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PLANNED AREA DEVELOPMENT

AMENDMENT

REVISED: (PZTC) NOVEMBER 2000
CITY OF CASA GRANDE, ARIZONA



ELAINE FARMS

Preliminary Development Plan And Development Guide for a Planned Area Development

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ELAINE FARMS

Preliminary Development Plan

And

Development Guide for a Planned Area Development

1.0 Purpose of Request

Elaine Farms is a proposed 260.8-acre mixed-use master planned community located at the northwest corner of Trekell Road and Kortsen Road in Casa Grande, Arizona. See Vicinity Map, Figure 1. This Development Guide is being submitted to the City of Casa Grande as a supplement to the PAD Zoning application and is intended to demonstrate the quality of subdivision design intended for the new community.

The purpose of the zoning application is to request a zone change for the **Elaine Farms** site from the property's current zoning of UR (Urban Ranch) and I-1 (Garden and Light Industrial) to Planned Area Development (PAD) zoning.

2.0 Preliminary Development Plan – Project Description

Elaine Farms is located south of and adjacent to the North Branch of the Santa Cruz Wash, an area designated by the Casa Grande General Plan as a future linear park. The North Branch of the Santa Cruz Wash is intended to be developed in the future to meet the Casa Grande General Plan Goal to: *"Provide an interconnected system of trails and paths that provide for recreation and opportunities for alternative transportation in the City of Casa Grande and the surrounding area."*

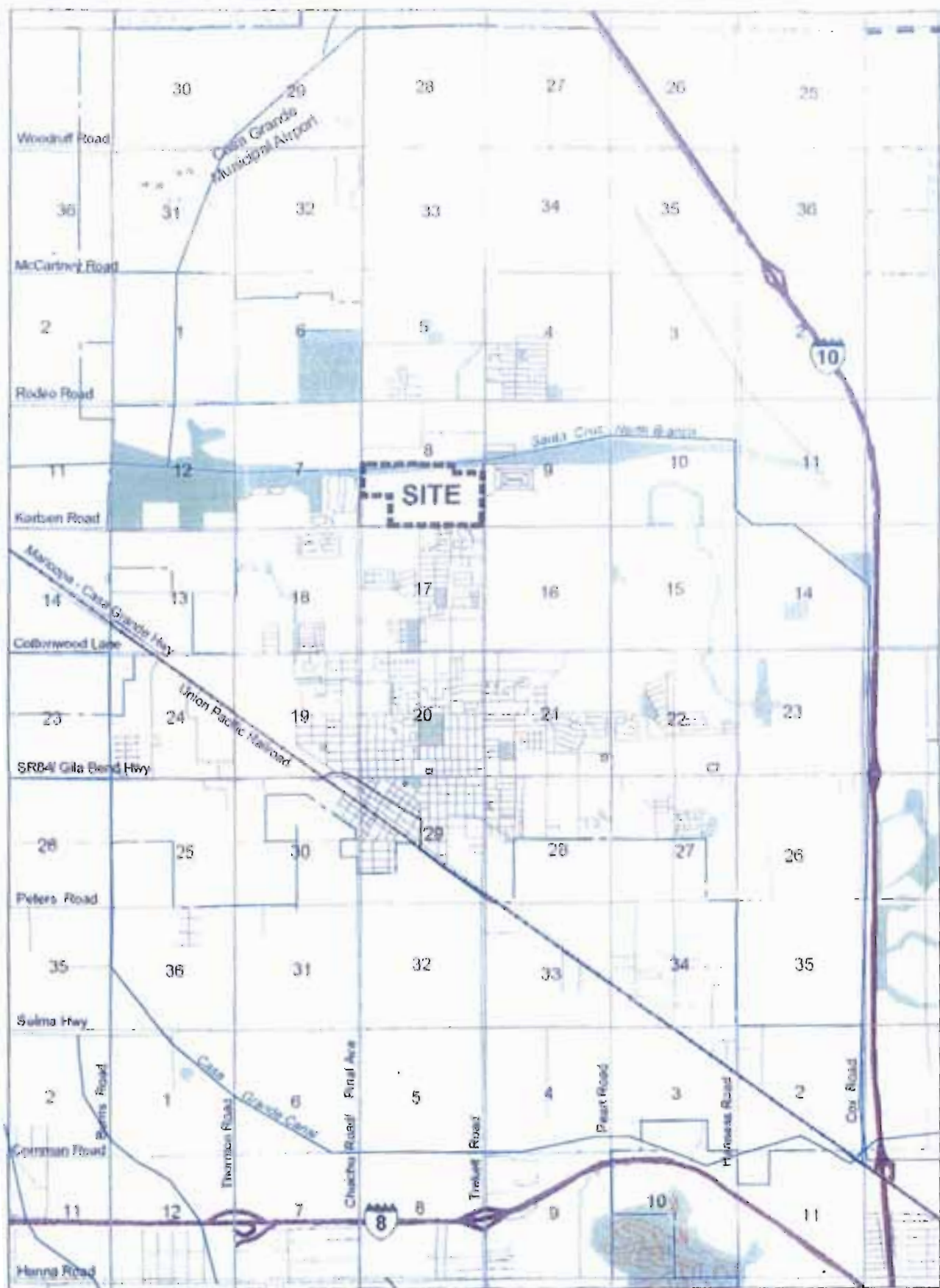
Elaine Farms has been planned to create a high-quality living environment within the City of Casa Grande. The mixed-use community will consist of no more than 531 site-built single-family detached homes, multi-family residential, neighborhood commercial/office and significant open space. See Preliminary Development Plan Figure 2. Three park sites and a trail system including 34.45 acres (14% of the residential area) is designated for open space.

In addition, 42.39 acres within the North Branch of the Santa Cruz Wash will be dedicated to the City of Casa Grande for future park development. Combined, 31.3% of the property will be dedicated to parks, trails and open space.

The residential area has been designed with three single family detached lot sizes as well as a multi-family site, offering a mix of housing opportunities, income levels and lifestyles within one master planned community, consistent with the Casa Grande General Plan Goal to: *"Provide a range of residential densities and housing types in the City of Casa Grande"*.

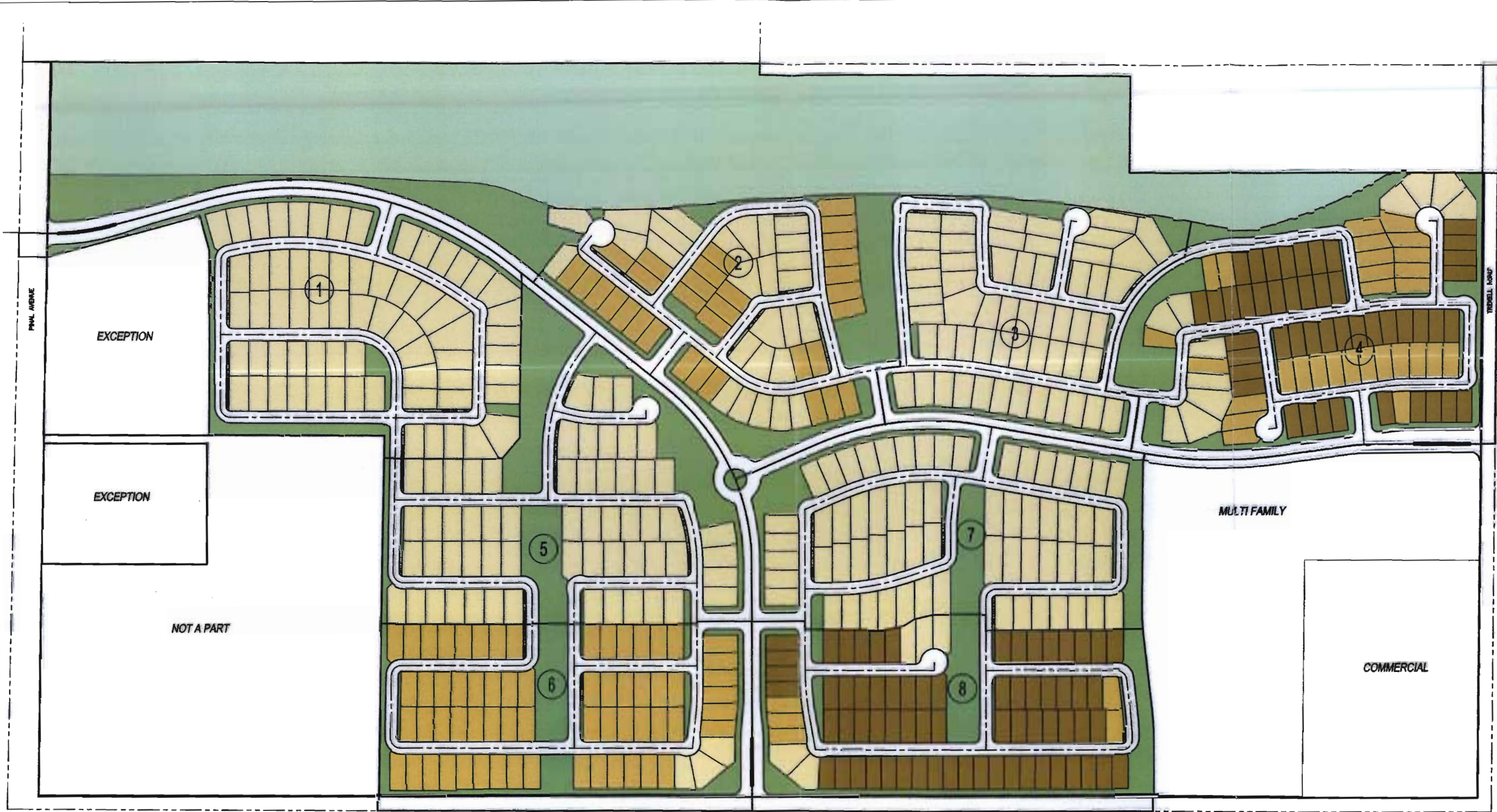
2.1 Single Family

The single-family neighborhood includes eight parcels. Table 1 illustrates the percentage of the project's yield by minimum lot size. As Table 1 illustrates, 21.3% (113 lots) of the proposed lots have a minimum of 6,000 square feet. 24.3% (129 lots) of the proposed lots are 7,000-7,999 square feet, while the remaining 54.4% (289 lots) of the lots are greater than 8,000 square feet. Although this appears to exceed the PAD requirement that for every single family lot less than



VICINITY MAP

Figure 1



SITE DATA

GROSS AREA (ALTA)	260.79 AC
NET AREA	244.64 AC
OPEN SPACE	76.10 AC (31.107%)
TRACT AREA	33.71 AC (13.779%)
WASH AREA	42.39 AC (17.328%)
TOTAL LOTS	531
DENSITY	2.036 DU/AC
PROPOSED ZONING	PAD

LEGEND

6,000 - 6,999 SF LOTS (113 LOTS 21.281%)	[Light Yellow Box]
7,000 - 7,999 SF LOTS (129 LOTS 24.294%)	[Yellow Box]
8,000+ SF LOTS (289 LOTS 54.426%)	[Dark Yellow Box]
OPENSOURCE	[Green Box]
SANTA CRUZ WASH	[Blue Box]

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7,000 square feet in area, an equal number of lots or spaces that are at least 8,000 square feet in area must be provided; many of the typical 55' wide lots are actually at least 7,000 square feet in area due to premium, irregular, and cul-de-sac lots. At the time that preliminary and final plats are completed, the number of lots less than 7,000 square feet will not exceed the number of lots over 8,000 square feet.

The Land Use Plan for **Elaine Farms** indicates the general location of the lot sizes within parcels 1-8, although the actual lots within any of these parcels may vary, but in no case shall the number of lots less than 7,000 square feet in size exceed the number of lots greater than 8,000 square feet in size. Consequently, the number of lots and resultant densities of parcels 1-8 may vary slightly to reflect the changes in lot sizes within these parcels.

Homes within parcels 1-8 will likely be developed by a production homebuilder, with home designs indicative of the particular homebuilder. At the present time, no particular homebuilders have been chosen, and therefore no examples of housing product are available at this time. The housing product will conform to the City of Casa Grande's Residential Design Standards for Planned Area Developments (February 2003), as well as the review and approval of the property owner, and will be submitted to the City of Casa Grande for review and approval of the Planning Department and Planning and Zoning Commission prior to issuance of any permits for any homes.

Model homes sales offices/ complexes for any of the single-family residential parcels may occur within any of these parcels with the approval of applicable Temporary Use Permits and Building Permits.

Table 1			
<i>Single Family Percentage of Yield by Lot Size</i>			
Minimum Lot Size	Area	Yield	%of Total Yield
55'x120'	6,600 sq.ft.	163	30.70%
60'x125'	7,500 sq.ft.	125	23.50%
65'x125'	8,125 sq.ft.	118	22.30%
70'x125'	8,750 sq.ft.	125	23.50%
Total		531	100%

The minimum setbacks and maximum height for homes within parcels 1-8 are as follows:

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

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

2.2 Multi Family

A 20.8 acre Multi Family parcel is located northwest of Trekell Road and Kortsen Road. This parcel is proposed to be developed for apartments, condominiums or town homes (including duplexes, triplexes and four lexes) at a density of approximately 12 to 16 dwelling units per acre.

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

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

Front Setback:	20' (to front loaded garage – 15' front setback to livable area and/or side loaded garage)
Side Setback:	10' (5' and 10' for single-family dwelling)
Corner Setback:	15' (can include an adjacent 10' wide landscape tract)
Rear Setback:	20'
Maximum Height:	35'
Distance Between Buildings:	20'

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

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

The architectural style, building materials, colors, landscape theme, etc., shall compliment the same elements as developed within the single-family residential portions of Elaine Farms. Development of the multi-family parcel or any portion thereof, shall of Elaine Farms. Development of the multi-family parcel or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural design, landscape, signage, open space, parking, access, etc.

2.3 Commercial

A 12.2-acre parcel, on the corner of Kortsen Road and Trekell Road is proposed as a neighborhood commercial area. The proposed uses within this parcel will primarily be general retail, commercial and office uses that are typically listed as permitted and conditionally-permitted uses within the B-1 and B-2 zoning district. These uses include, but are not limited to, the following:

- A "Large Single Retail Use" and/or "large Multiple Use Shopping center" use on the commercial parcels with arterial frontage providing that the use meets the requirements for such uses as outlined in the City Zoning Ordinance;
- Accessory single-family residential uses when occupied by the owner, lessee, or watchman employed on the premises;
- All ages book/video store;

- Appliance sales and service;
- Art gallery/ museum;
- Athletic club
- Automobile Service Station with Convenience Store and/or car wash);
- Bakery with on-site sales and less than 3,500 square feet
- Banks and credit unions;
- Blueprint/photo processing and/or Car Wash;
- Business/office machine sales and service;
- Call centers;
- Candy and Ice Cream store
- Car wash;
- Catering business;
- Churches/synagogues;
- Cigar and tobacco store;
- Clothing store;
- Community meeting centers;
- Convenience store (with or without gasoline sales and/ or car wash
- Dance, Photographic and/or Theatrical Studio;
- Delicatessen;
- Dry-cleaning and/or Laundromat;
- Electronics store;
- Essential (as determined by City) Public services/uses;
- Fast-food restaurant;
- Florist;
- General Indoor Retail Business engaged in direct sales to the ultimate customer
- General Indoor Service and Office uses including business, personal, and professional services;
- Game rooms/pool halls;
- Garden supply stores;
- Gas station;
- Grocery store/food sales;
- Hair salon/beauty parlor/barber;
- Hardware stores;
- Hotel;
- Interior decorator;
- Jewelry sales/service;
- Liquor store;
- Lock and key shop;
- Medical urgent care center, including satellite hospital facilities;
- Medical, dental, and chiropractic offices;
- Movie Theater;
- Municipal or other government uses;
- Music Studio
- Nail Salon;

- Newsstand;
- Optician;
- Photographic studio;
- Police substation;
- Professional and semi-professional offices;
- Radio/television studio;
- Seasonal sales (indoor and outdoor) from the parking lot areas (not to hinder pedestrian and ADA access). Includes, but is not limited to, Christmas tree and / or Pumpkin sales. Outside seasonal sales will also be subject to approval of Temporary Use Permits;
- Shoe repair/service;
- Sit-down restaurants;
- Sports equipment sales and services;
- Tavern/bar;
- Video Arcade;
- Video and DVD sales/rentals (including electronic gaming);
- Permitted accessory uses, including business signs, trash receptacles, accessory buildings, temporary buildings incidental to construction work, and accessory residential uses (single-family), when occupied by the owner, lessee, or watchman employed on the premises; and/or,
- Additional retail and office uses that are similar in nature to those specifically listed above, subject to the interpretation of the Planning and Development Director.

The following uses are expressly prohibited within any portion of this development:

- Adult-oriented uses
- Check Cashing businesses
- Furniture Rental Stores
- Mini-storage Facilities
- Pawn Shops, consignment store, thrift store
- Plant Nurseries
- Tattoo/Body Piercing businesses
- Vehicle/RV/Manufactured home Sales

It is anticipated that this site will develop as a neighborhood commercial center, with a major tenant (such as a grocery store), along with additional attached retail space and detached 'pad' sites for uses such as convenience store (with or without gas sales) and/or fast food restaurants. However, it may develop as any number of commercial scenarios, based on market demand.

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

Front Setbacks:	35'
Side Setbacks:	15'
Corner Setbacks:	25'
Rear Setback:	15'
Maximum Height:	35'
Multi-Family Boundary	45'

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

The architectural style, building materials, colors, landscape theme, etc., shall compliment the same elements as developed within the single-family residential portions of Elaine Farms. Development of the site, or any portion thereof, shall require review and approval through the Major Site Plan Review process. This process will review architectural; design, landscape, signage, open space, shared access and parking.

2.4 Residential Subdivision Design

The design of a subdivision is critical to the success of a "sustainable", "diverse", and "innovative" community. Elaine Farms has been designed with curvilinear streets, cul-de-sacs, and a roundabout at the junction of two collectors. The open space system provides accessible, usable and highly visible open space with access to the future Santa Cruz Regional Park. The local streets are designed to discourage cut-through traffic and as a traffic-calming measure.

To create a sense of arrival, the three major entries into the community include landscaped medians, entry monuments, specialty paving and colored concrete. The entry monument and theme wall design for Elaine Farms evokes the property's historic agrarian use and create an additional unifying element.

The east-west collector borders the future Santa Cruz Regional Park, providing a pleasant drive for residents and creating a sense of ownership. The three open space areas/parks within the community are located adjacent to neighborhood streets, which allow easy access, and encourage the use and supervision of the areas. Two landscaped buffer / drainage channels with trails are provided from Kortsen Road to the north through the community.

To provide an appealing streetscape as well as create a unifying design element, all corner lots are designed with a landscape tract adjacent to the street and a series of landscaped coves are located along the collector streets. A homeowner's association will maintain the landscaped tracts and landscaped coves.

Details regarding the specific subdivision and home development standards , as well as a discussion of this project's conformance to Casa Grande's PAD Residential Design Standards, are noted in Appendix 'A' to this Development Guide. Building setbacks are illustrated on the Development Plan within this document.

2.5 Open Space

Approximately 34.42 acres of open space is proposed within Elaine Farms to be landscaped as inviting recreational areas and multi-use corridors. This open space is approximately 14% of the residential area. An additional 42.39 acres of the Santa Cruz Wash will be dedicated to the City of Casa Grande for a regional linear park. Total open space is 31.3%, (15% minimum required). See Figure 3 Open Space.

The internal open space, trails and parks are strategically located for high visibility and easy access. See Preliminary Landscape Plan Figure 4. In addition, the open spaces serve as multi-use connections through the site. The open spaces are connected by 10-foot wide multi-use trails



SITE DATA

GROSS AREA (AC)	260.79 AC
NET AREA	244.04 AC
OPEN SPACE	76.10 AC (31.107%)
TRACT AREA	33.71 AC (13.779%)
WASH AREA	42.39 AC (17.328%)
TOTAL LOTS	531
DENSITY	2.036 DU/AC
PROPOSED ZONING	PAD

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TRACT TABLE

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Sheet 24 of 36
October 27, 2005

illustrative master plan



and 5-foot wide walkways that meander through the open space corridors as illustrated on the Preliminary Landscape Plan. This trail system serves to physically and visually tie the various neighborhoods into a community. The internal 10-foot wide multi-use trail and 5-foot wide walkway network will be designed to provide safe and convenient connections/linkages to all open spaces including the future Santa Cruz Regional Park. All Walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director and shall be covered by pedestrian and multi-use public access easements.

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

The five open space/parks will be developed to serve a variety of residents. See Open Space Amenities Figure 5. The open space/park within parcels 2 and 4 will include children's play areas, volleyball courts, half basketball courts, ramadas, picnic tables and turf areas for passive recreation. The open space/park area located near the round-a-bout between parcels 5 and 7 will include shade trees, ramadas, a par course, play equipment and open play areas to enhance this focal point in the community. The open park/space in Parcel 7 and 8 will include shaded benches, tree bosque, and turf areas providing a more reflective and passive park use. The largest open space located in the western portion of the Site runs north/south between parcels 1,5 and 6. This linear park runs the entire length of the site, connecting to the Santa Cruz Wash north of Elaine Farms. Amenities in this park will be similar to those in all the others. All the open space/park areas are connected by the 10-foot multi-use trail for easy access to all residents.

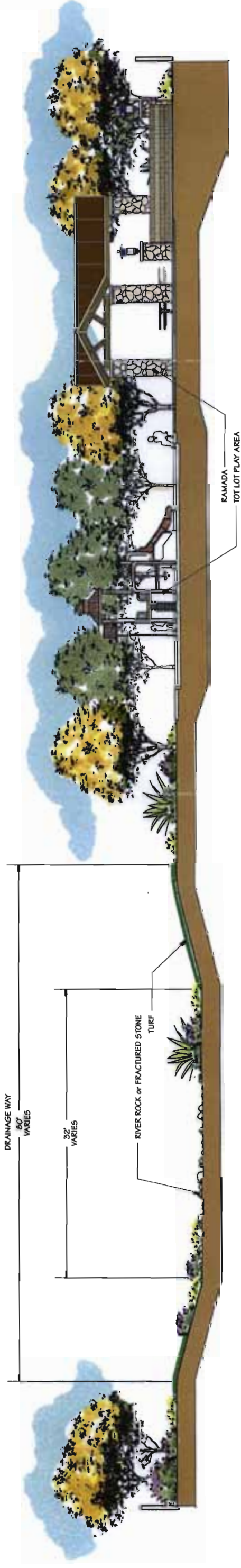
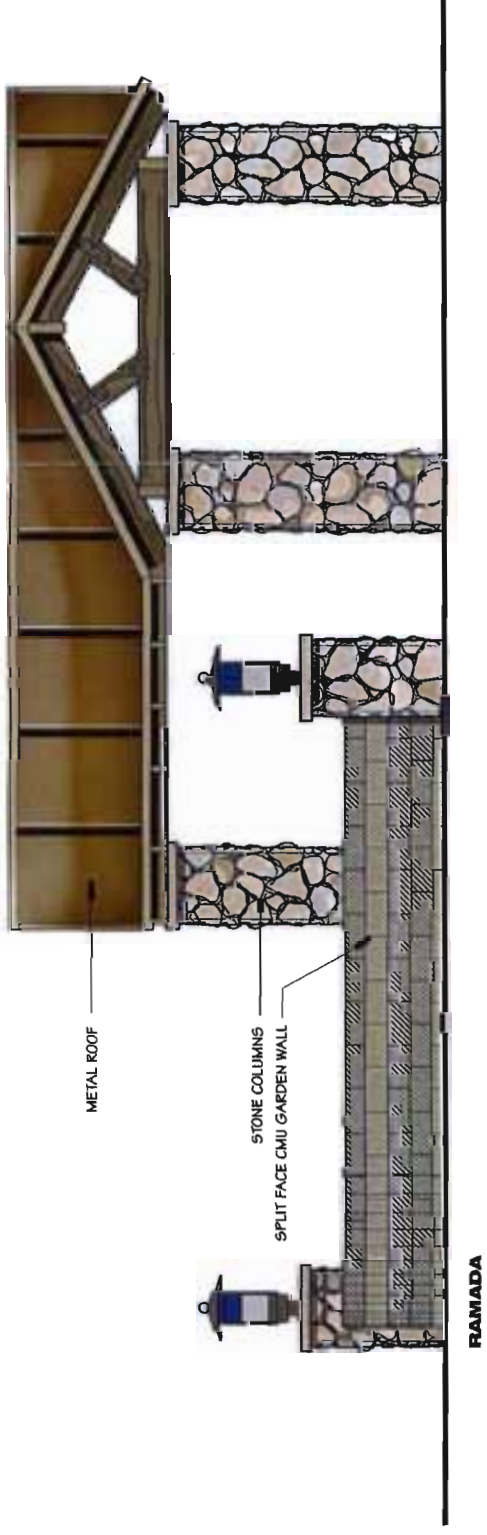
2.6 Front Yard Landscape

The developer will offer to the homebuyer a selection of front yard landscape packages. The front yard landscaping will be installed by the developer within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water-conserving plants from the City of Casa Grande's approved plant palette. A minimum of two fifteen gallon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the developer/homebuilder as a front-yard landscape option.

The turf area shall not exceed 20% of the front yard area and shall be separated from decomposed granite areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director.

3.0 Relationship to City of Casa Grande Plan

The Casa Grande General Plan indicates that the site is appropriate for Low-density residential (1-4.0 dwelling units per acre) with High Density Residential (12-16 dwelling units per acre) and commercial uses at the corner of Trekell and Kortsen Roads. See General Plan Figure 6. The



open space / interior amenities



Elaine Farms

5



central park area



City of Casa Grande General Plan 2010

Future Land Use

With Proposed 2005 City Initiated
and Applicant Initiated Major Amendments

Figure 3.1

Legend

Land Use Designation

- Rural Residential (0-1 DU/AC*) Target: .5 DU/AC
- Low Density Residential (1-4 DU/AC) Target: 2.5 DU/AC
- Medium Density Residential #1 (4-8 DU/AC) Target: 5.0 DU/AC
- Medium Density Residential #2 (8-12 DU/AC) Target: 10.0 DU/AC
- High Density Residential (12-16 DU/AC) Target: 14.0 DU/AC
- Master Planned Community (MPC)

- Commercial
- Regional Commercial
- Office/Business Park
- Employment
- Natural Resource Extraction
- Public/Semi-Public
- Parks/Open Space
- Revitalization Area

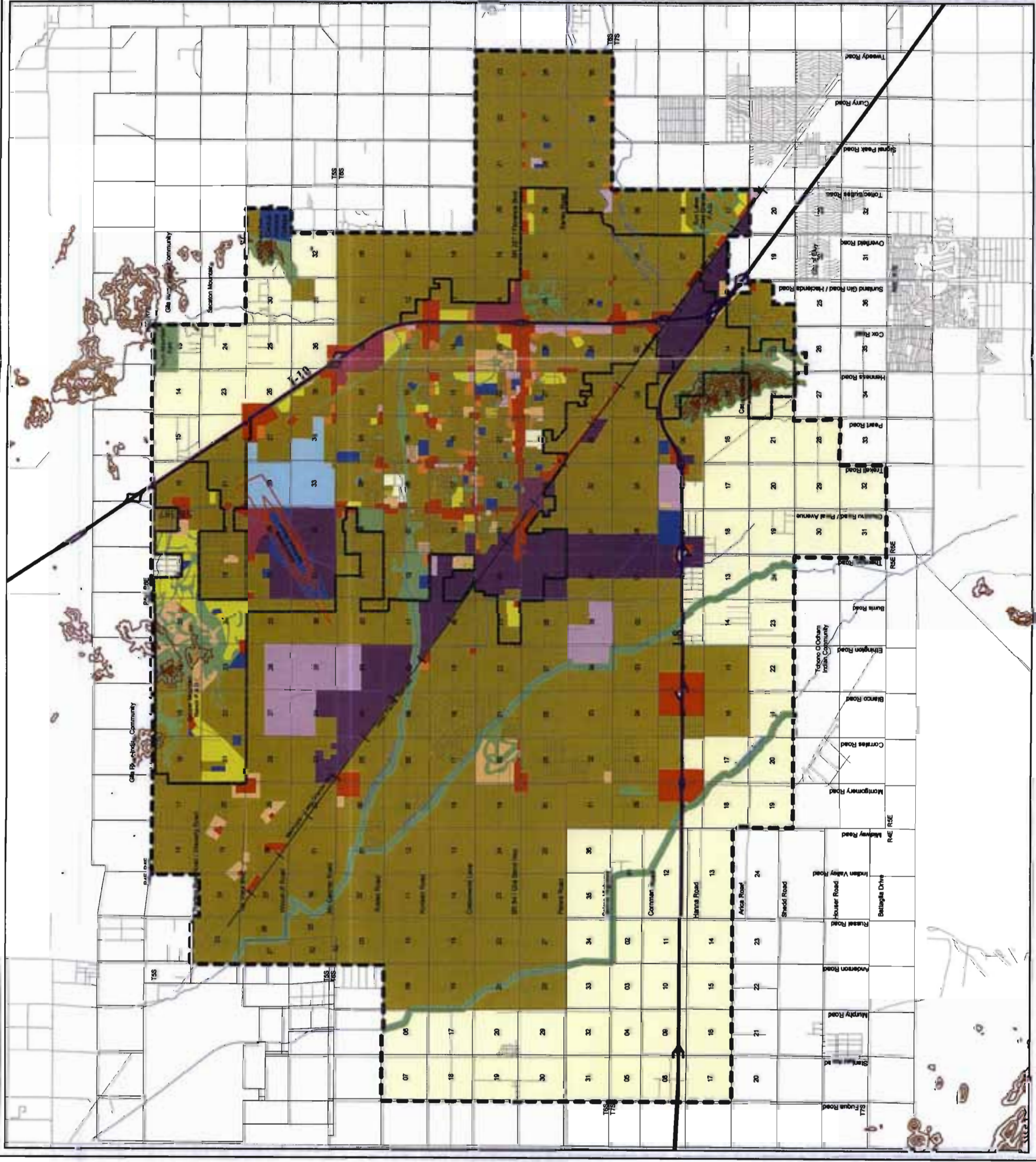
- City Incorporated Boundary
- Planning Area Boundary
- Airport Noise Exposure Contours

* DU/AC = dwelling units per acre

Note: A different target density for land designated Low Density Residential may be allowed depending on location. See Growth Areas and text in the General Plan document.



Partners For Strategic Action, Inc.
Lima & Associates
January 2005



proposed uses are within the allowed density and conform to the land uses and land use policies of the Casa Grande General Plan.

4.0 Existing Site Conditions

As shown on the vicinity map, **Elaine Farms** consists of approximately 260.8 acres located at the northwest corner of Trekell Road and Kortsen Road. The north 46-acres includes the North Branch of the Santa Cruz Wash and floodway area and is in a natural state with desert vegetation. The balance of the site is in agricultural use. Farm roads rim the site on the north, west and east, as well as traverse the site at the half and quarter section lines.

The site drains from south to west with an approximate slope of .15%. The north branch of the Santa Cruz Wash traverses across the north boundary of the site. Off-site drainage from south of Kortsen Road enters the site at the southwest corner and at the Kadota alignment. This run-off is channeled through the site north to the Santa Cruz Wash.

5.0 Relationship to Surrounding Properties

Elaine Farms is located on the edge of urban development. The surrounding area is a combination of residential subdivision, neighborhood commercial, regional commercial and vacant parcels. The character and zoning of the surrounding properties are as follows:

- The area to the north includes the North Branch of the Santa Cruz Wash, zoned UR; a plant nursery, zoned B-1; and a manufactured home park, zoned R-4..
- The area to the east, (east of Trekell Road,) includes vacant land zoned UR; a vacant parcel zoned B-2; an apartment complex zoned R-3; and a proposed (currently under construction) gas station and shops zoned R-1; two existing churches and a proposed church, vacant parcels zoned R-1 and R-2; and a car dealership zoned B-2.
- The area to the west includes the Casa Grande lakes P.A.D. including an existing drug store, professional offices, vacant parcels planned for future commercial use and existing residential homes.

6.0 Accessibility

Elaine Farms has access from three arterial roadways. Pinal Avenue provides access from the west, Kortsen Road provides access from the south, and Trekell Road provides access from the east.. A collector street will be developed within the project providing access to all three arterials.

7.0 Circulation Systems and Street Improvements

Final traffic reports and plans, meeting the approval of the City Engineer, are required prior to the approval of any Final Subdivision Plats for this project. The Traffic study will determine the traffic impact of this project and any need for additional traffic and roadway improvements that the developer will be requires to provide and/or be partially financially responsible for based on the amount of traffic generated by Elaine Farms.

7.1 Arterial Roadways

Kortsen Road is adjacent to the south boundary of Elaine Farms. The developer will be responsible for the engineering and construction of the north half of Kortsen Road adjacent to Elaine Farms. Kortsen Road is currently a paved two-lane minor arterial roadway adjacent to the

south side of the site. The developer will dedicate right of way for a total of 55 feet half street. See Figure 7 Typical Street Sections. The developer will install paving, curb, gutter, striped bike lane, 6-foot wide detached, meandering sidewalk, deceleration lane, streetlights and landscaping within the right-of-way per minor arterial requirements.

Trekell Road is adjacent to the east boundary of Elaine Farms. Trekell Road is currently a fully developed minor arterial roadway. The existing right of way is 50 feet; the developer will dedicate an additional 5 feet for a total 55 feet of right of way. Existing street improvements include a striped median, striped bike lane, curb, gutter and an attached 8 feet wide sidewalk. The developer will install landscaping within the right of way per minor arterial street requirements.

Pinal Avenue is adjacent to the west boundary of Elaine Farms. The developer will be responsible for the engineering and construction of the east half of Pinal Avenue adjacent to Elaine Farms. The existing right of way is 100 feet. A culvert will be installed to handle the ADOT drainage channel. The developer will install paving, curb, gutter, 6-foot wide detached, meandering sidewalk, streetlights and landscaping within the right of way per minor arterial requirements.

7.2 Collector Streets

The developer will be responsible for the engineering and construction of the collector streets within Elaine Farms. The developer will dedicate approximately 1800' linear feet of an 80' right of way between Pinal Avenue and the east parcel boundary of Parcel 2, and a 60' right of way is the remaining collector system with it widening back to an 80' right of way at the intersections of Trekell and Kortsen Roads. Collector street improvements will include paving, curb, gutter, streetlights a detached five feet wide sidewalk on both sides of the right of way, and medians at the entrance from the arterial roadways. Along the north side of the collector and adjacent to the future regional park a 10 feet wide multi-use trail will be developed instead of the typical 5 feet wide sidewalk.

7.3 Local Streets

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

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

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

SCALE: N.T.S.



8.0 Public Facilities

Police and fire protection will be provided by the City of Casa Grande. Refuse collection will be provided by the City of Casa Grande.

Elaine Farms is located within both the Casa Grande Elementary School Elementary School District and the Casa Grande Union High School District. The Casa Grande Union High School is located approximately one mile away, at the intersection of McCartney and Trekell Roads. Cholla Elementary School and Cactus Middle School are located ¼ mile to the east of Kortsen Road.

The Elementary School District has an existing 20-acre site adjacent to Elaine Farms on Kortsen Road, east of Pinal Avenue. The developer met with the Elementary School District to propose a land exchange to move the school site central to the development. The Governing Board did not have an interest in exchanging the property for a site in the same area. The developer has sent copies of the proposed development to the school districts and is awaiting the district's response to our proposal.

This residential development will include usable open space areas, active recreational areas and other passive recreational amenities as noted previously throughout this document. The future Santa Cruz Regional Park will be developed along the northern boundary of Elaine Farms. In addition to these amenities, the Dave White Regional Park is located approximately ½ mile to the west of Elaine Farms.

9.0 Phasing Plan

The project may be developed in a single phase due to the extensive mass grading that will be required. However, if it is determined that the site can be developed in phases a phasing plan will be submitted to the City of Casa Grande for review and approval of the City Engineer, Planning Director and the Planning and Zoning Commission during the Preliminary Plat review process.

10.0 Utilities

Any utilities running through the site or any utilities that need to be relocated for development of the property will be placed underground except as approved by the City Council. Sewer facilities, street lights, and fire hydrants will be provided according to City of Casa Grande codes and per the recommendations of the Engineering and Fire Departments. Upon completion of construction and acceptance, operation and maintenance of all utilities and facilities will rest with the appropriate operating agency.

10.1 Sewer

The City of Casa Grande's sewer facilities that will serve this site consists of an existing 18 inch main and a 30" main within Kortsen Road which will be available to this project. In addition there is a 12" line in the east side of Pinal Avenue. The preliminary sewer analysis indicates that the generated demand will be satisfied by the existing facilities. The developer will be responsible for extending City sewer service into this development in accordance with City Engineer approved final sewer reports and plans and all applicable City codes. The sewer proposals included in this Development Guide cannot be fully evaluated or approved without thorough analysis of the required sewer reports and plans for this development.

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

10.2 Portable Water

Potable water for Elaine Farms will be provided by the Arizona Water Company. The site lies within the Arizona Water Company service area. The company's water system will serve the site with a 16 inch main along the north side of Kortsen Road and a 12 inch main along the east side of Pinal Avenue. The developer will install 8-inch mains within the two collector streets and 6-inch mains within all local streets in accordance with the Arizona Water Company's standards.

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

10.3 Electrical Power

Electrical service will be provided by Arizona Public Service Company

10.4 Natural Gas

Natural gas services will be supplied by Southwest Gas Company

10.5 Telephone

Telephone services will be provided by Qwest Communications.

10.6 Sanitation

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

11.0 Grading and Drainage Concept

The grading and drainage concept for Elaine Farms consists of providing retention basins within the proposed open space areas and within the north Branch of the Santa Cruz wash as required. The property will be graded to drain toward the retention basins. The streets will be designed per the City of Casa Grande criteria to convey all onsite storm water runoff to the retention basins. All drainage facilities will be designed in accordance with generally accepted engineering practices and in compliance with the City of Casa Grande requirements. Offsite storm drainage will be accommodated through adequately designed water conveyance systems.

The entire site is within the flood plain. A Conditional Letter of Map Revision (CLOMR) will be filed with the master site grading plan. The application will be made through the City of Casa Grande to FEMA. As-built of the mass site grading will be submitted through the City to FEMA, at which time FEMA will issue a Letter of Map Revision, (LOMR).

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

of the Preliminary Plat for the site. Final drainage reports and plans meeting the approvals of the City Engineer are required prior to the approval of any Final Subdivision Plats for this project.

The retention basins will be designed as multi-use facilities, combining retention facilities with playground equipment and recreational opportunities. To minimize the disruption of use during and after storms, all playground equipment will be elevated out of the 25-year storm event. Drywells will be used as recommended by the City Engineer.

12.0 Tree Preservation

Mature Pistachio trees exist along Treckell road; the developer proposes to preserve and relocate the existing trees and to use the Pistachio Tree as a species throughout the development.

13.0 Residential Covenants, Conditions, & Restrictions

In order to assure the single-family residents that their investment in the community and home will endure, Elaine Farms will be controlled by a strong set of Covenant Conditions, and Restrictions (CC&R). The CC&R's will incorporate the design principals as outlined in this document and will promote diversity in home sites, color, texture, and streetscapes, not only from neighborhood to neighborhood but also from neighbor to neighbor. The CC&R will be presented to the City Planning Director for review prior to the recording of any Final Subdivision Plats.

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

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

14.0 Homeowners Association

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

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

15.0 Conclusion

Elaine Farms is a community, which invites its residents to walk, run, ride, play and mingle. The open space areas are strategically located for high visibility and easy access. The curvilinear streetscapes is enhanced with landscaped cove details, street trees, frontage on a future regional linear park, and a roundabout with specialty paving details and landscape medians at the major entries. Additional design features include significant entry monumentation and attractive perimeter theme walls that combine to create a high quality residential community.

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

Appendix A

1.0 Residential Development Standards

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

1.1.0 Mandatory PAD Layout and Design Standards

1.1.1 Open Space

Approximately 24.1 acres of open space is to be landscaped as recreational park areas and pedestrian corridors. See Preliminary Landscape Plan Figure 4 and Open Space Amenities Figure 5. The open space equates to approximately 14% of the site. An additional 46 acres will be dedicated to the City of Casa Grande for development of a regional park and lineal open space/trail system. The combined open space is 32.3% of the single family residential area. This open space percentage is more than the 15% open space required by the City for PAD's. The internal open space areas and trails are located to provide access to all residents in the community. The future regional park and lineal open space borders the north end of the community along the east west collector, providing access to the residents of Elaine Farms as well as all the residents of Casa Grande. Every home within Elaine Farms will be within 1000 feet of a pathway or open space area. A Homeowners Association will be formed to maintain all landscape tracts.

The open spaces are strategically located for high visibility and serve as multiuse pathways through the site. These open spaces are connected by a series of pedestrian pathways and trails, which serve to physically and visually tie the neighborhood together. The pedestrian pathways and trails also provide access to the future Santa Cruz Regional Park. Safety lighting will be provided for some open space areas as required by the City Planning Director.

The future Santa Cruz Regional Park located along the North Branch of the Santa Cruz Wash provides a vital piece of this planned park system that extends six miles, from Burris Road at the west to Cox Road at the east. Landscaped channels will be used to move storm water generated on site to retention basins located within the Santa Cruz wash Floodway limits in an aesthetically-pleasing design. The channels will include concrete multi-use trails, shrubs and granite ground cover.

The proposed open space areas will provide minimum retention for the project with the major purpose as useable open space including play equipment, picnic tables, armadas, benches, shade trees, turf and varied plant massing. At least 15% of any retention basins that are designed for recreation usage will be elevated above the 25-year floodwater surface elevated. Drywells will be utilized where necessary in retention basins per the City of Casa Grande drainage design guidelines.

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

1.1.2 Multi-Story Single Family Homes

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

1.1.3 Streetscapes and Entrances

The perimeter wall design as depicted in this document illustrates the use of varied material including split face and painted block. See Perimeter Wall Elevations Figure 8. The theme wall will consist of smooth, painted CMU block with split-face block in a set pattern along the top half of the wall and the bottom half of the columns. The columns will be located approximately 120-180 feet apart. A view fence will be utilized at the rear lot line adjacent to open space corridors. The view fence will consist of 2 feet of wrought iron over a 4 foot CMU wall with a band of split face block along the top edge. All columns will include painted block and a base of split face block and a precast concrete cap. In addition, the walls will have 2-foot horizontal offsets approximately 120-180 feet apart in order to create visual "stagers" in the wall. Wall details and colors shall be submitted for the review and approval of the City Planning and Developmental Director

A minimum 20' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance.

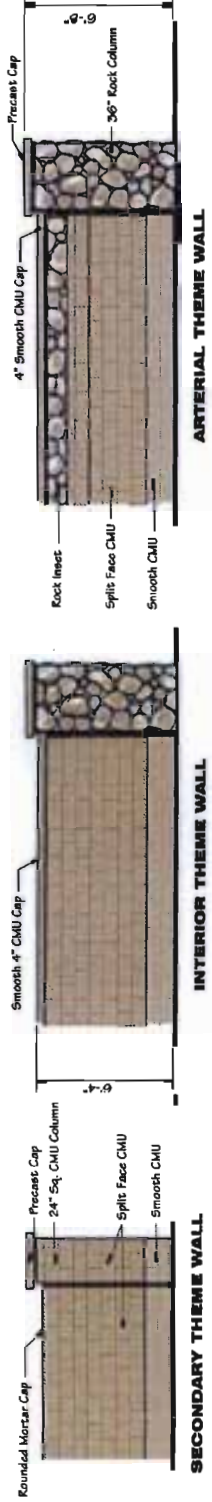
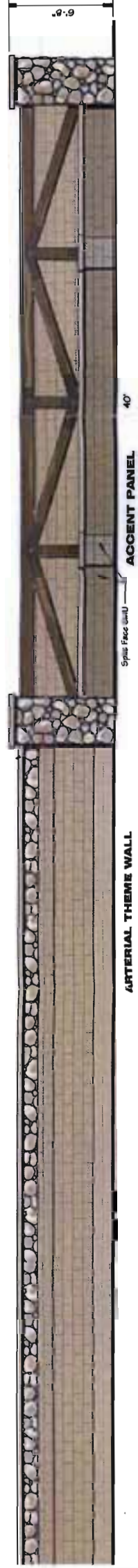
Entry monumentation will include a major entry monument at the Pinal Avenue entrance and secondary monuments at the Trekell Road and Kortsen Road entrances. The monuments are intended to reflect the historic agricultural history of the property. The simple thematic monuments will include a faux stone sign wall and white vinyl fencing. Stamped concrete accents and colored concrete will be used at the three entryways. See Preliminary Monument Elevations Figure 9 and Preliminary Entry Plans Figure 10. The lighted entry monuments will be installed by the developer and will promote the sense of arrival and of a high-quality residential community.

1.1.4 Front Yard Landscaping

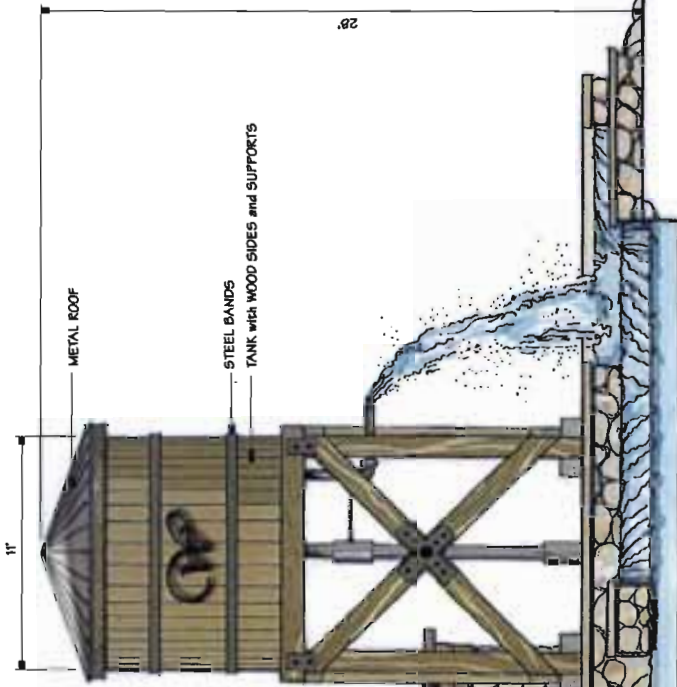
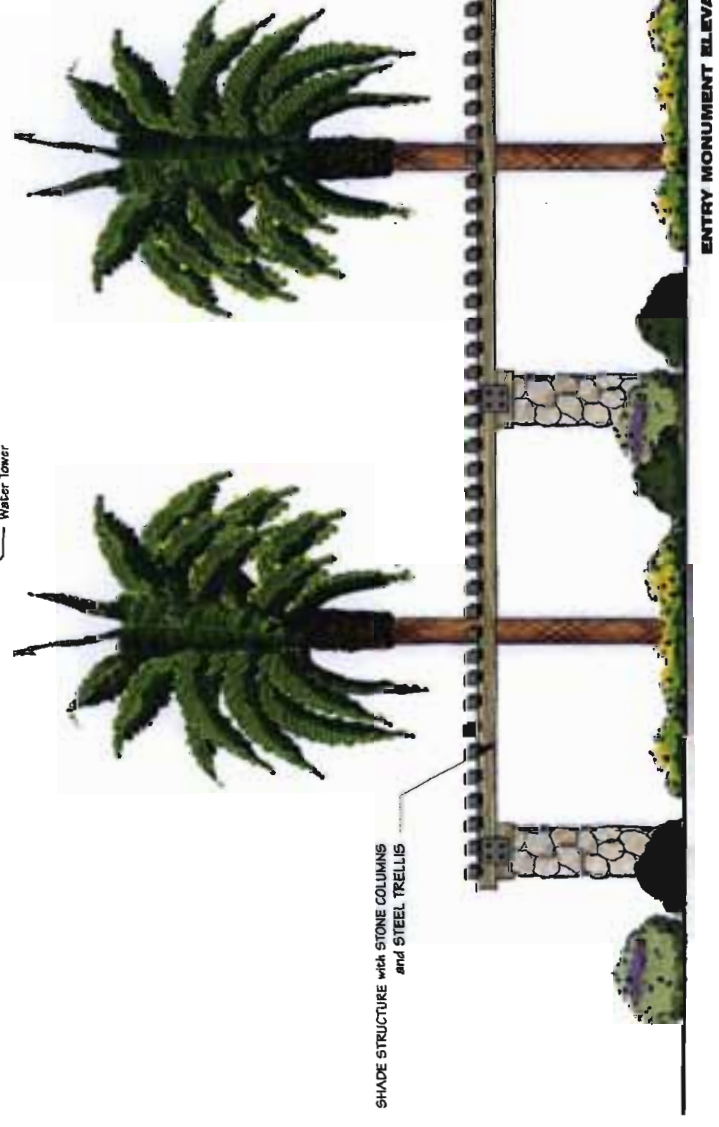
The homebuilder will offer to the homebuyer a selection of front yard landscape packages. The front-yard landscaping will be installed by the homebuilder within thirty days of home occupancy and will be maintained by the individual homebuyer. Front yard landscape packages will include a variety of water conserving plants. A minimum of two fifteen-galloon trees, eight five-gallon shrubs or accent plants, and six one-gallon ground cover plants, plus an automatic irrigation system and granite rock topping is required for each lot. Turf may be offered by the homebuilder as a front-yard landscape option. The turf area shall not exceed 20% of yard area and shall be separated from decomposed granite areas by a concrete or brick header. Decomposed granite or river rock will cover all exposed areas. A minimum of four standard landscape plans shall be offered and one plan shall include river run design that uses 3"-8" river rock or fractured granite. Modifications to these minimum requirements are subject to the review and approval of the Planning Director

1.1.5 Miscellaneous

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



typical ENTRY MONUMENT SITE PLAN
(monuments on Kortsen & on Pinal)

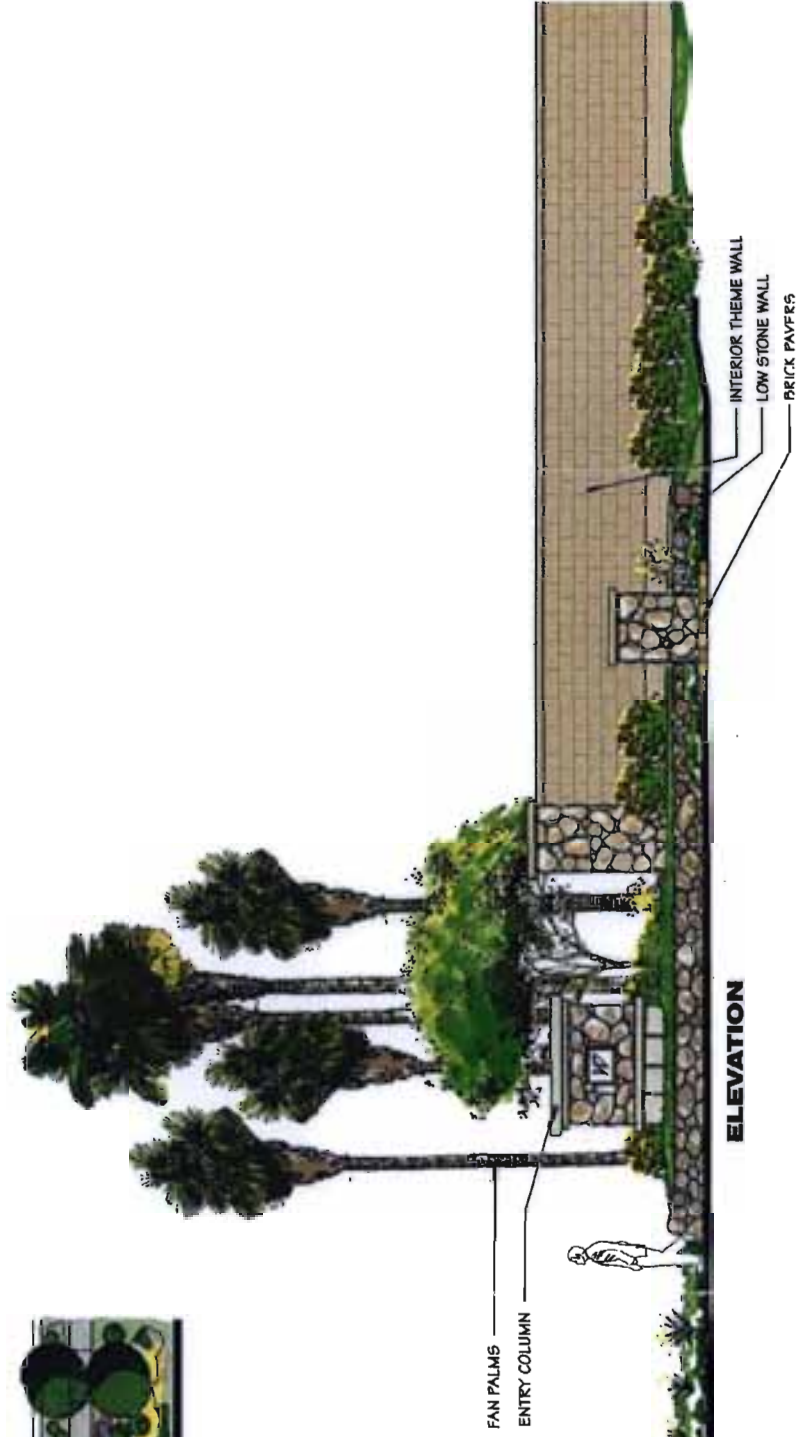
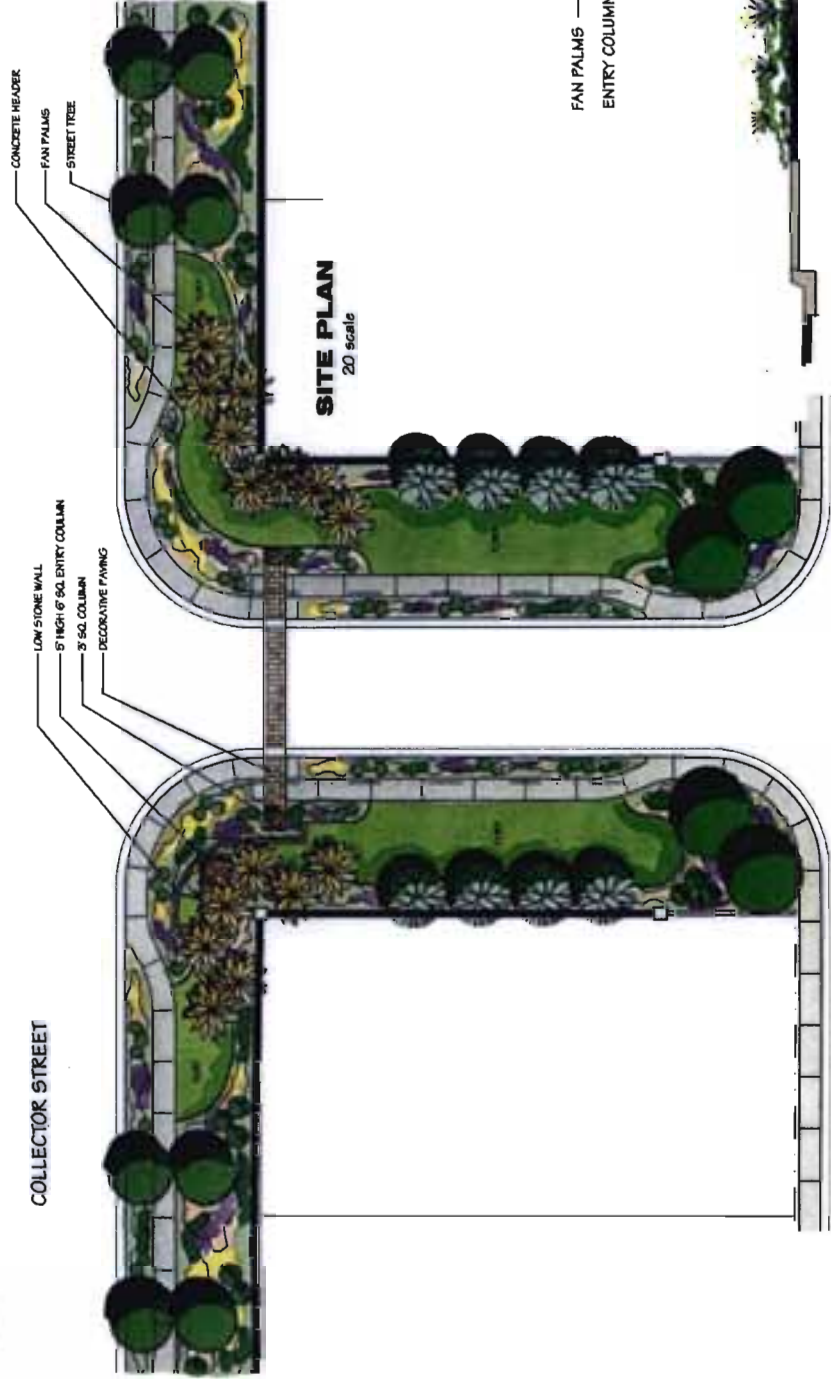
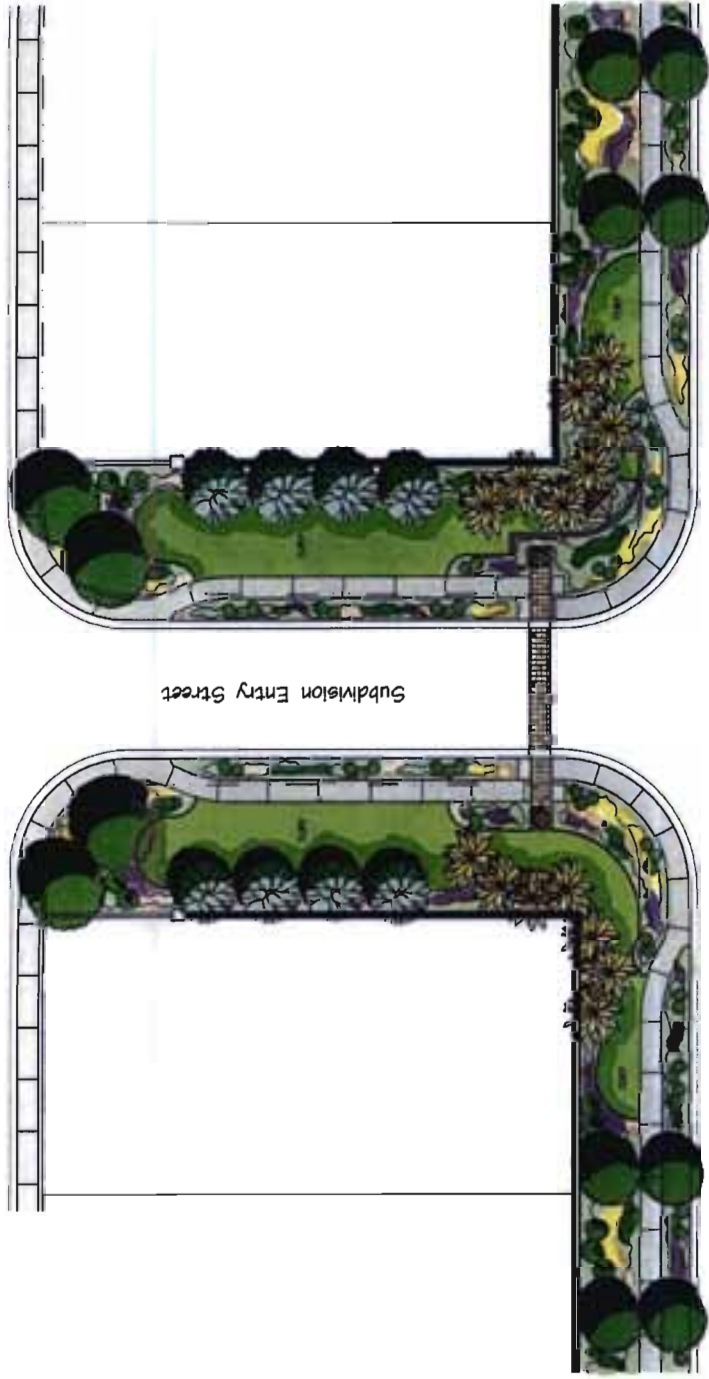




entry monument - ILLUSTRATIVE ELEVATION



Elaine Farms **2**



1.2.0 Additional Requirements for PAD Layouts and Design

The following additional development standards will be utilized at Elaine Farms

- Curvilinear street system. The project has been designed with a curvilinear street system. The streets were designed to create identifiable neighborhoods, and to provide ease of access for residents. The streets system design also discourages cut-through traffic and acts as a traffic slowing measure.
- Stagger front yard setbacks. Front-loaded garages will vary in setback from 20 feet to 23 feet. The developer proposes to vary the building relationship to the street by providing a 23-foot front setback on every third or fourth lot with a front-loaded garage. The minimum setback for front porches, side-entry garage and livable areas, which project in front of the front-loaded garage, shall be 15 feet. Lot development standards are noted on the Development Plan included within this document.
- Multi-Use Path. A 10-foot wide concrete walks will meander through the development's proposed open space corridors physically tying the community together. The internal path (10-foot wide) and walkway (5-foot wide) network shall be designed to provide safe and convenient connections/linkages to all open space amenities and to the future Regional Park. All walkways and paths will be constructed of concrete and designed to AASHTO standards and the recommendations of the City Engineer and Planning Director. Except for those located within public right-of-way, all paths and walks shall be covered by pedestrian public access easements, if requested by the City.
- Enhanced Subdivision Entries. The entrances to Elaine Farms shall be designed to create a sense of arrival. Attractive lighted entry monuments as depicted in this document will be installed by the builder/developer and will promote the sense of a high quality residential and commercial development. Raised, landscaped medians will be provided at all collector roadways into the community. Stamped concrete accents and colored concrete at the three entryways will enhance the intersections, and will provide an added feature at the roundabout/
- Landscape Buffers. Landscape tracts/buffers are provided along all arterial and collector roadways as depicted in this document. As noted previously, a minimum 20' wide landscape tract shall be provided adjacent to arterial and collector roadways, although a majority of the site will provide significantly more width due to drainage conveyance.
- Enhanced Perimeter Wall Design. The perimeter wall design as depicted in the entry monument exhibit illustrates the use of varied materials including smooth and split-face block. The theme wall will consist of a combination of painted CMU block, split face block, and faux stone. Columns including stone will be located approximately 120-180 feet apart. Faux stone on the columns will reflect the architectural theme at the entryways. Wall details and colors shall be submitted for the review and approval of the City Planning and Development Director.

2.0 Mandatory Residential PAD Architectural Standards

The residential product for Elaine Farms has not been determined at this time. The homes have architectural diversity while still maintaining a cohesive architectural theme and character. The product that will be built at Elaine Farms will incorporate architectural elements that will help create a diverse and aesthetically pleasing street scene. Product elevations and floor plans will be presented to the City of Casa Grande Planning and Development Department and

City Planning and Zoning Commission for review and approval prior to the issue of any single family residential building permits for Elaine Farms.

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

2.1 Floor Plans and Elevations

- A minimum of five home floor plans, each with three distinct elevations, will be offered within each definitive housing price range or product type.
- A minimum of five distinct home color schemes will be offered within each definitive housing price range or product type.
- The developer/homebuilder will not allow two homes with the same front elevation of color schemes to be located on adjacent lots or across from each other within Elaine Farms. A variety of architectural design features will be incorporated into each home elevation to promote diversity from home to home.
- There will not be any more than three consecutive similar rear home elevations for homes backing on Kortsen Road or Trekell Road.
- Emphasis will be placed on all elevations facing roadways and open space areas. Window pop-outs, windowsill, recessed windows and/or similar architectural embellishments will be provided on all front, rear and side elevations.

2.2 Roofs

- A variety of home roofing colors, shapes and/or textures will be offered. A variation of ridgelines and design will be provided. Concrete tile shall be utilized for all sloped roofs. The Planning and Zoning Commission may give consideration to alternate durable roof materials that are consistent with the housing theme of Elaine Farms.
- Unique roof colors will be matched to each home color scheme.
- Residential dwelling units and accessory buildings/structures will have no roof-mounted or wall-mounted mechanical equipment including HVAC, or evaporative coolers. All such equipment must be ground-mounted
- Covered courtyards or patio areas will be standard and will be incorporated into the architecture of the home.
- Stuccoed patio cover columns will be provided. Alternative complementary materials and designs for patio covers and columns shall be subject to the review and approval of the Planning and Development Director.

2.3 Garages

- On lots that are at least typically seventy feet (70') wide, at least one elevation per floor plan per parcel or product type will be designed with a standard side entrance garage.
- No garage will extend forward of a home's livable area or covered front porch by more than ten feet (10'), except for side entry garage designs.
- At least one elevation per floor plan per parcel or product type will have the livable area of the home forward of the garage.
- Front loaded garage doors shall not exceed fifty percent of the house width (frontage). Where more than a standard two car front entry garage can be accommodated, the additional garage bay(s) shall be architecturally designed to appear separate and distinct from the remainder of the garage.

2.4 Additions and Modifications

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

3.0 Additional Requirements for PAD Residential Architecture

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

- Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers, and masonry as standard features on at least one elevation per floor plan.
- Provide unique architectural style for all homes within a parcel or parcels of a PAD. Depart from currently popular architectural styles to use other unique house styles, such as Craftsman, Prairie, Territorial, Ranch.
- Provide significant architectural features, such as dramatic covered front entries, large covered front porches, bay windows, and/or dormers as standard features on all homes.
- Reduce the number of standard front-loaded garages. At least one floor plan per project or product type shall have the garage oriented towards the rear of the home as a standard feature. In addition, the number of floor plans using side-loaded garages as standard features shall be increased from the minimum required.
- Reduce the impact of two-story homes by limited the second story portion of the home, providing second story plane changes, providing multiple roof changes, and/or other effective means.
- Place additional emphasis on all windows by providing a variety of window shapes, sizes, and arrangements and/or using bay windows on elevations facing streets and open spaces areas.
- Applicant's choice. An opportunity for creativity and design innovation is provided here.

4.0 Additional PAD Conditions of Approval Regarding Park Area

1. The proposed regional park area, encompassing approximately 42 acres, will be dedicated to the City of Casa Grande and accepted by the City, subject to the following provisions:
 - A. Prior to or in conjunction with the approval of any preliminary plat for the subject PAD, the property owner/builder/developer shall develop a general phasing plan that describes or shows when any required park improvements will be completed and by whom in relation to the development of the remainder of the site. The phasing plan is subject to the review and approval of the City Parks & Recreation,

Planning, and Engineering Departments staff and the Planning and Zoning Commission.

- B. The subject park area shall be cleared of trash and debris and maintained by the project's property owner/developer/builder and/or community association prior to dedication to and acceptance by the City.
- C. Prior to the approval of any final plat for the subject PAD, the phasing plan shall be expanded upon to include a detailed description of the minimum improvements that shall be provided by the property owner/builder/developer prior to dedication. The phasing plan is subject to the review and approval of the City Parks and Recreation, Planning, and Engineering Departments staff.
- D. Prior to the approval of any final plat for the subject PAD and in conjunction with the required detailed phasing plan for the subject park, the property owner/builder/developer shall submit a park plan prepared by a Registered Landscape Architect (RLA) with significant expertise in municipal park planning and natural space preservation. The park plan is subject to the review and approval of the City Parks and Recreation, Planning, and Engineering Departments staff.
- E. The required landscape plan for the subject park shall describe the natural characteristics, if any, of the park and the general characteristics of the remainder of the park area. The plan shall further detail the minimum improvements that shall be provided by the property owner/builder/developer prior to the dedication of the park and other recommended future improvements that may be provided for the park by the City. The park plan is subject to the review and approval of the City Parks and Recreation, Planning, and Engineering Departments staff.
- F. The City shall have the following minimum expectations for the park area in terms of improvements that shall be provided by the property owner/ builder/ developer prior to the dedication of the park to the City:
 - a. The subject park area shall be cleared of all trash and debris on the site.
 - b. The subject park shall be cleared of overgrowth and dead plants, to the extent that the impact to the natural habitat area and wash channel is minimized.
 - c. A minimum ten-foot wide concrete pathway, designed to AASHTO standards, shall be provided along the south perimeter of the park area in accordance with the Elaine Farms Development Guide.
 - d. The required pathway shall have adequate safety lighting as determined by the RLA and the City Parks and Recreation Department.
 - e. Several benches and at least one ramada with seating area shall be provided along the park pathway.
 - f. Areas adjacent to the required pathways, areas contiguous with HOA owned and maintained landscaping, shall have irrigation and landscaping provided in accordance with the approved landscape plan prepared by the RLA.
 - g. A distinct border shall be provided between the HOA open areas and park area being dedicated to the City.
 - h. Any drywells required by the City Engineer shall be provided prior to dedication and City acceptance.
- G. Property owner/builder/developer shall have the right to design, engineer and construct water retention and drainage facilities in the park area. The drainage

and water retention plan is subject to the review and approval of the City Planning and Engineering Departments staff.

- H. The City shall determine the method of the park dedication and any supporting reports required prior to acceptance.
- I. In the even that the City declines the acceptance of the park due to the failure of the property owner/builder/developer to comply with the terms of the park dedication, the park shall be fully improved by the property owner/builder/developer in accordance with the terms of this PAD, but the park shall remain under the ownership and be the maintenance responsibility of the subjects PAD's homeowners association.
- J. Upon City acceptance of the park, the City shall retain full control of the park and the types of improvements and changes to the park deemed necessary.
- K. The aforementioned terms for the proposed park dedication may be amended through a PAD Amendment application process approved by the Planning and Zoning Commission.