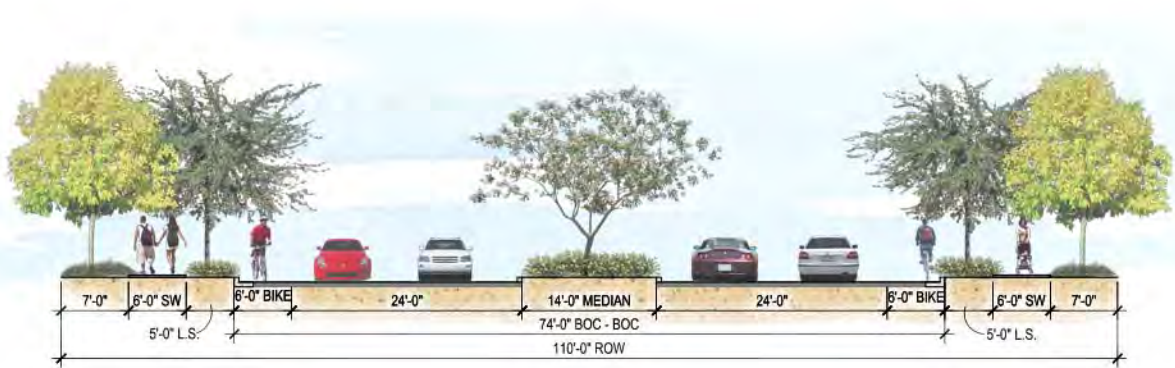


EXHIBIT L: STREET SECTIONS
C - MINOR ARTERIAL



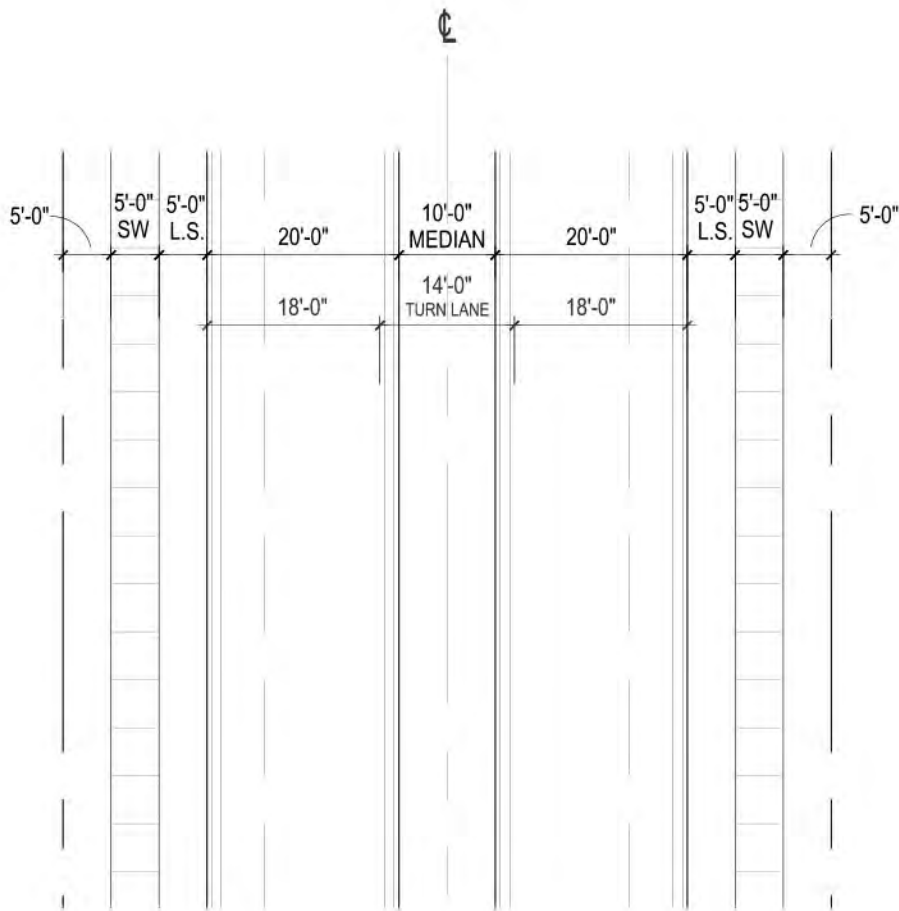
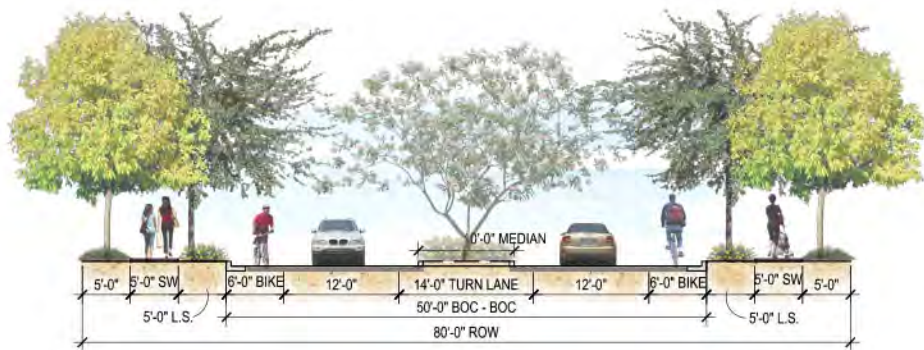


EXHIBIT L: STREET SECTIONS
D - MAJOR COLLECTOR

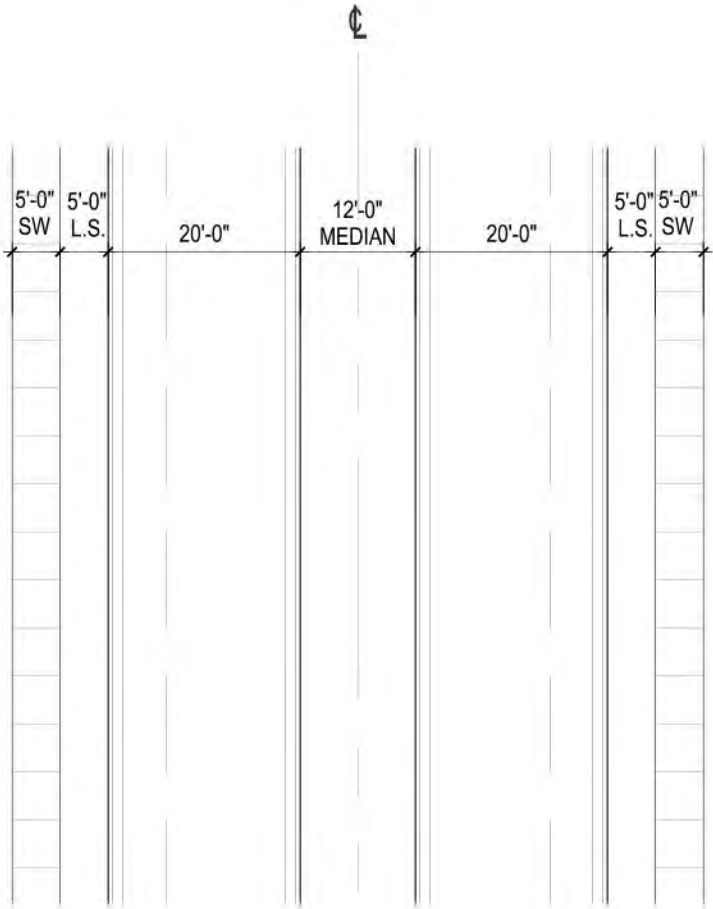
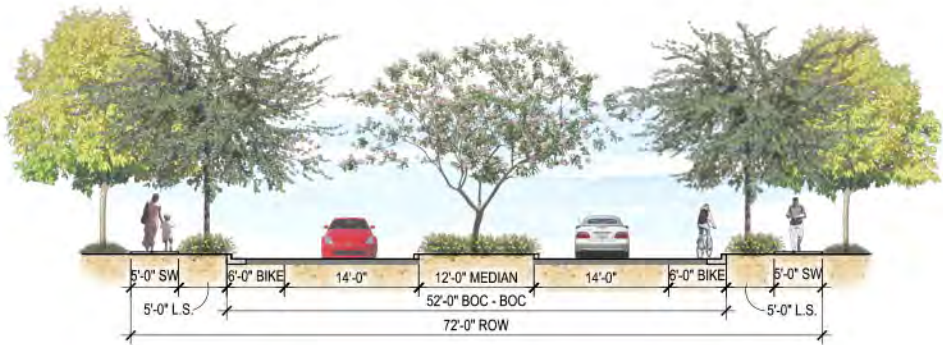


EXHIBIT L: STREET SECTIONS
E - MODIFIED MAJOR COLLECTOR



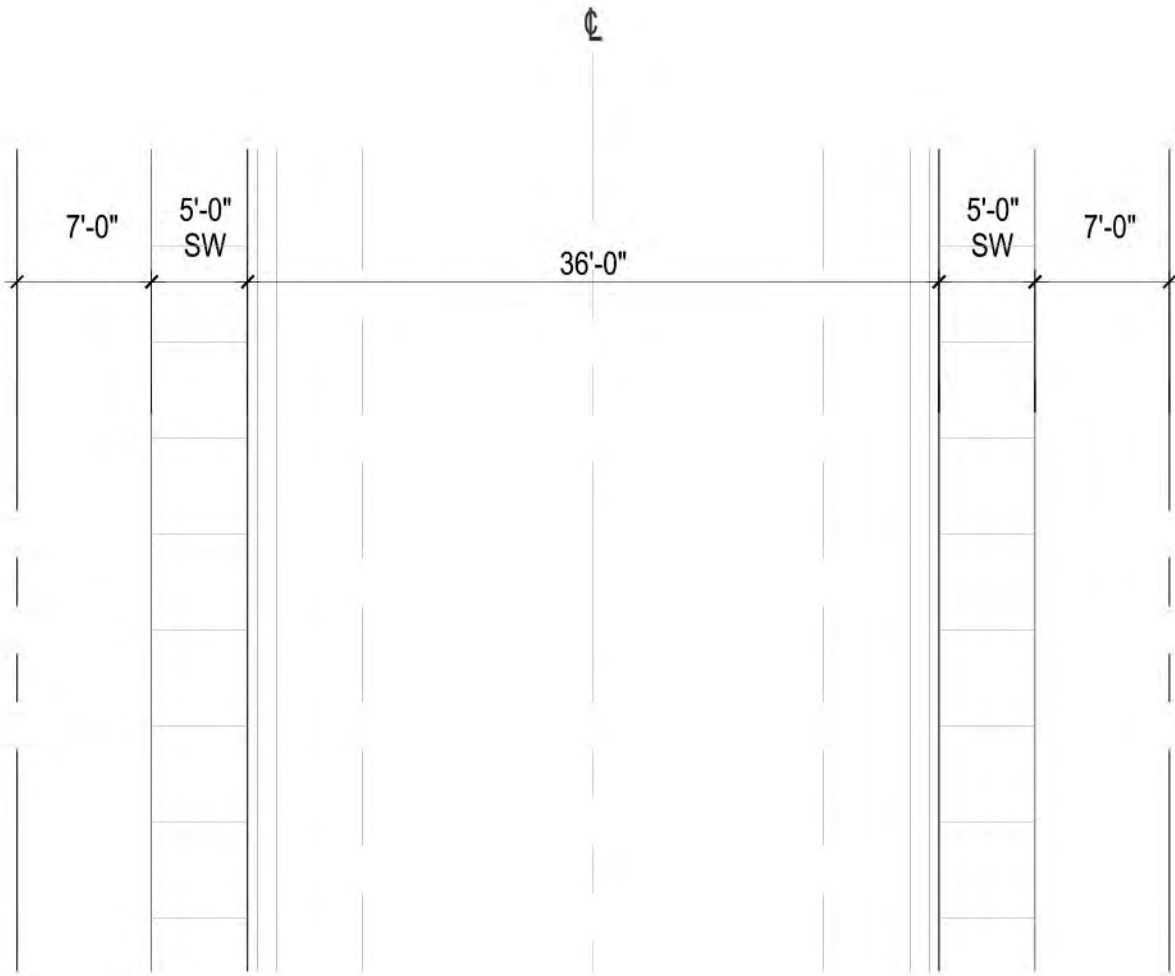
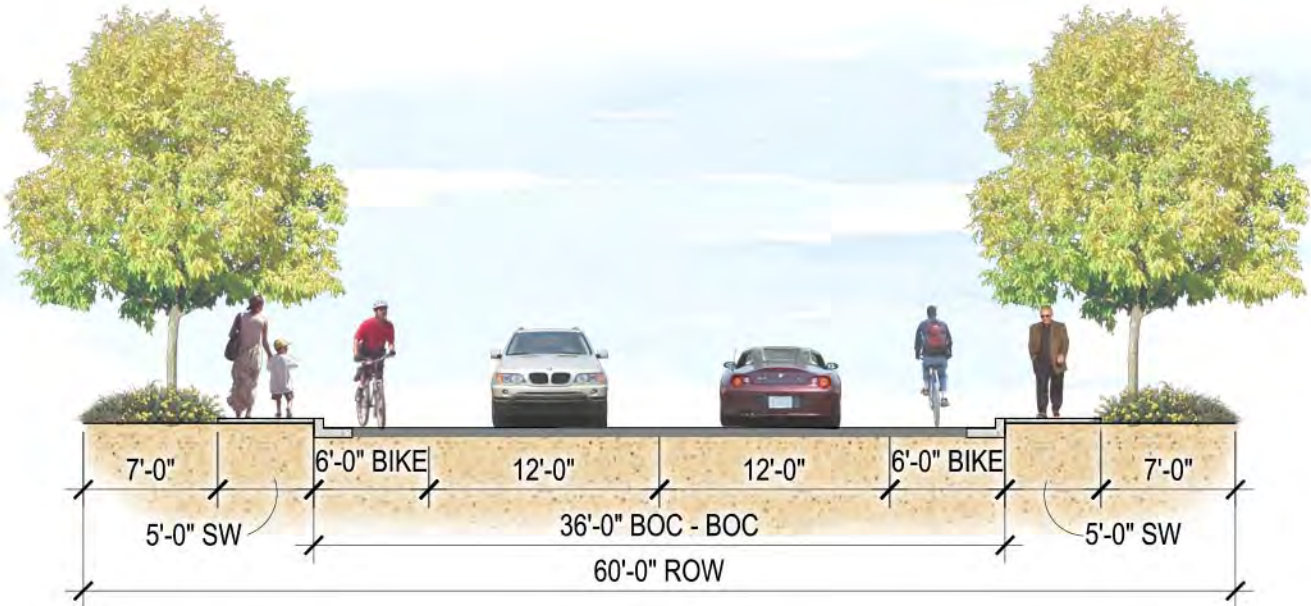


EXHIBIT L: STREET SECTIONS
F - MINOR COLLECTOR



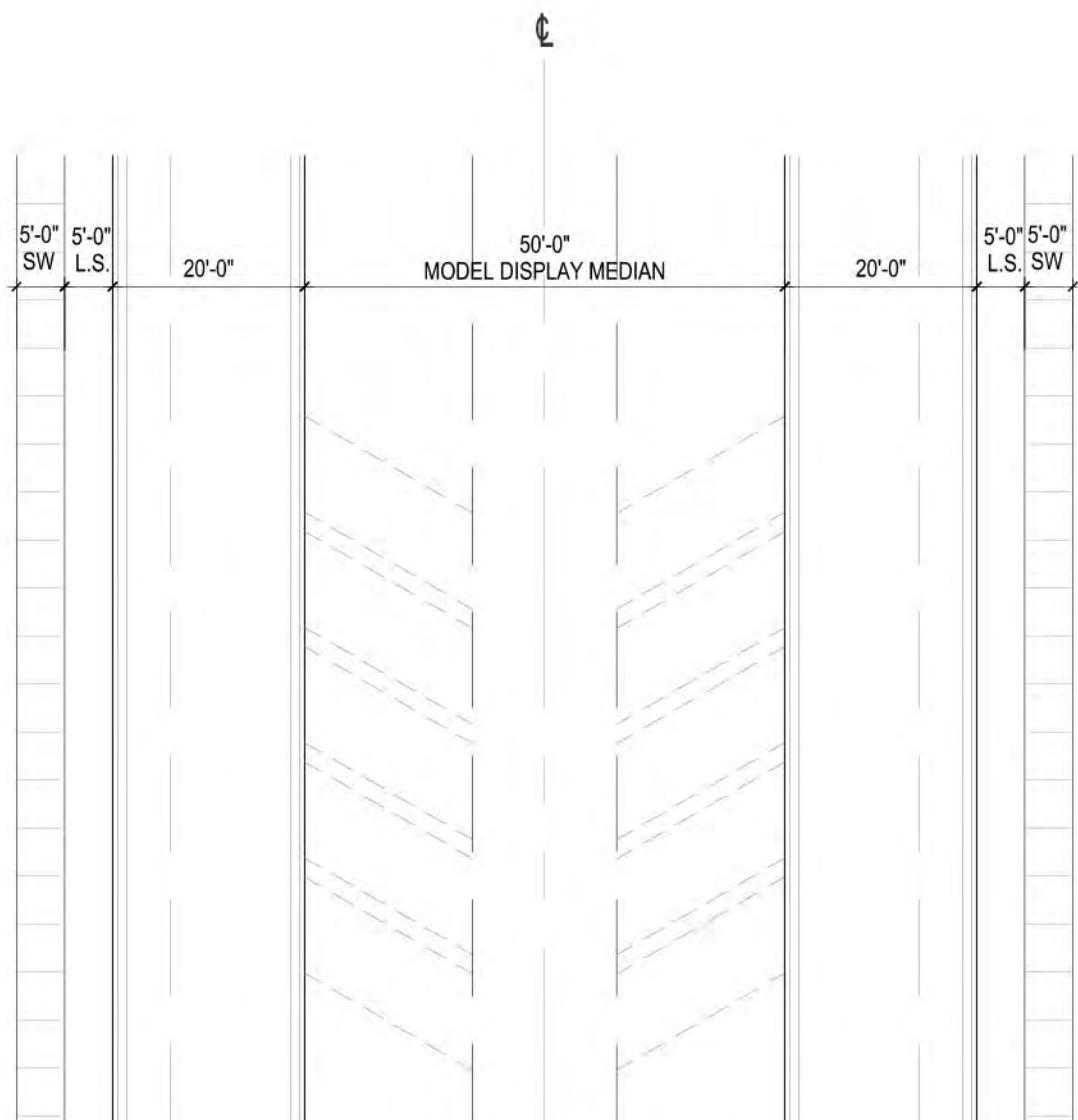
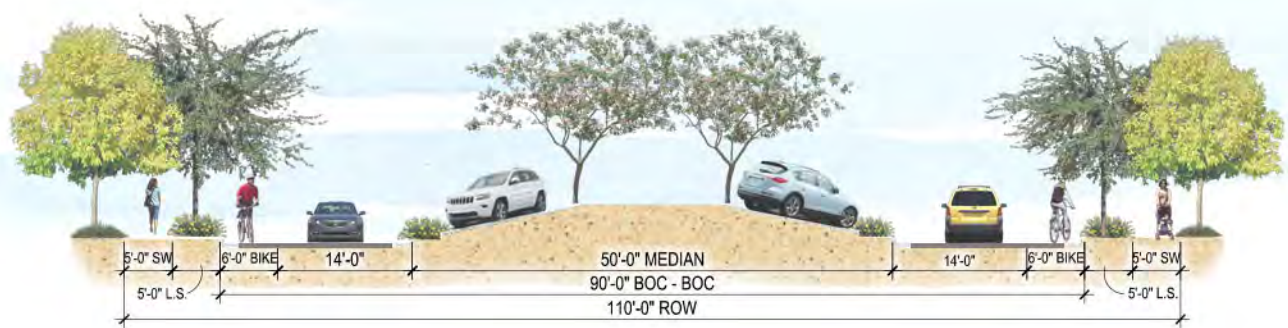


EXHIBIT L: STREET SECTIONS
G - AUTO MALL COLLECTOR

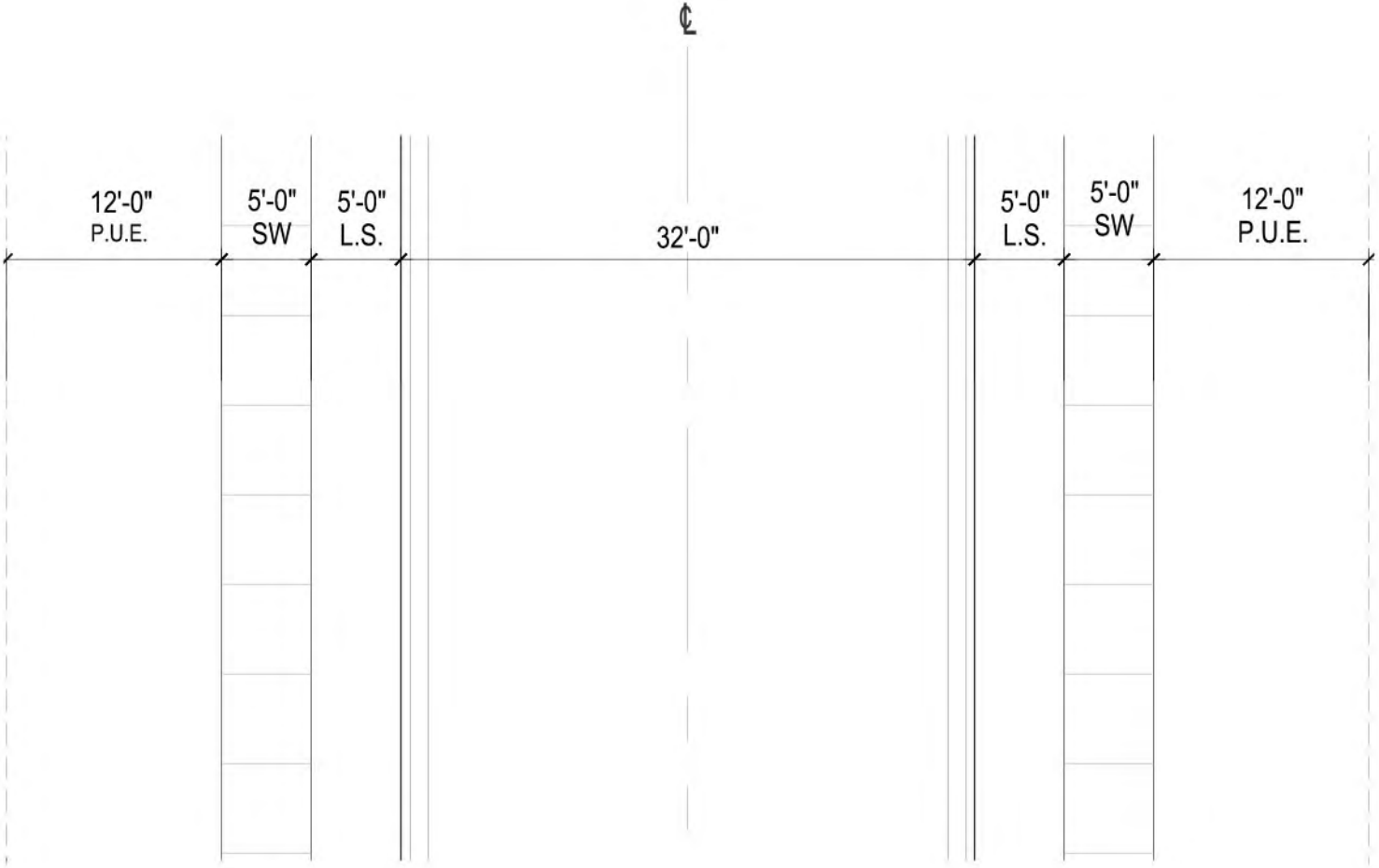
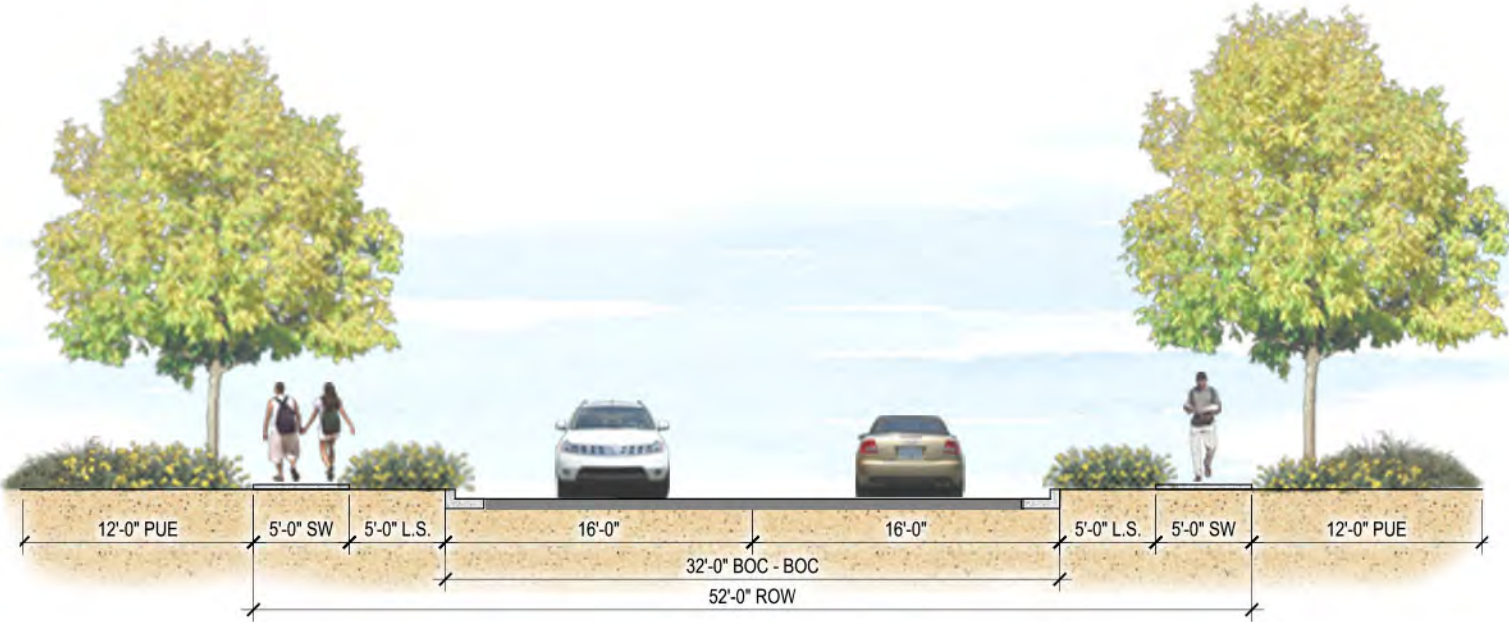


EXHIBIT L: STREET SECTIONS
H - NON-RESIDENTIAL LOCAL STREET



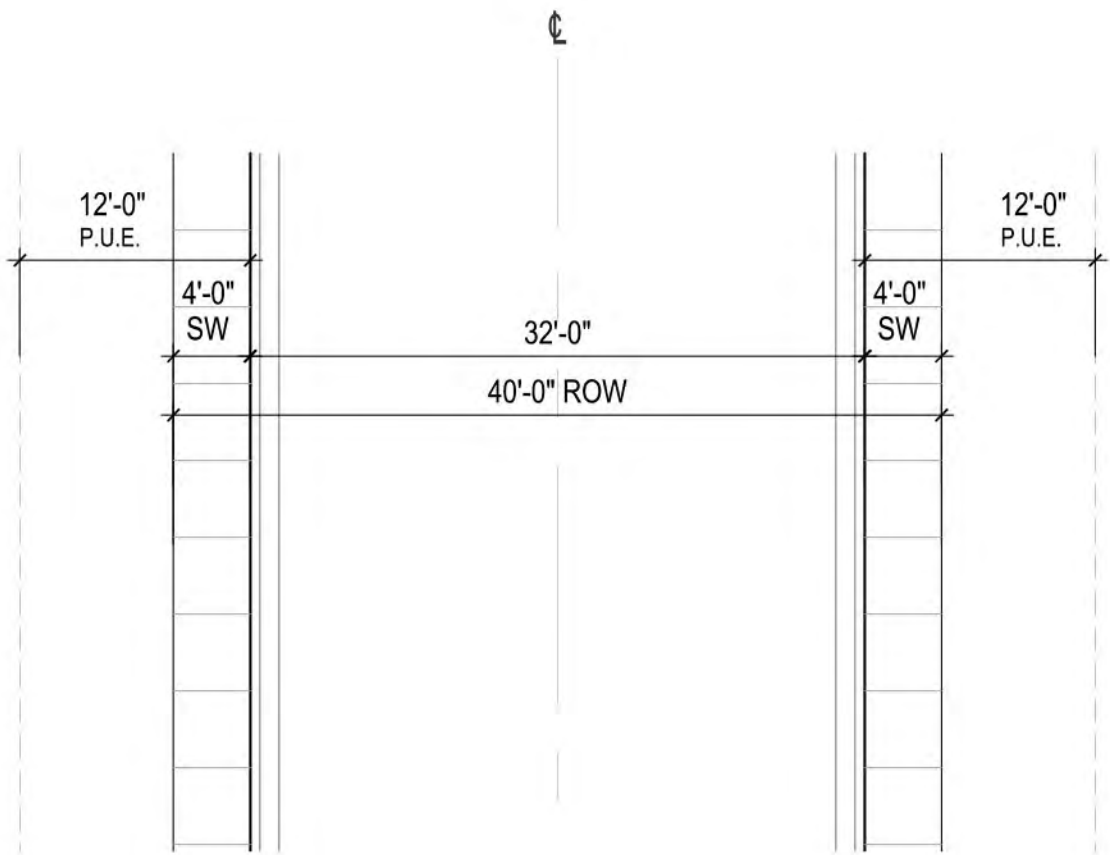
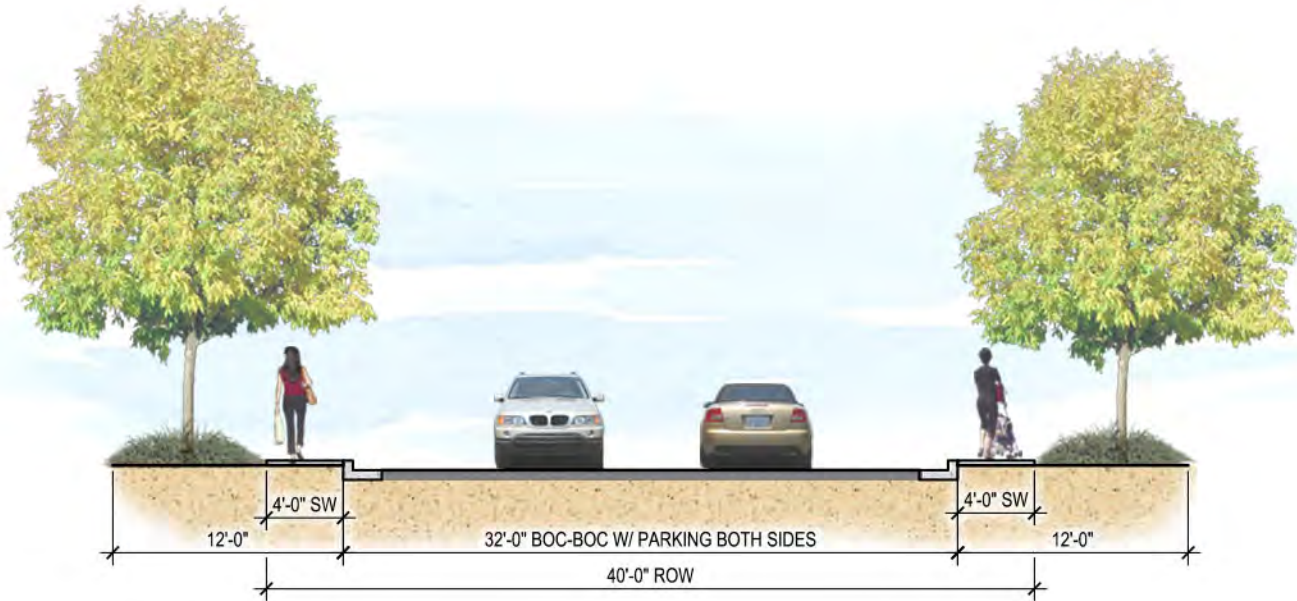


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ PARKING ON BOTH SIDES (ATTACHED SIDEWALKS)

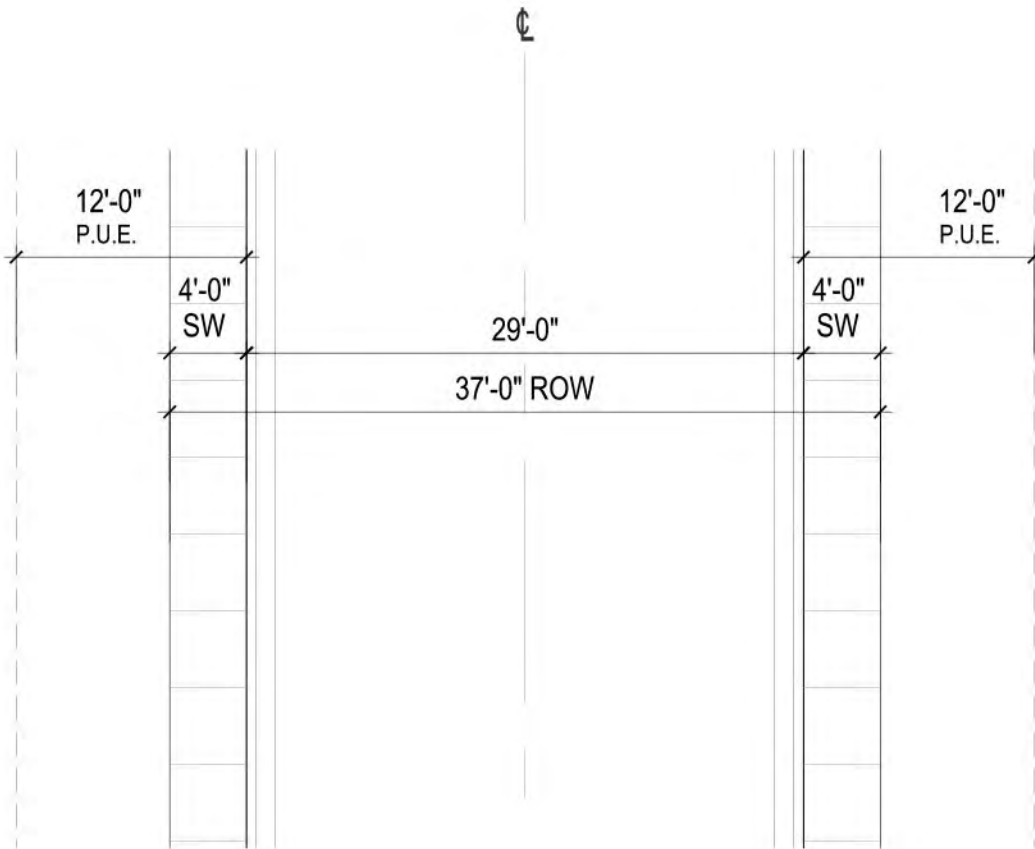
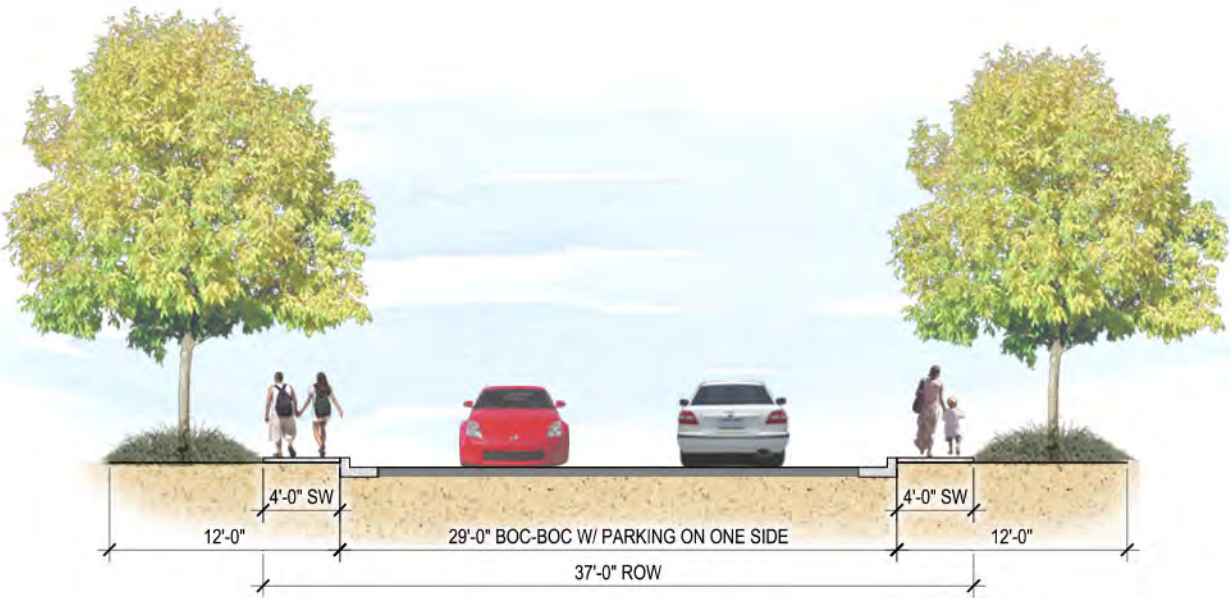


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ PARKING ON ONE SIDE (ATTACHED SIDEWALKS)

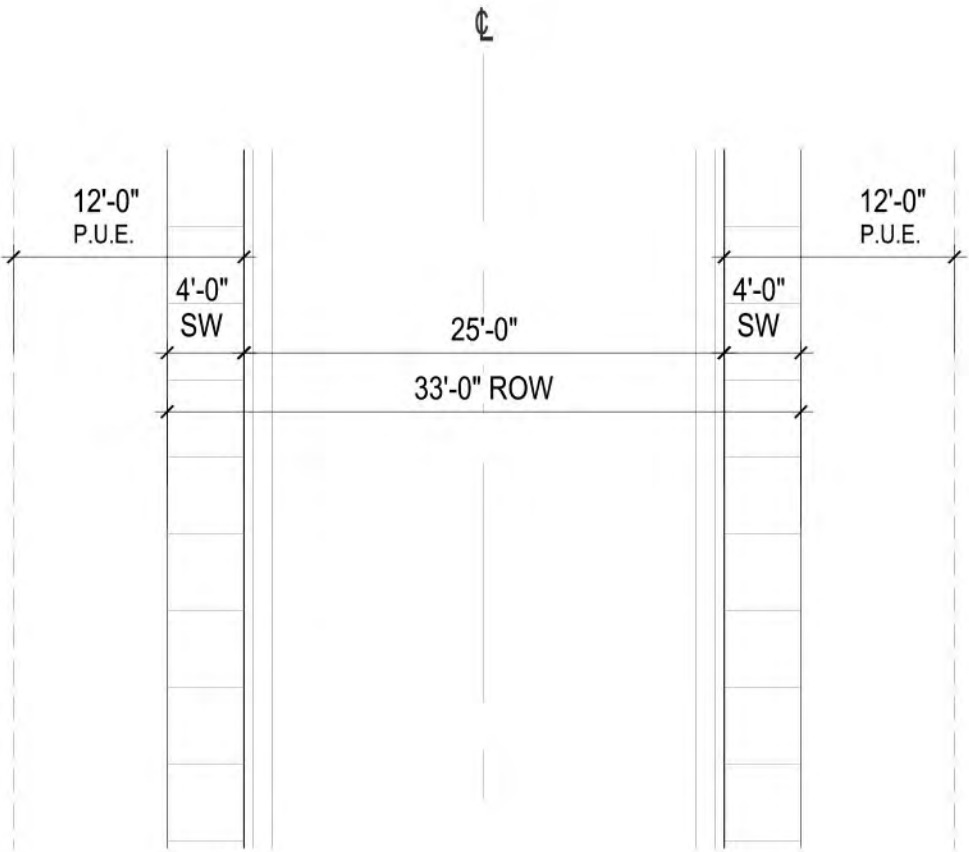
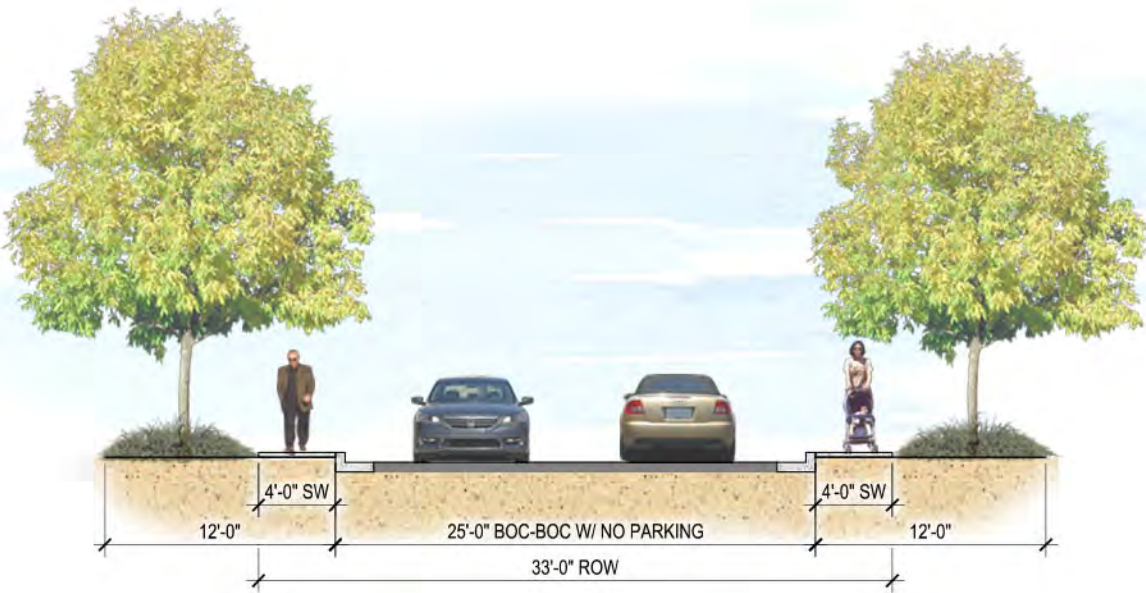


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ NO PARKING (ATTACHED SIDEWALKS)



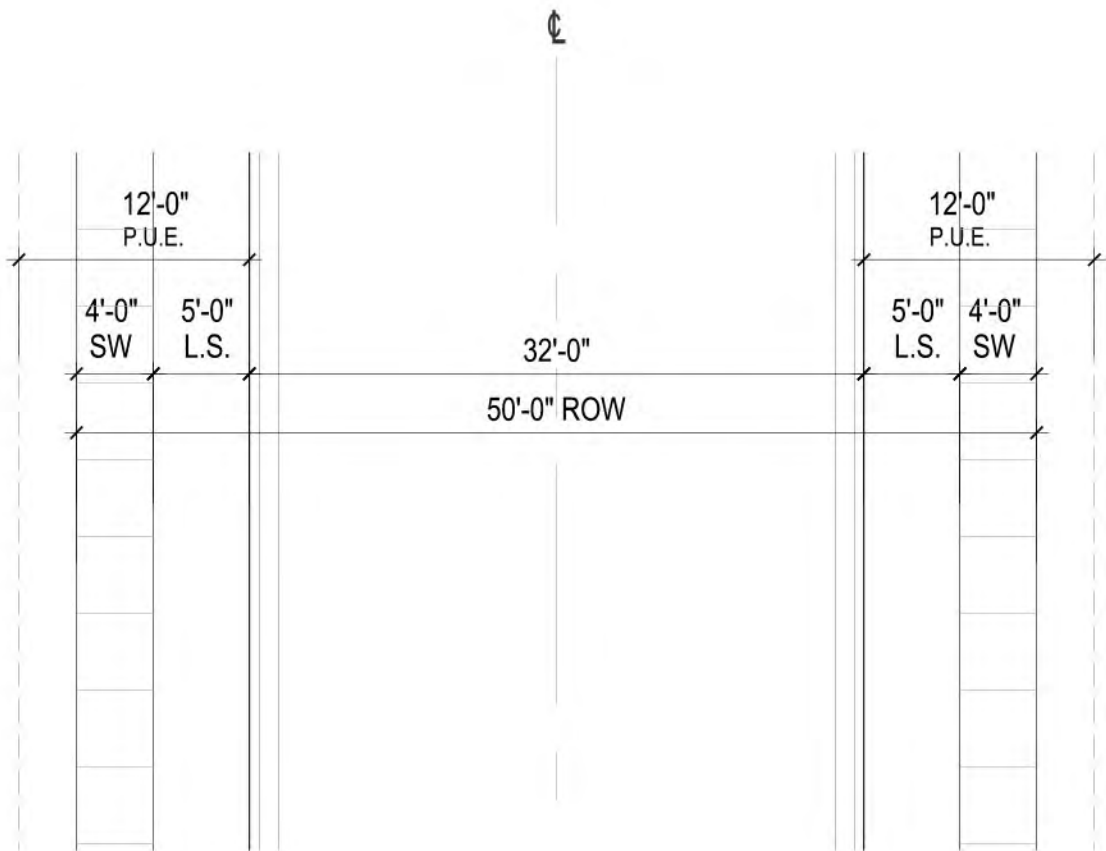


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ PARKING ON BOTH SIDES (DETACHED SIDEWALKS)

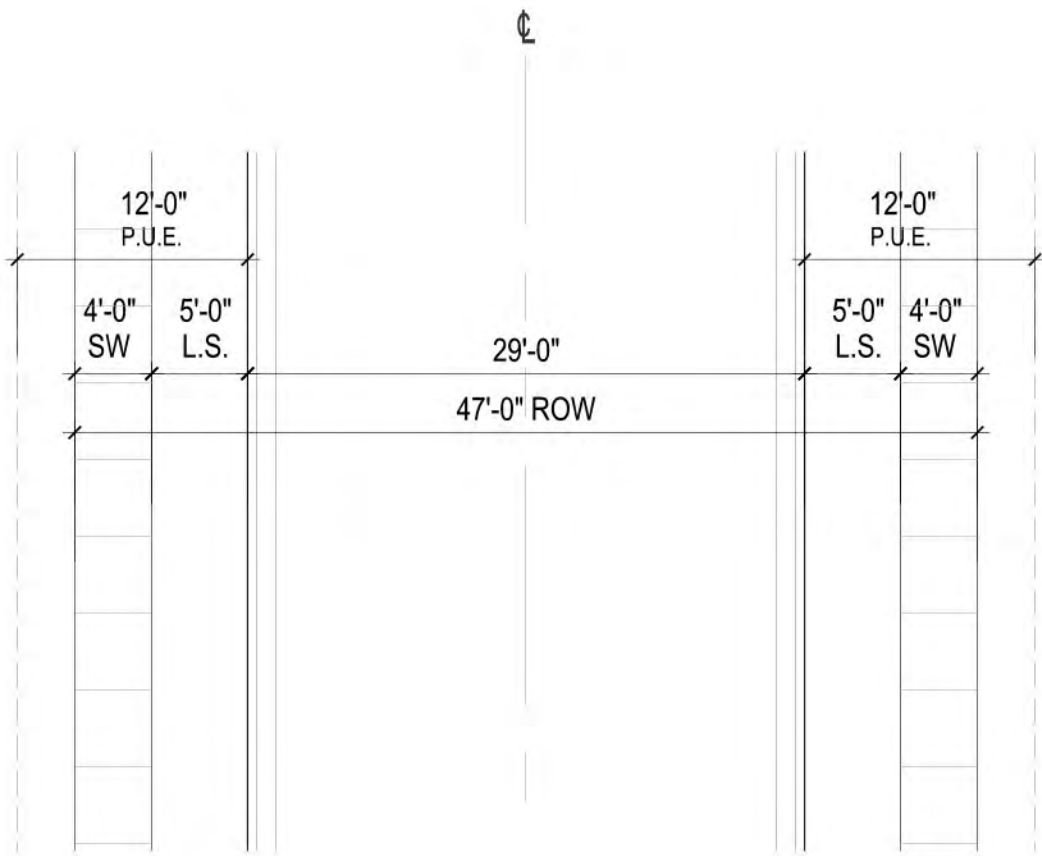
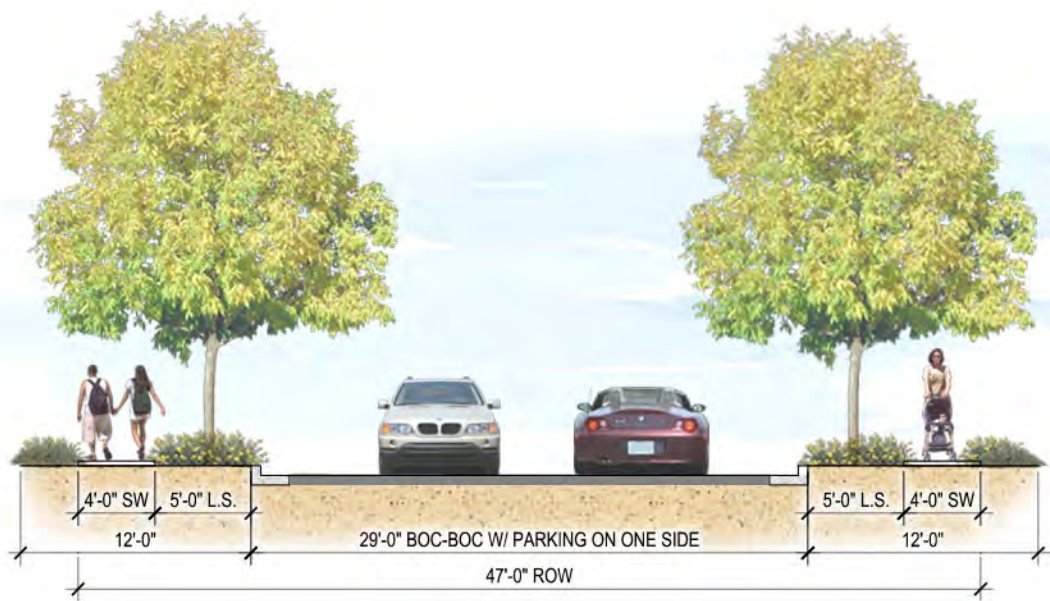


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ PARKING ON ONE SIDE (DETACHED SIDEWALKS)

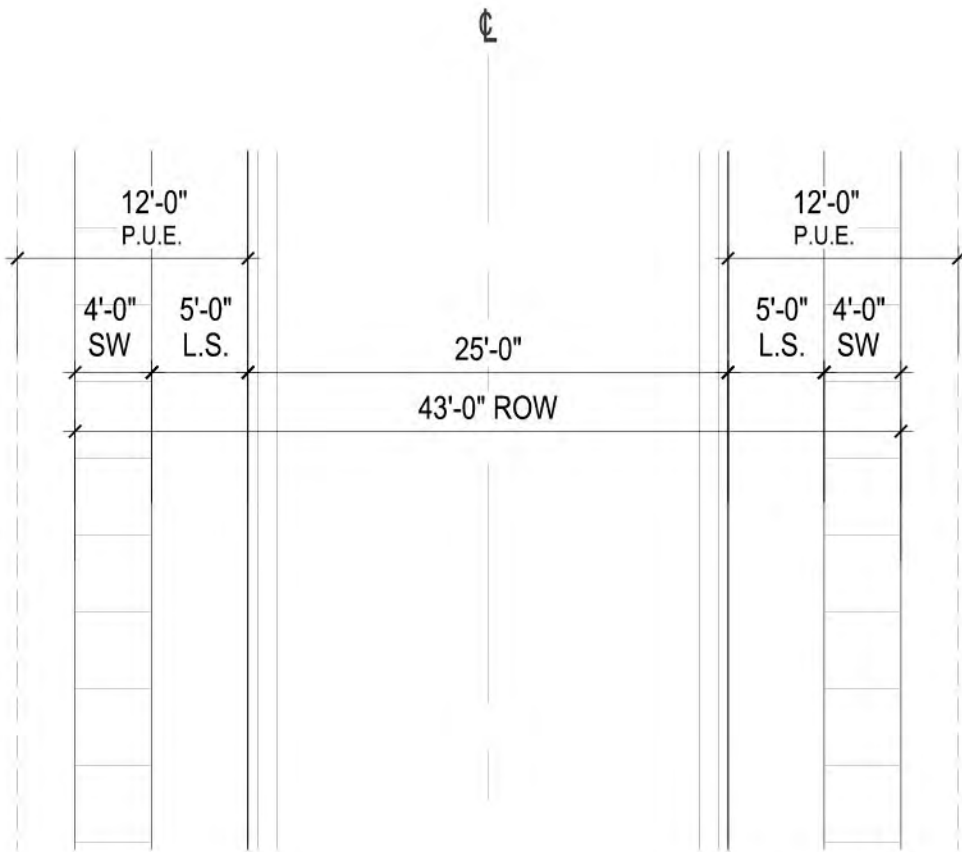
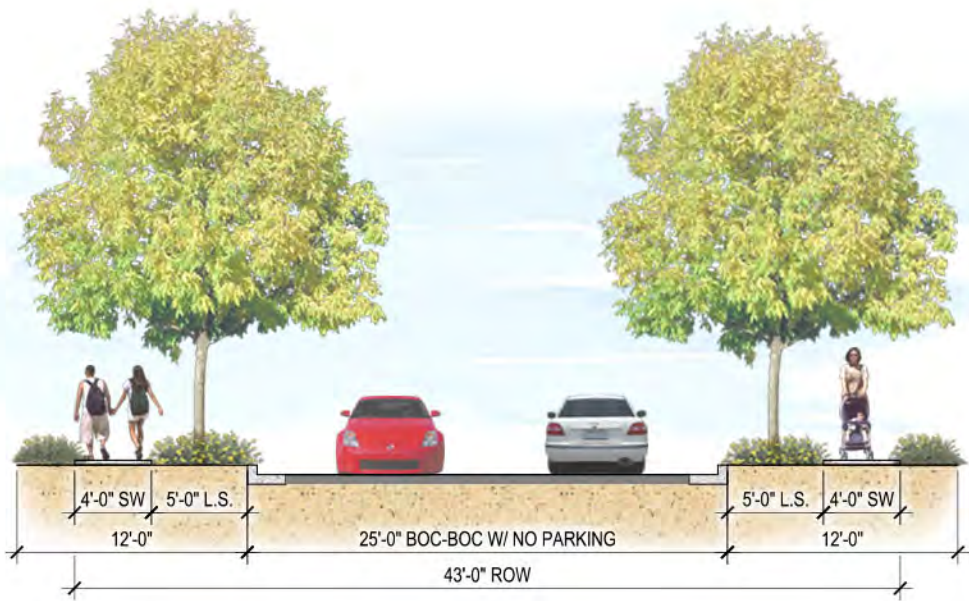


EXHIBIT L: STREET SECTIONS
LOCAL URBAN STREET W/ NO PARKING (DETACHED SIDEWALKS)

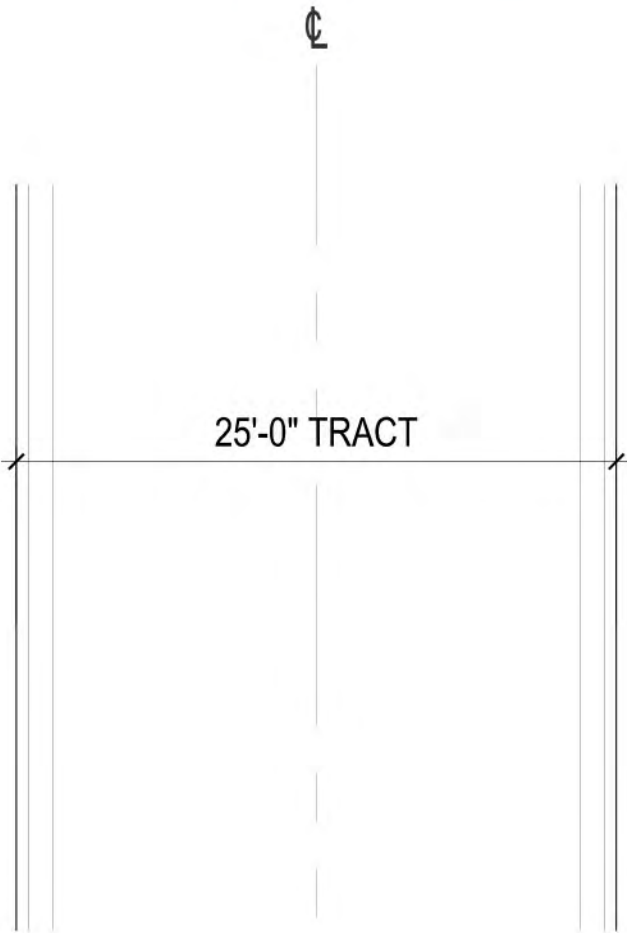
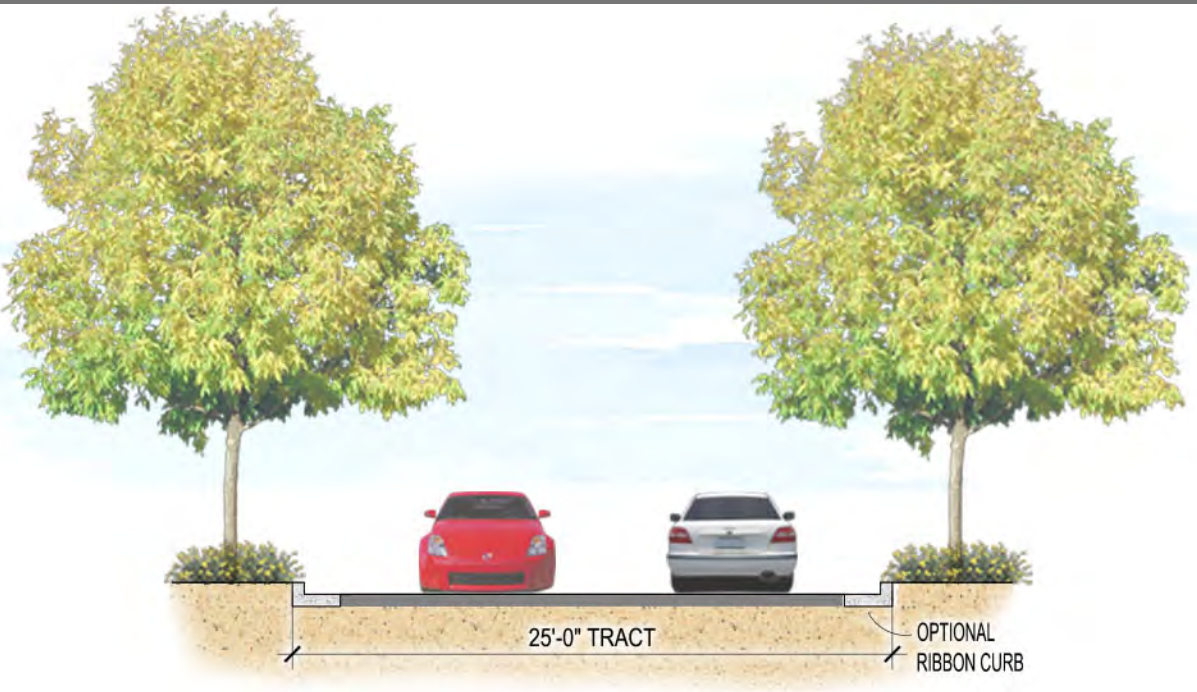


EXHIBIT L: STREET SECTIONS
PRIVATE DRIVE/ALLEY (25' TRACT)



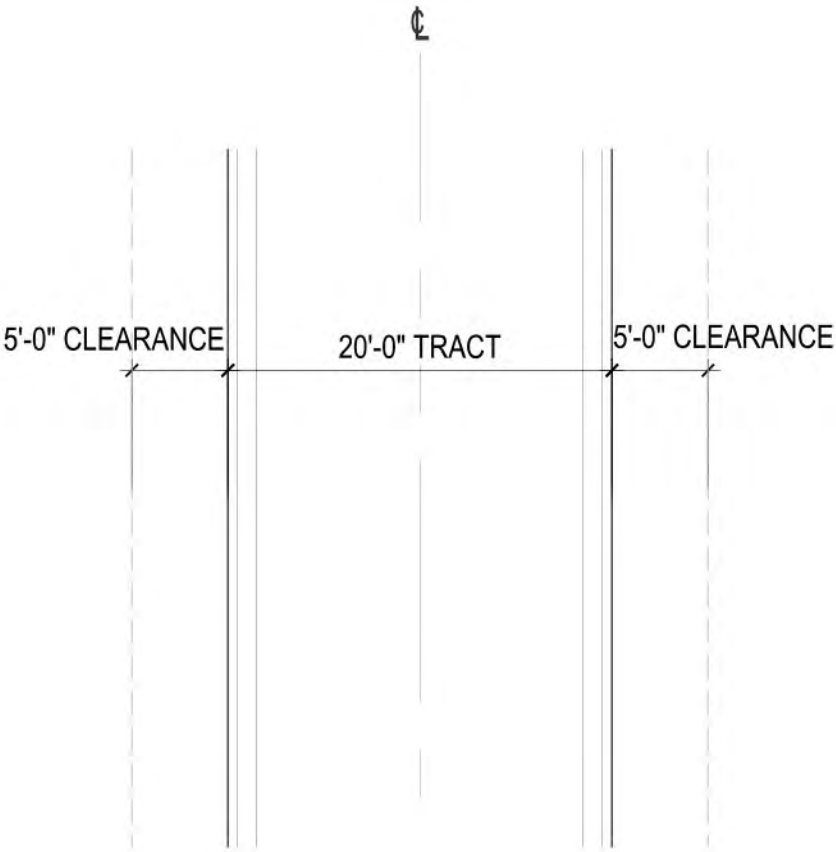
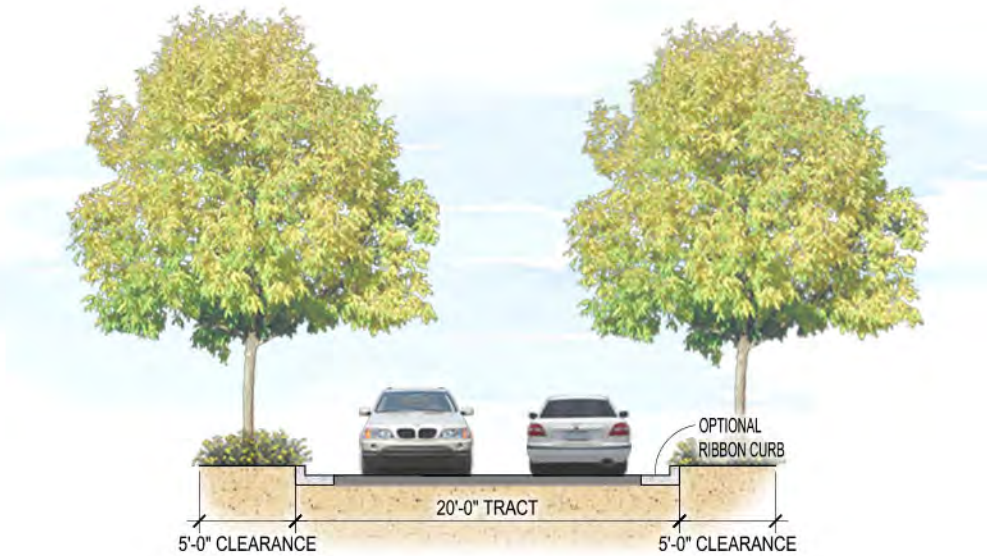


EXHIBIT L: STREET SECTIONS
PRIVATE DRIVE/ALLEY (20' TRACT)





EXHIBIT M: OPEN SPACE CHARACTER

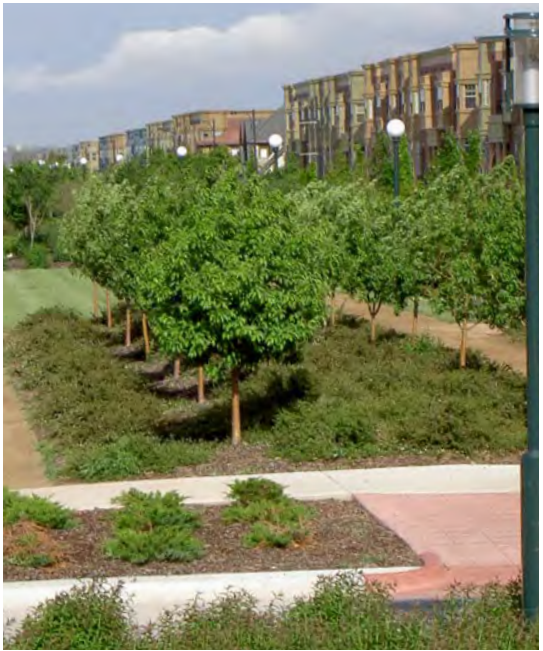


EXHIBIT M: OPEN SPACE CHARACTER (continued)



EXHIBIT N: ARCHITECTURAL CHARACTER - COMMERCIAL



EXHIBIT O: ARCHITECTURAL CHARACTER - EMPLOYMENT



EXHIBIT O: ARCHITECTURAL CHARACTER - EMPLOYMENT



EXHIBIT P: ARCHITECTURAL CHARACTER - AUTO RETAIL



EXHIBIT Q: ARCHITECTURAL CHARACTER - MULTI-FAMILY

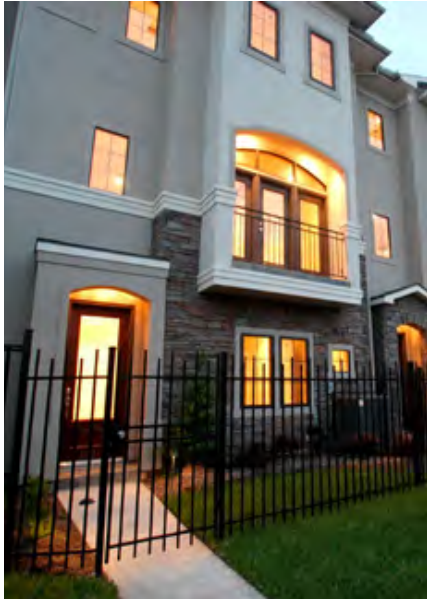


EXHIBIT R: ARCHITECTURAL CHARACTER - SINGLE FAMILY ATTACHED

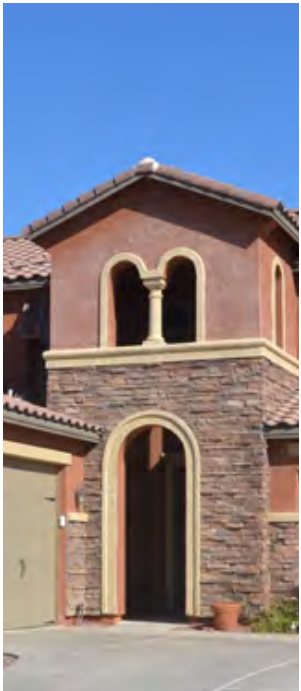
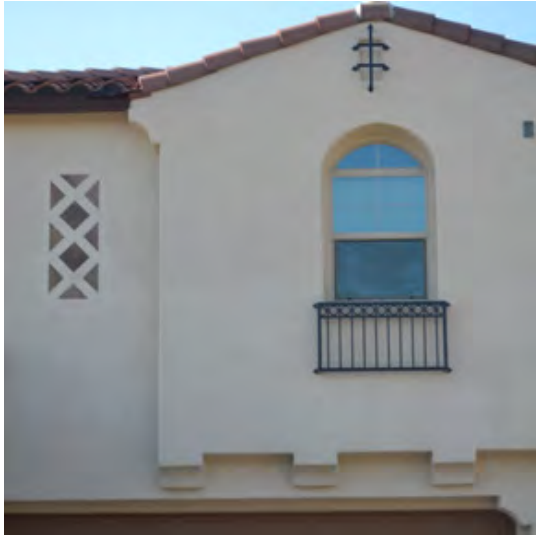


EXHIBIT S: ARCHITECTURAL CHARACTER - SINGLE FAMILY DETACHED



EXHIBIT T: LANDSCAPE CHARACTER



EXHIBIT T: LANDSCAPE CHARACTER (continued)

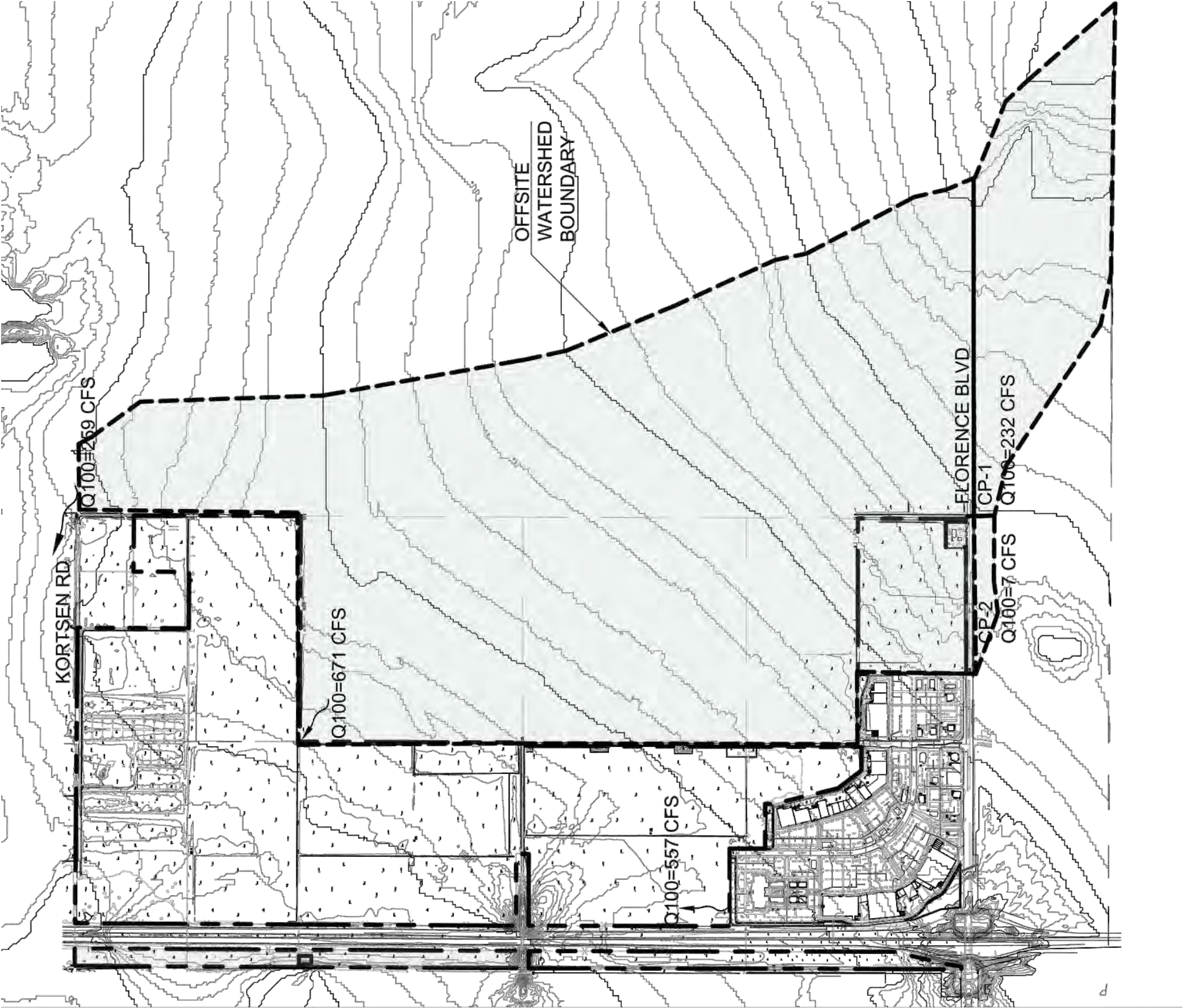


EXHIBIT U: OFFSITE WATERSHED PLAN



Legend

- (A) Principal Arterial
- (B) Minor Arterial
- (C) Major Collector
- (D) Modified Major Collector
- (E) Minor Collector

