

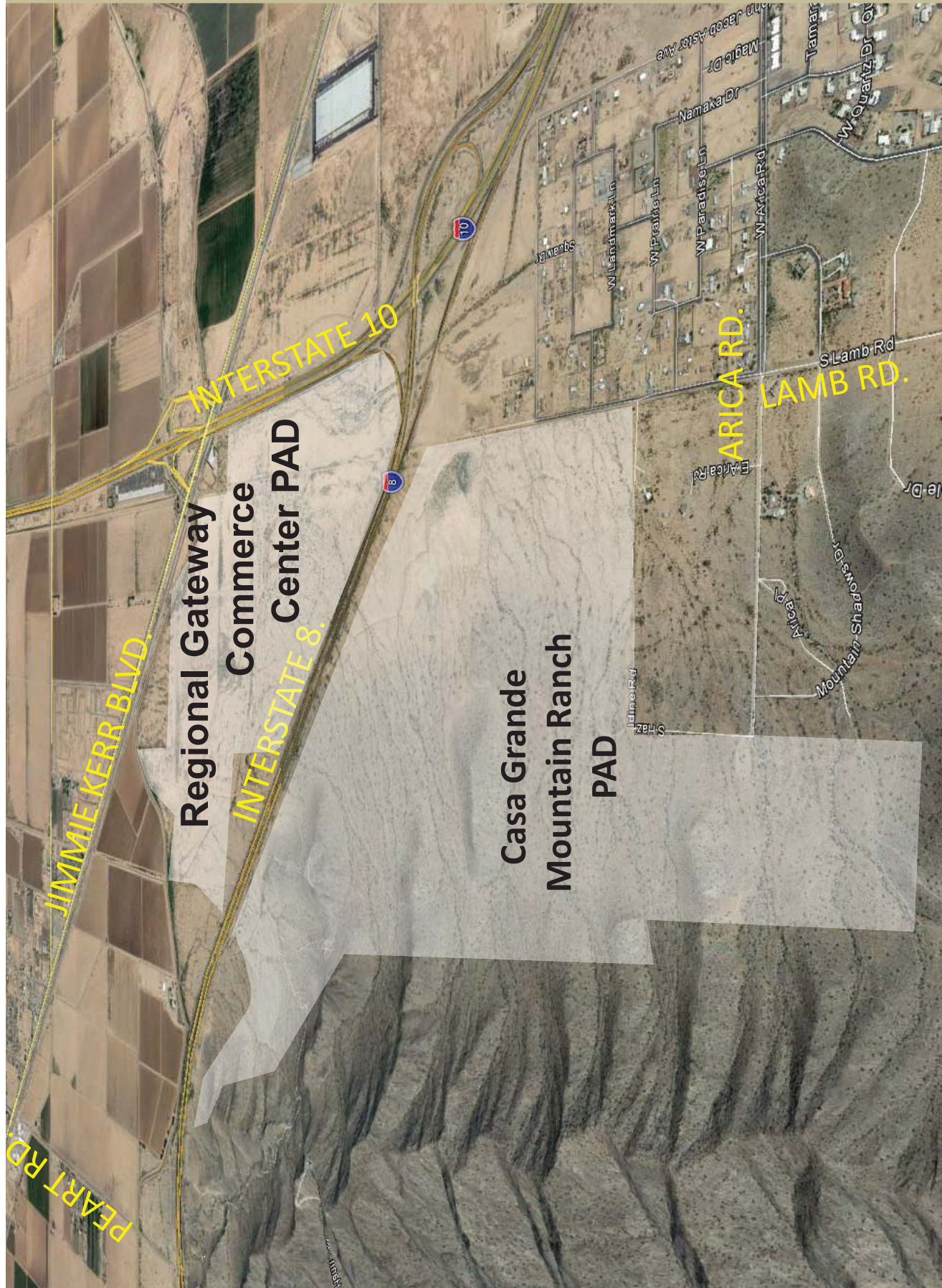
DREAMPORT VILLAGES

CASA GRANDIE



City Council –Special Meeting
August 9, 2017





**Regional Gateway
Commerce
Center PAD**

**Casa Grande
Mountain Ranch
PAD**

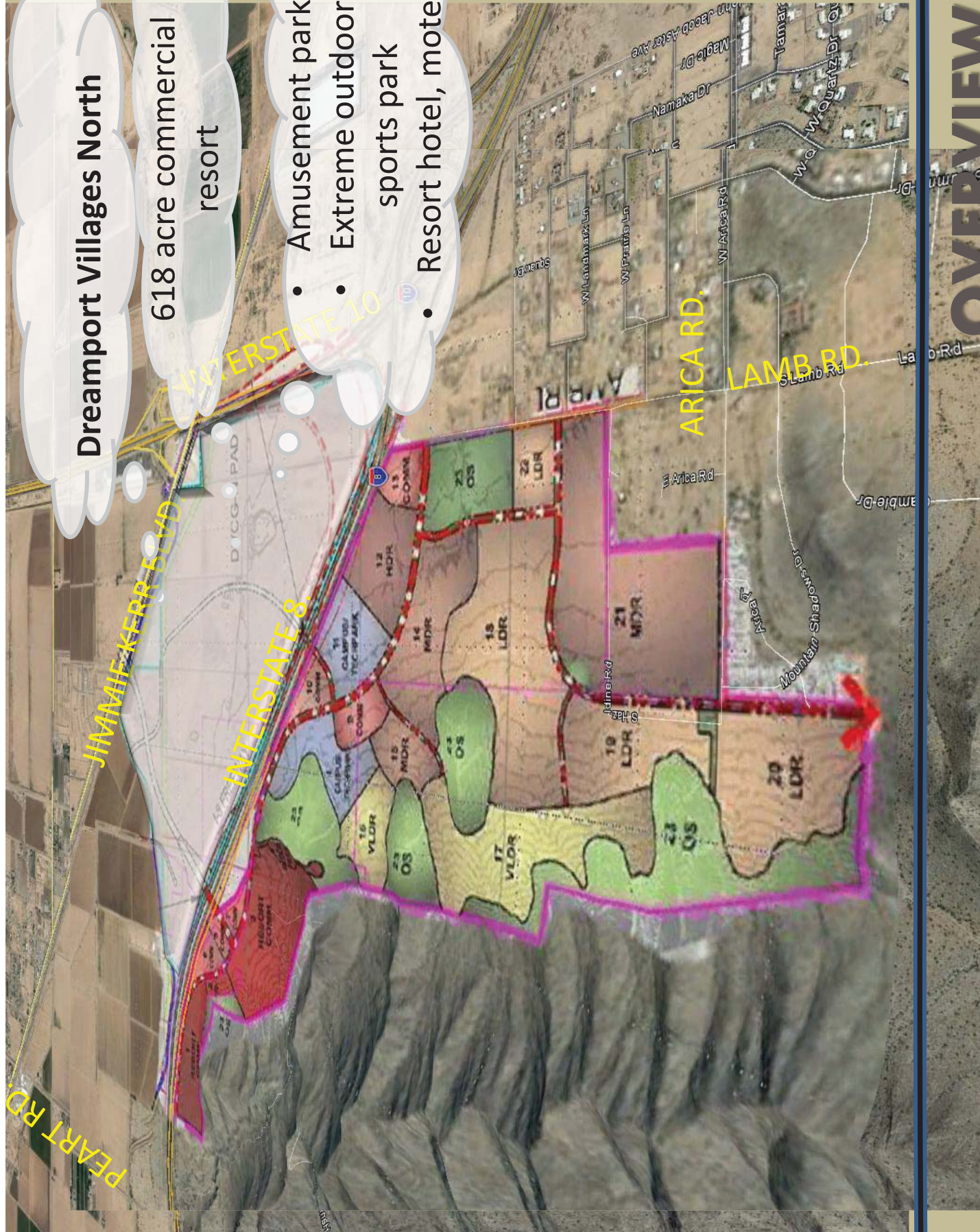


OVERVIEW

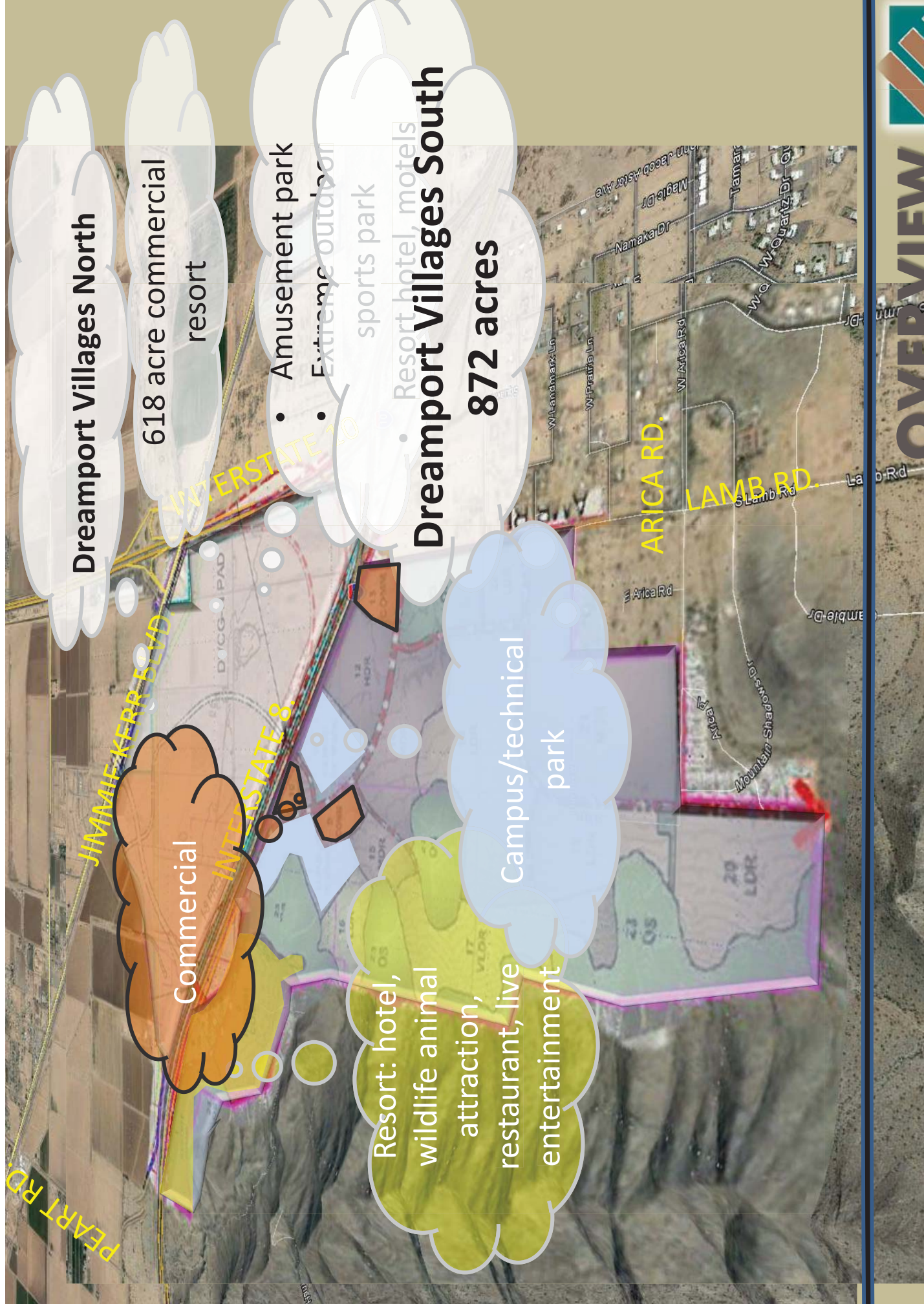
Dreamport Villages North

618 acre commercial resort

- Amusement park
- Extreme outdoor sports park
- Resort hotel, motels



OVERVIEW



Dreamport Villages North

618 acre commercial resort

Commercial

Resort: hotel, wildlife animal attraction, restaurant, live entertainment

Campus/technical park

- Amusement park
- Extreme outdoor sports park

Resort hotel, motels

Dreamport Villages South

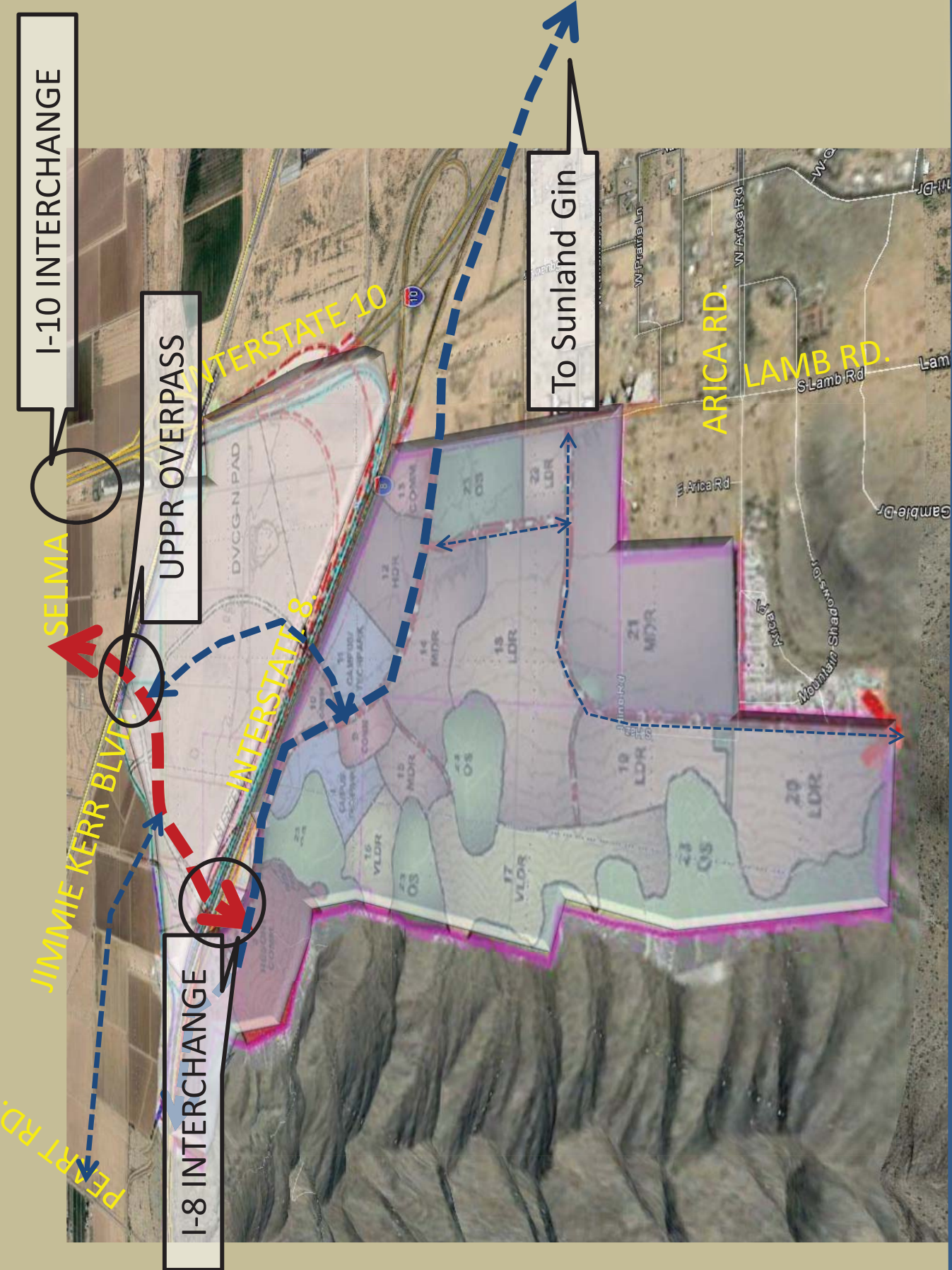
872 acres



OVERVIEW



TRANSPORTATION OVERVIEW



I-10 INTERCHANGE

UPRR OVERPASS

To Sunland Gin

I-8 INTERCHANGE

SELMA

JIMMIE KERR BLVD

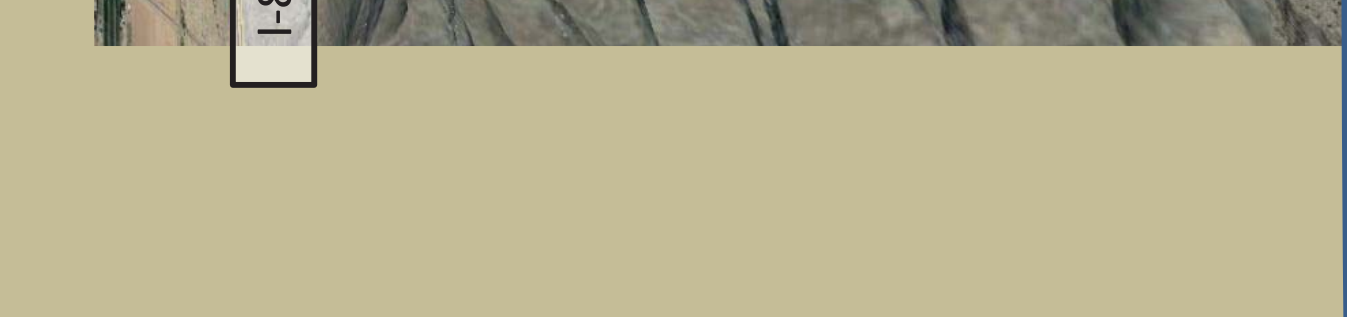
PEART RD

INTERSTATE 10

INTERSTATE 8

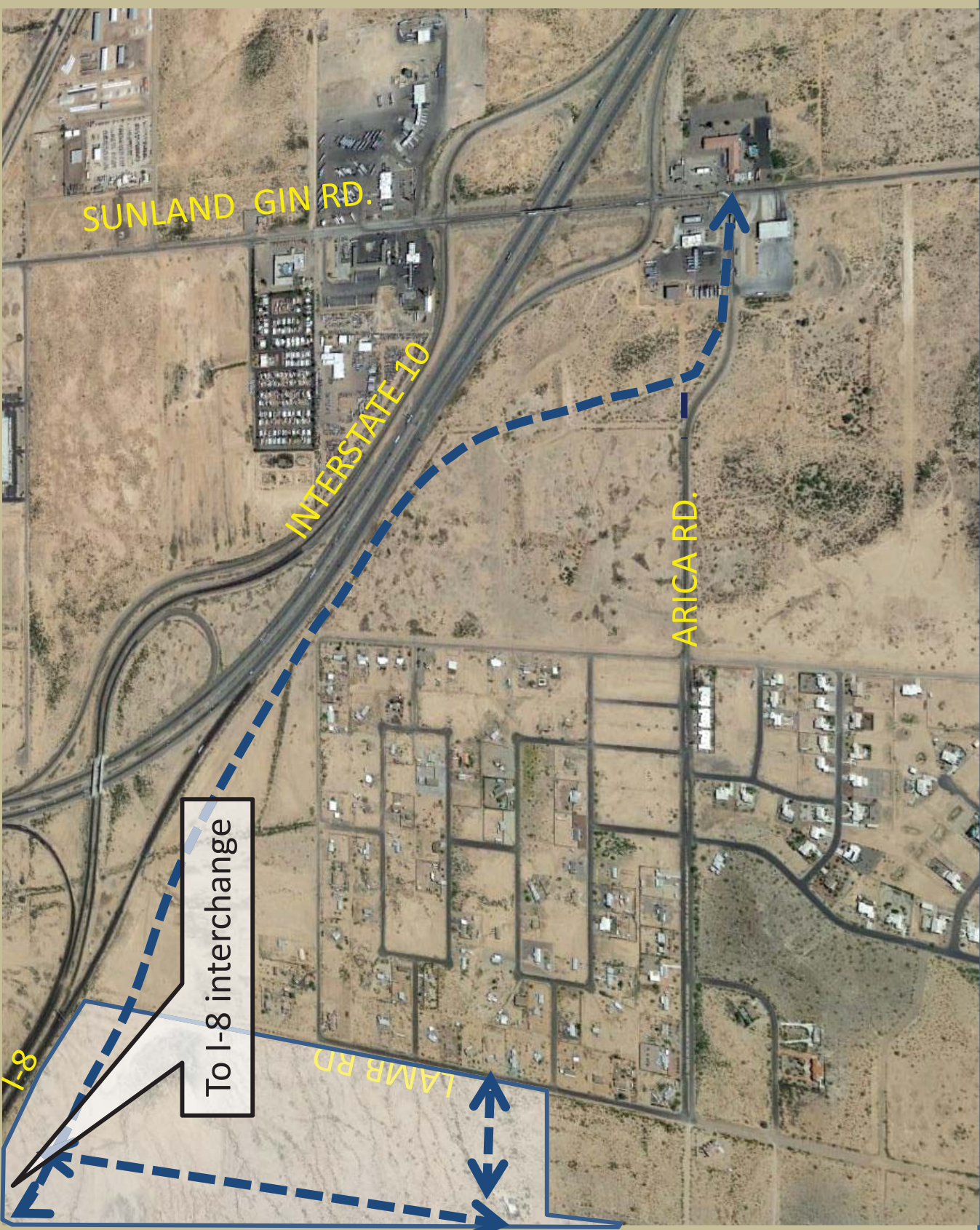
ARICA RD.

LAMB RD.





TRANSPORTATION SOUTH OF I-8



SUNLAND GIN RD.

INTERSTATE 10

ARICA RD.

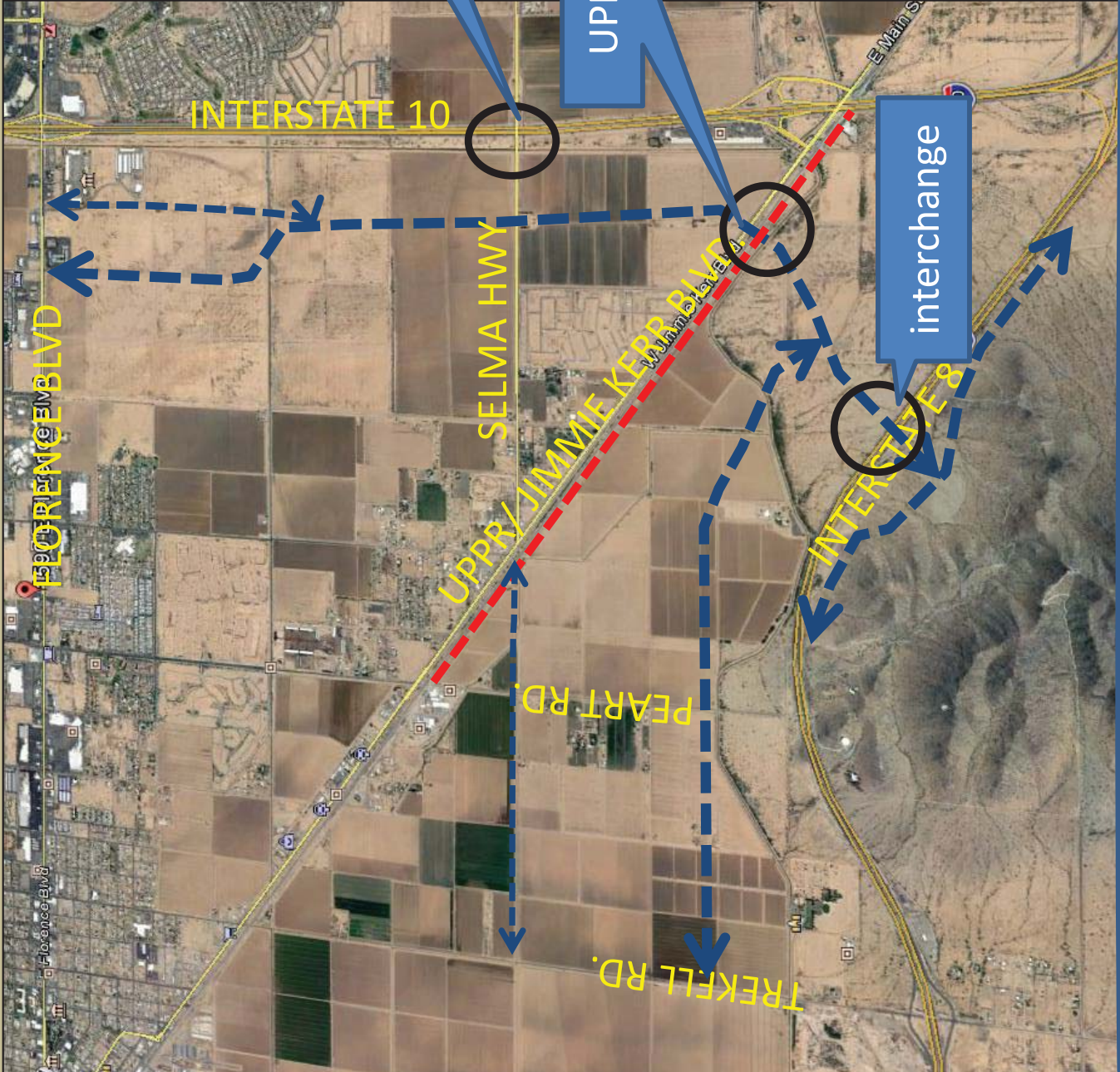
LAMB RD.

8-1

To I-8 interchange



TRANSPORTATION NORTH OF I-8



interchange

UPRR overpass

interchange



HISTORY OVERVIEW

HENNESSY RD.

131' 0" POWER
POLE
EAST SIDE
300' 0" 100' 0" 100' 0" 100' 0"

HENNESSY ROAD

CORNMAN ROAD

SANCHEZ
PROPERTY
NIC N.I.C.

FUTURE
HENNESSY ROAD
INTERCHANGE

CONCEPTUAL LOOP ROAD ALIGNMENT.
FINAL LAYOUT TO BE APPROVED WITH
SITE DEVELOPMENT/SUBDIVISION PLAT.
PROPERTY OWNER HAS TENTATIVELY
AGREED TO ALIGNMENT

CASA GRANDE
MOUNTAIN RANCH

FUTURE
ADDT ROW

INTERSTATE 8.

INTERSTATE 10

Garden Office: 34.7
acres

Open Space: 8.9
acres

Light Industrial: 25
acres

Business Park: 44.2
acres

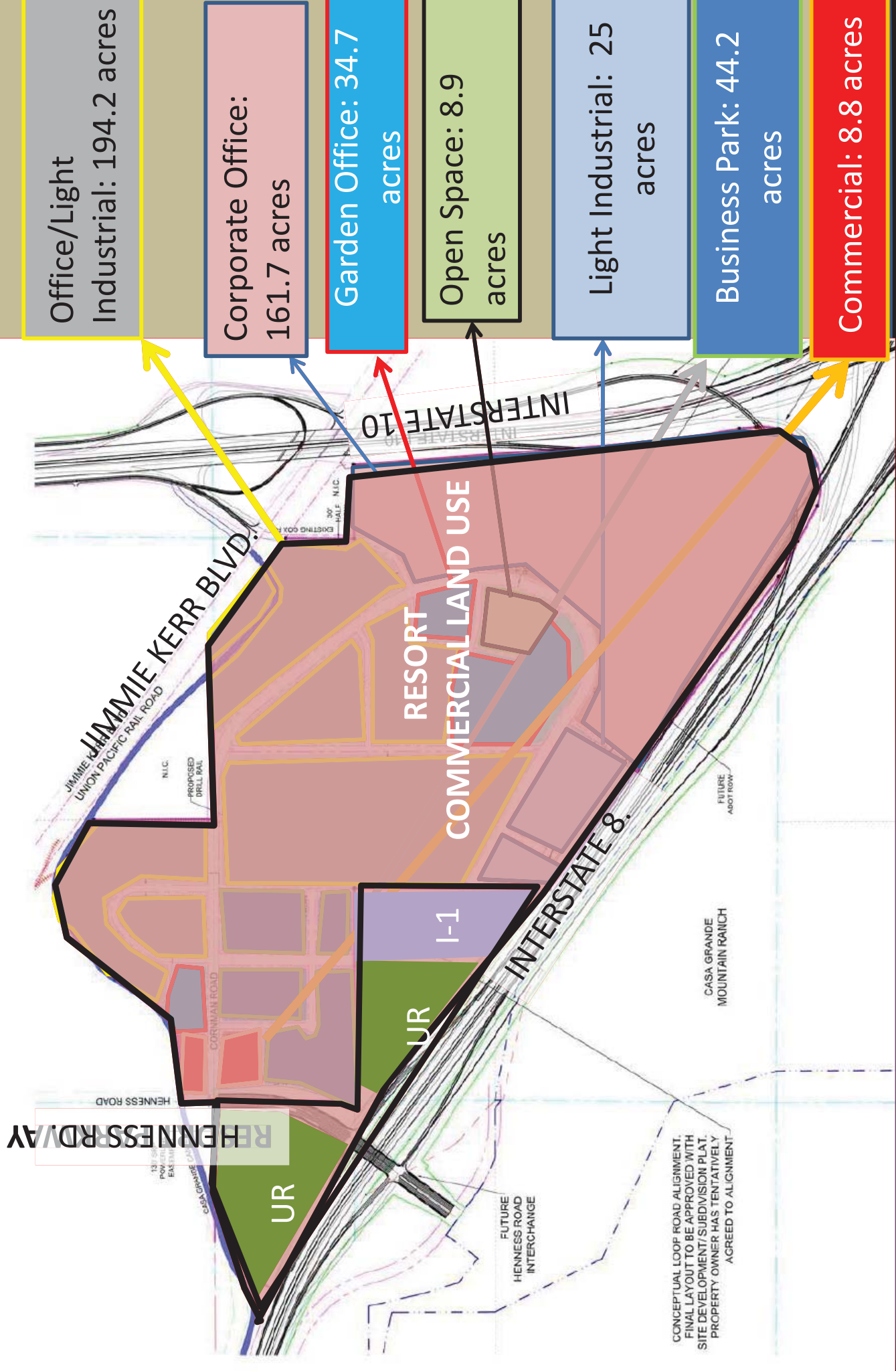
Commercial: 8.8 acres

Corporate Office:
161.7 acres

Office/Light
Industrial: 194.2 acres



EXISTING NORTH PAD



Office/Light Industrial: 194.2 acres

Corporate Office: 161.7 acres

Garden Office: 34.7 acres

Open Space: 8.9 acres

Light Industrial: 25 acres

Business Park: 44.2 acres

Commercial: 8.8 acres

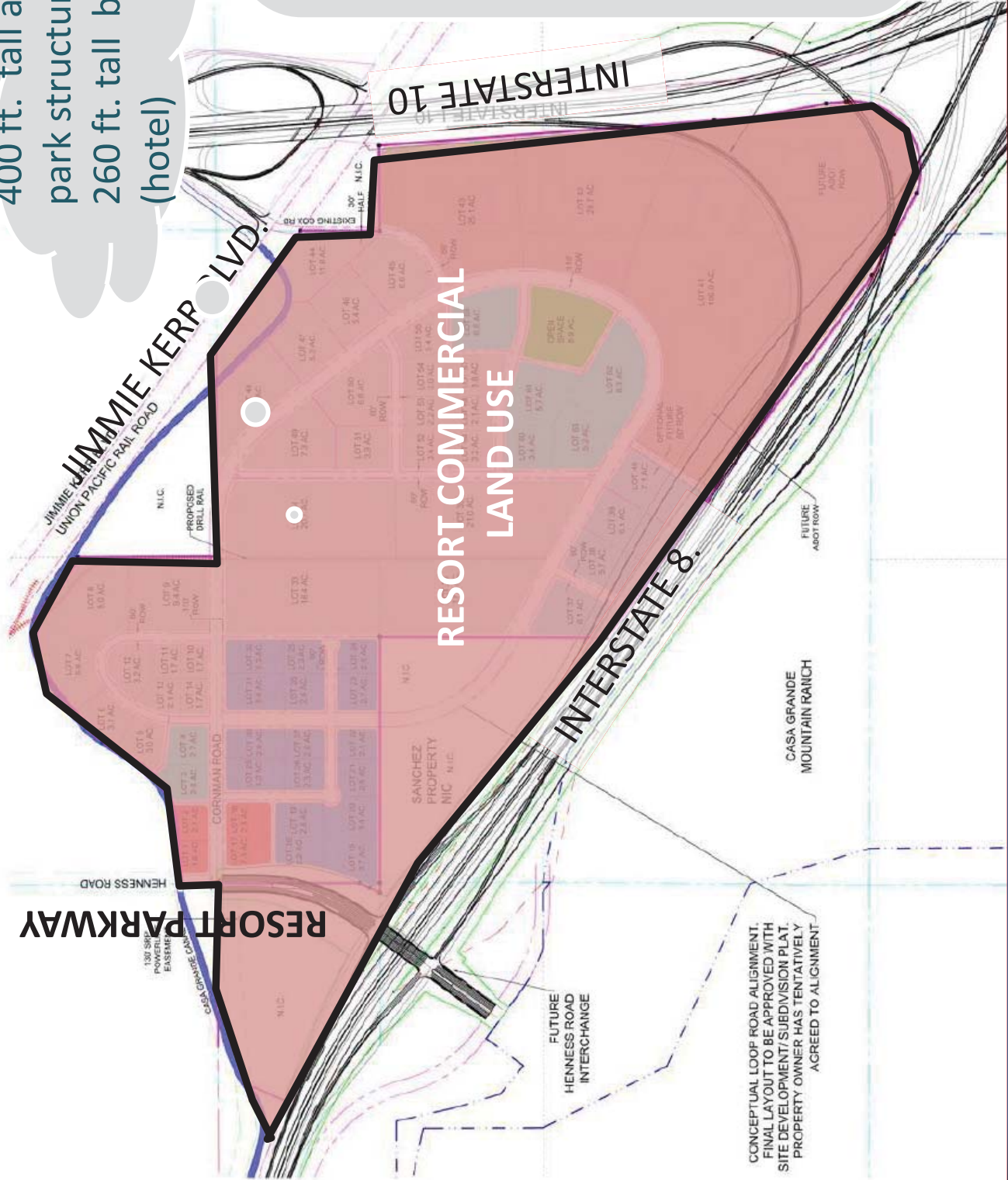


EXISTING NORTH PAD

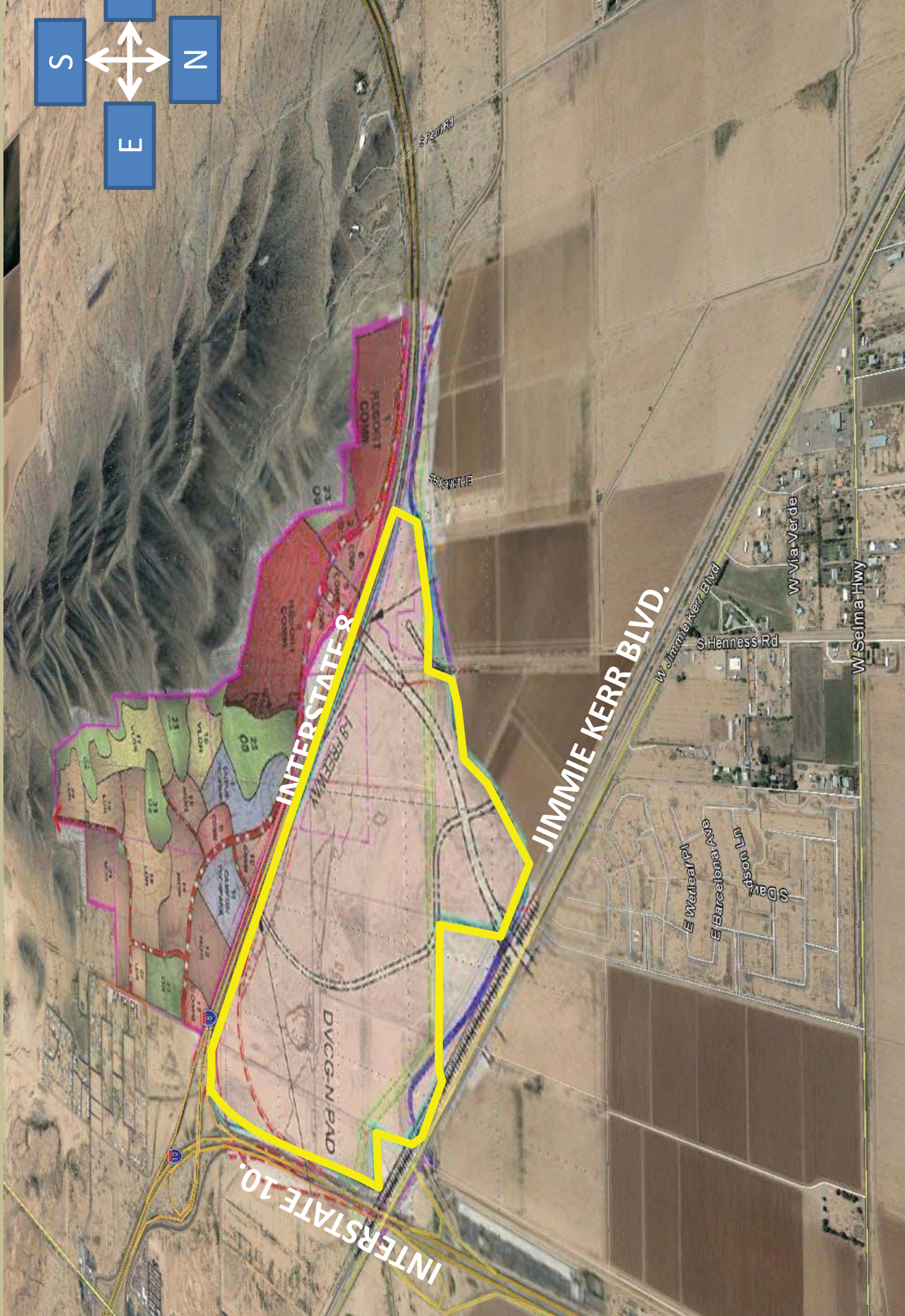
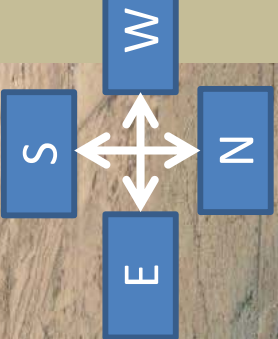
CONCEPTUAL LOOP ROAD ALIGNMENT. FINAL LAYOUT TO BE APPROVED WITH SITE DEVELOPMENT/SUBDIVISION PLAT. PROPERTY OWNER HAS TENTATIVELY AGREED TO ALIGNMENT.

400 ft. tall amusement
park structures
260 ft. tall buildings
(hotel)

- RV park
- Outdoor/indoor entertainment
- Boat rides
- Retail
- Train station
- Movie studio
- Warehousing



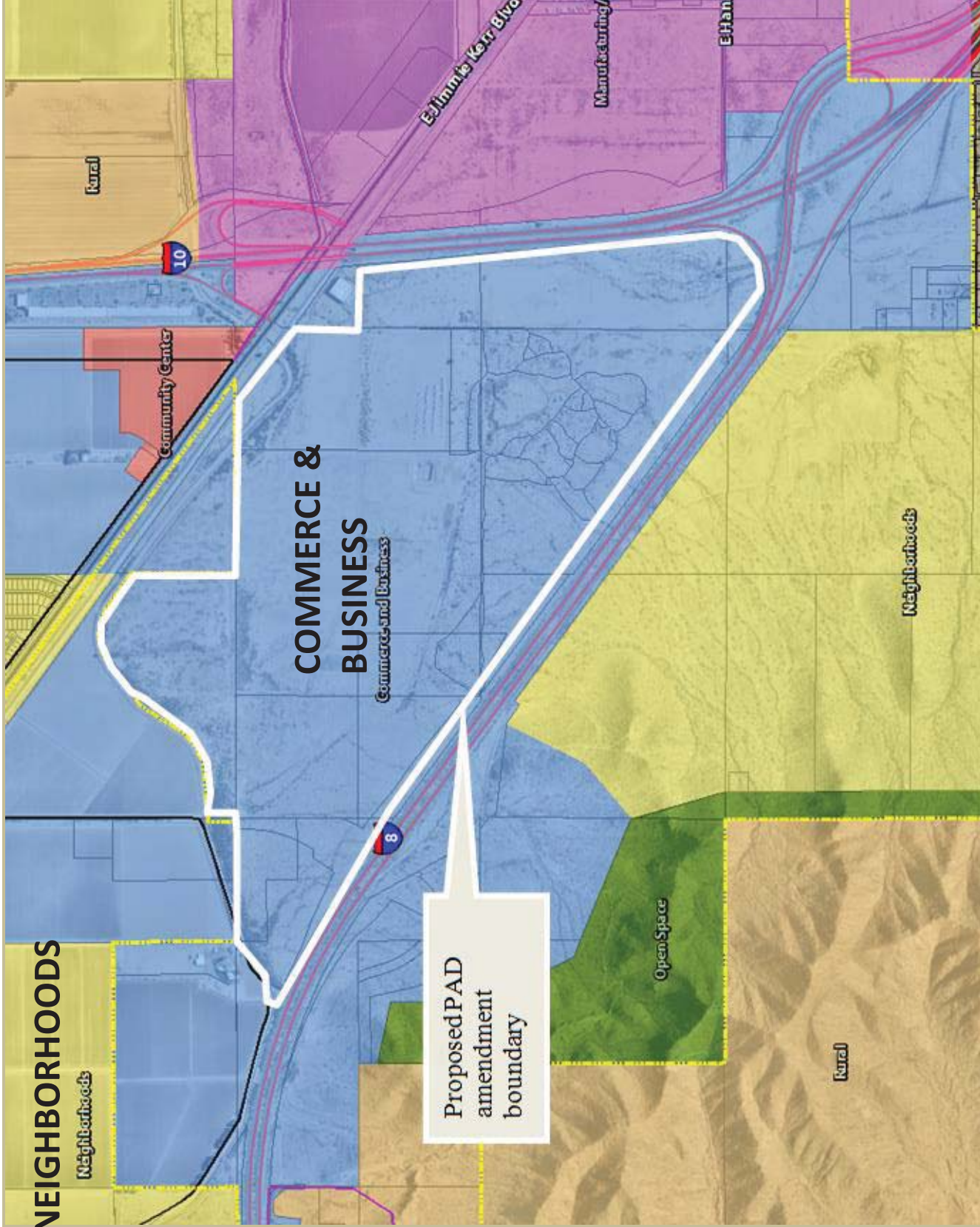
PROPOSED NORTH PAD



PROPOSED NORTH PAD

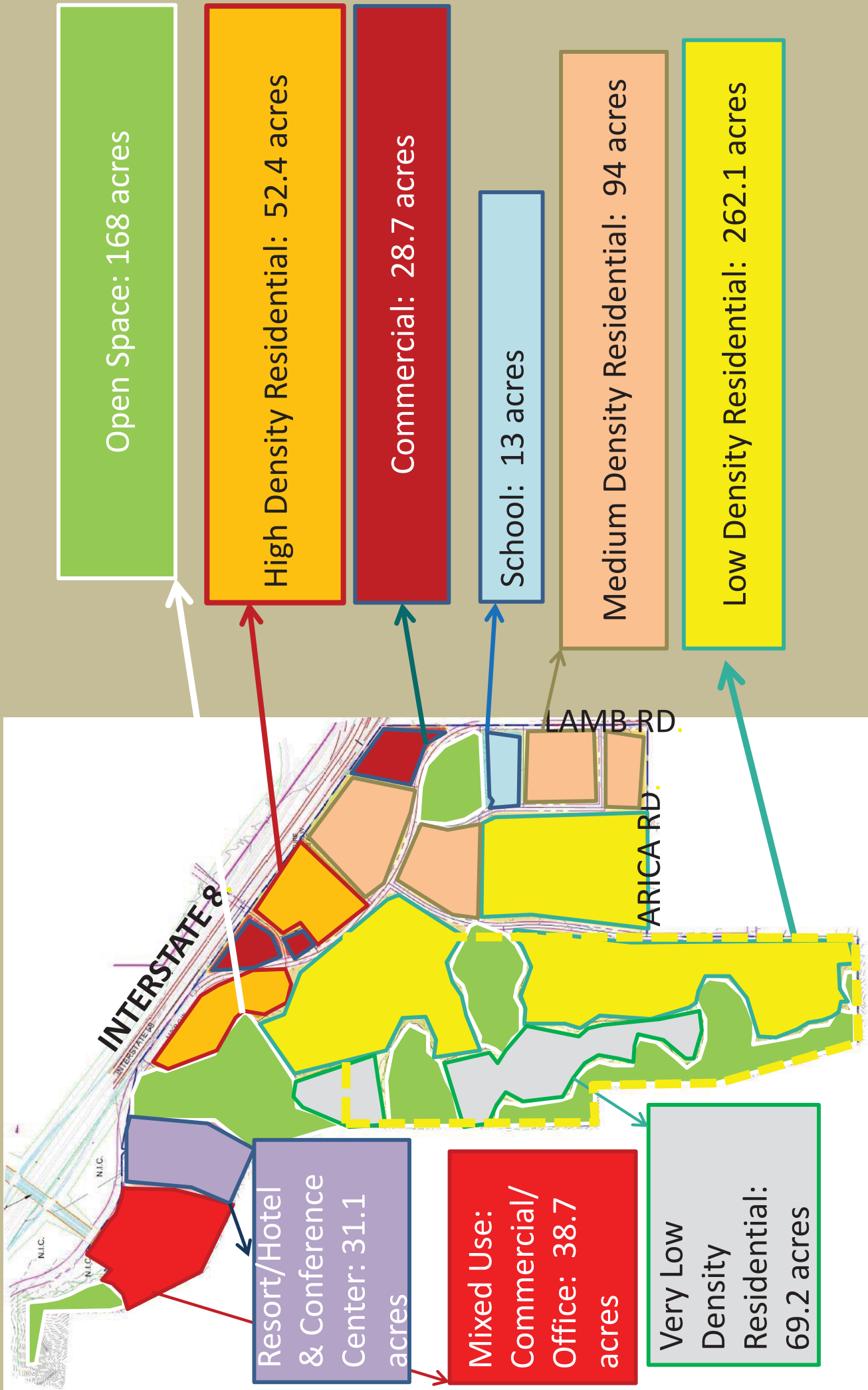
NEIGHBORHOODS

Neighborhoods

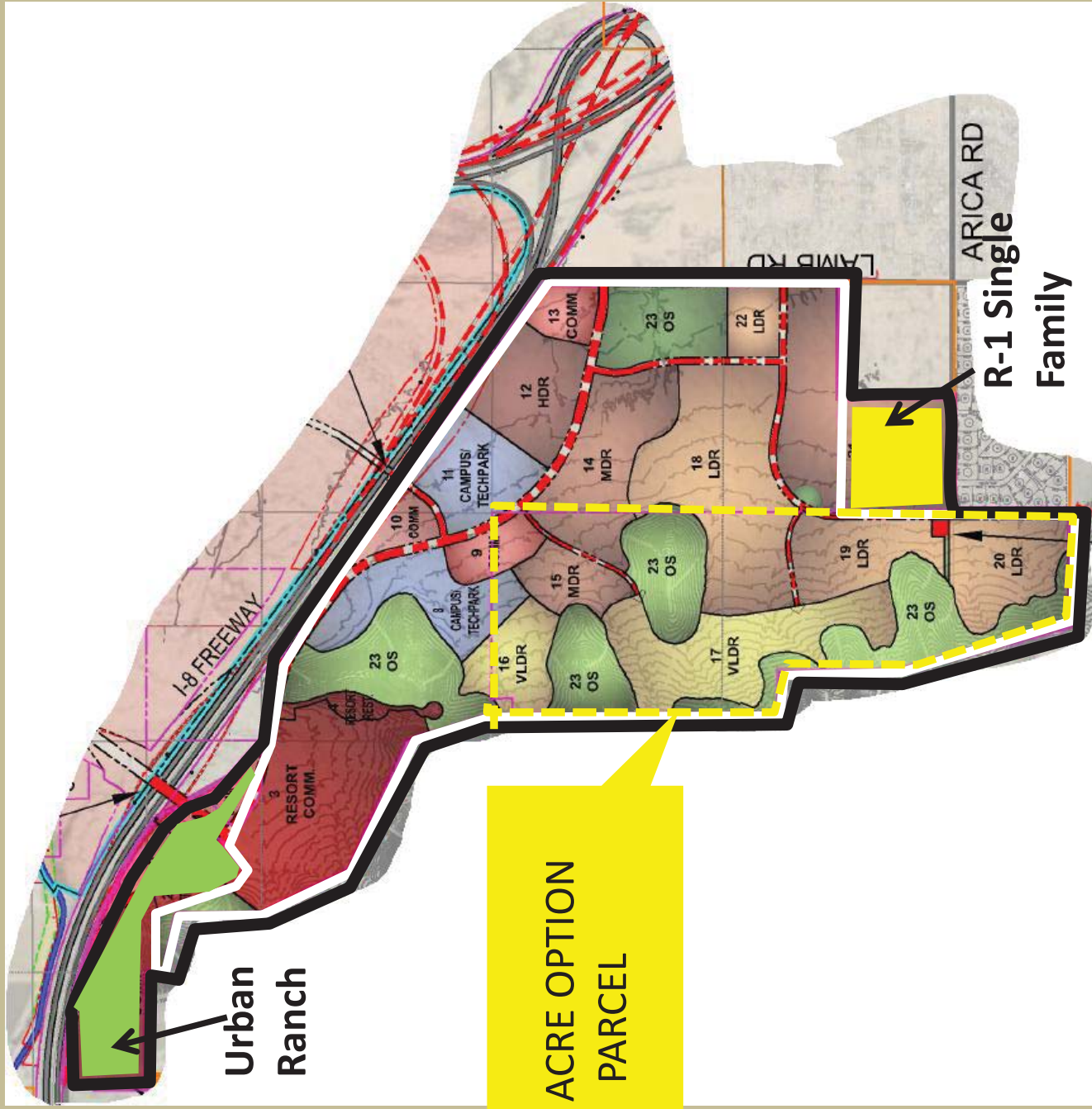


GENERAL PLAN COMPLIANCE NORTH PAD





EXISTING SOUTH PAD OVERVIEW



PROPOSED SOUTH PAD

COMMERCIAL

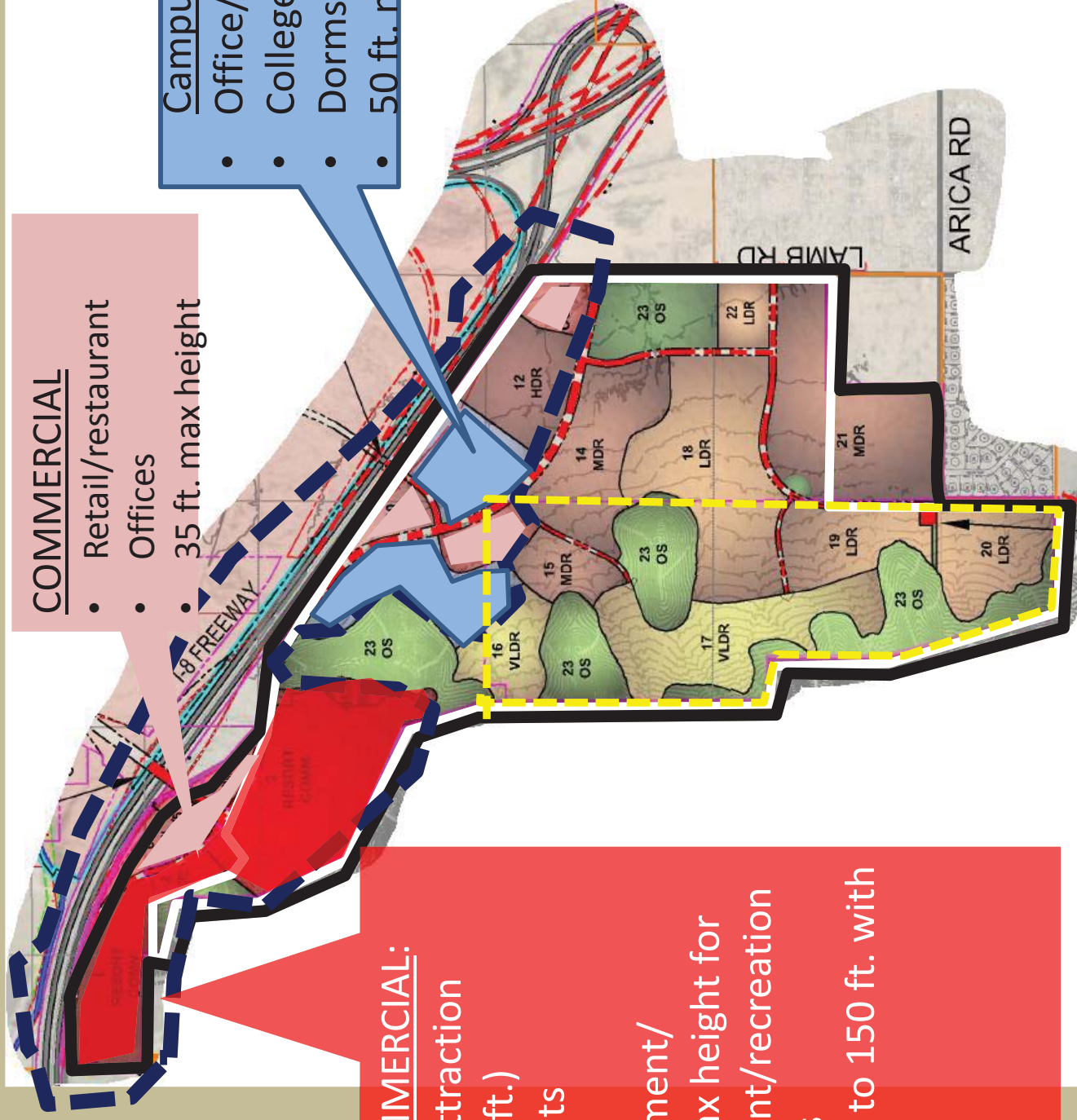
- Retail/restaurant
- Offices
- 35 ft. max height

Campus/Tech Park

- Office/Restaurant
- College
- Dorms
- 50 ft. max height

RESORT COMMERCIAL:

- Wildlife attraction
- Hotel (80 ft.)
- Restaurants
- Outdoor entertainment/
- 100 ft. max height for amusement/recreation structures
- Can go up to 150 ft. with C.U.P.



PROPOSED SOUTH PAD



Modified Setbacks and Lots

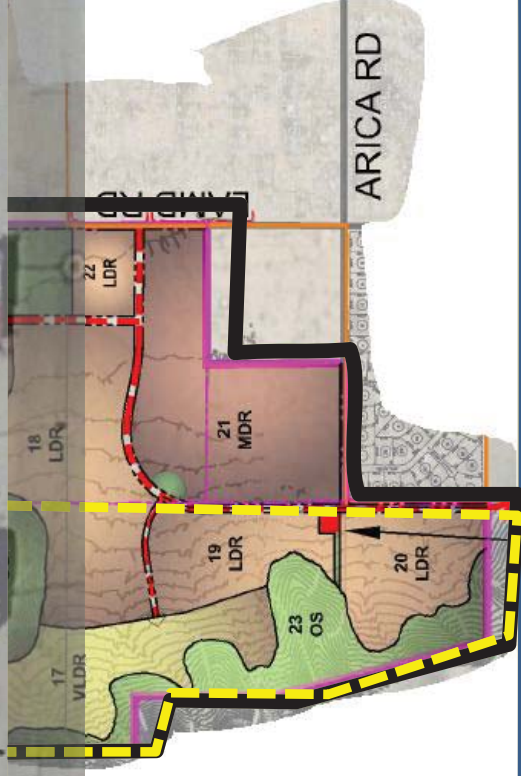
Widths:

Required

- Minimum side yards: 10 ft. and 10 ft.
- Minimum lot widths: 55 ft.

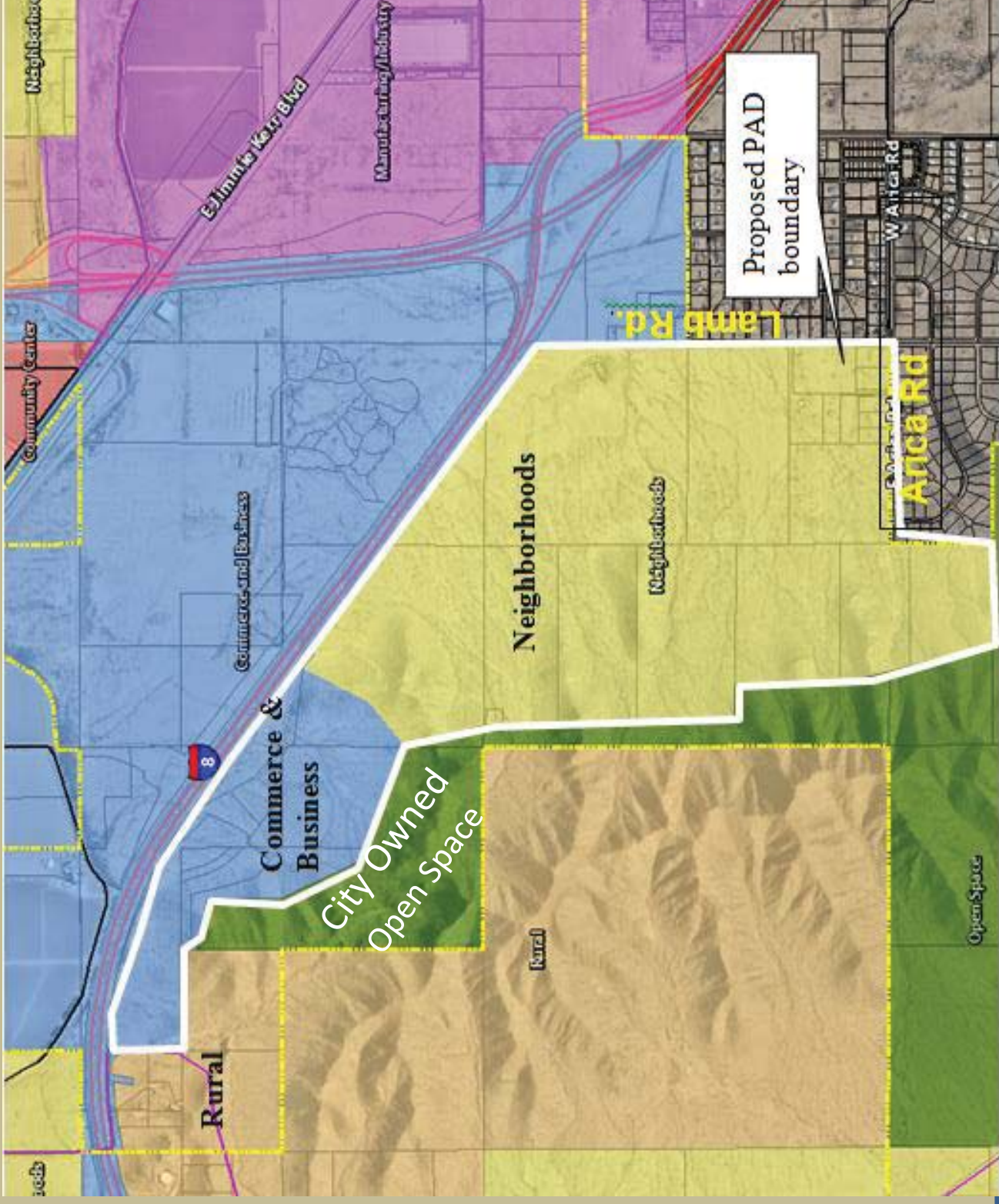
Proposed for LDR/MDR

- Side yards of 5 ft. & 10ft./ 0 ft. & 10 ft.
- 50 ft. lot widths.



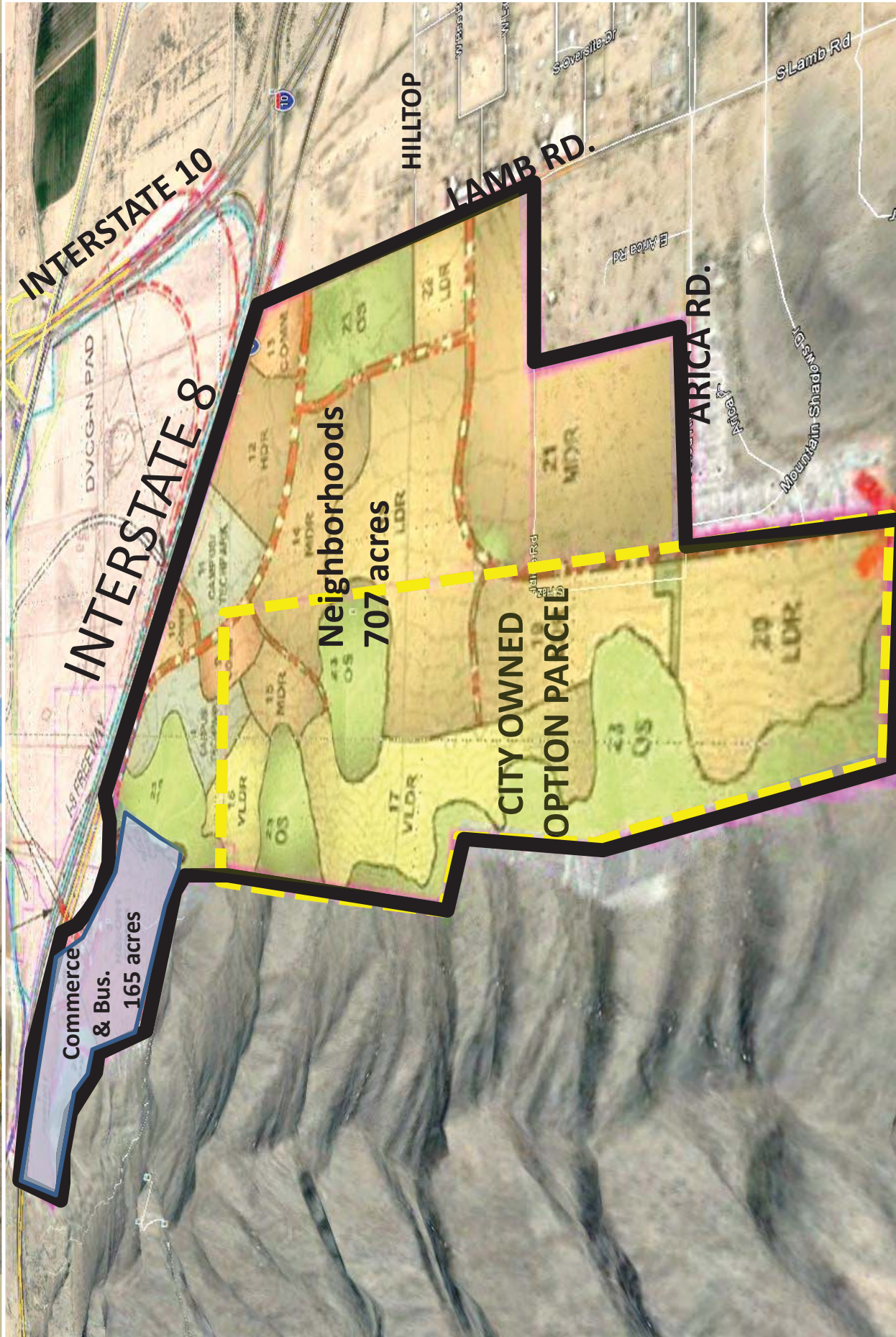
PAD DESIGN STANDARDS FOR RESIDENTIAL





GENERAL PLAN COMPLIANCE SOUTH PAD





GENERAL PLAN COMPLIANCE SOUTH PAD



**COMPATIBILITY MEASURES WITHIN SOUTH
PAD**



Preservation of Trails/Trailheads



**COMPATIBILITY MEASURES WITHIN SOUTH
PAD**



TRAILHEADS

Planned Casa Grande Mountain Community Trail

Existing Peart Rd. Trailhead-to be removed

Tang Parcel

Land for new Trailhead/ Parking (City of CG)

PAD

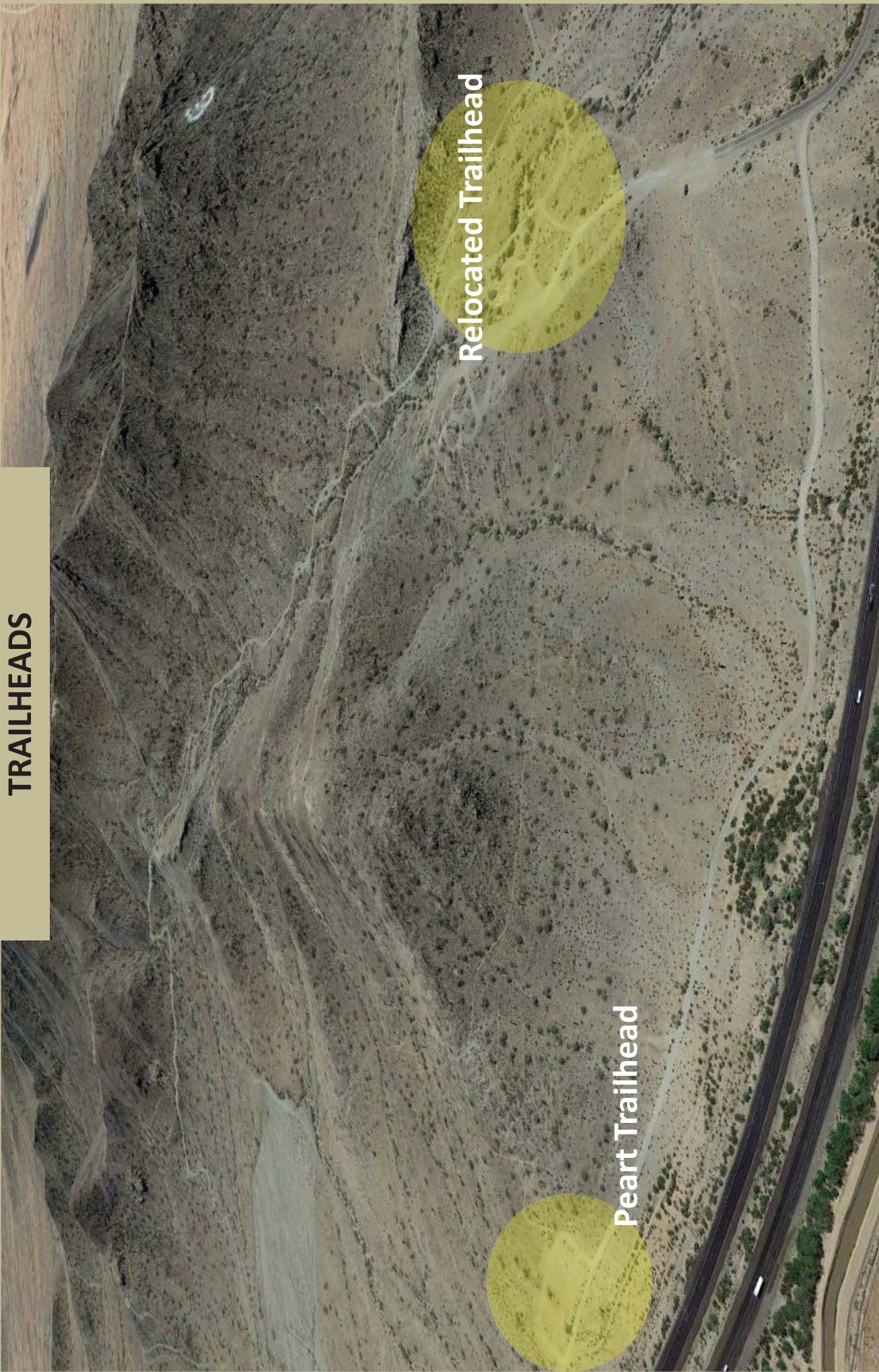
City of CG

Federal land

COMPATIBILITY MEASURES WITHIN SOUTH PAD



TRAILHEADS



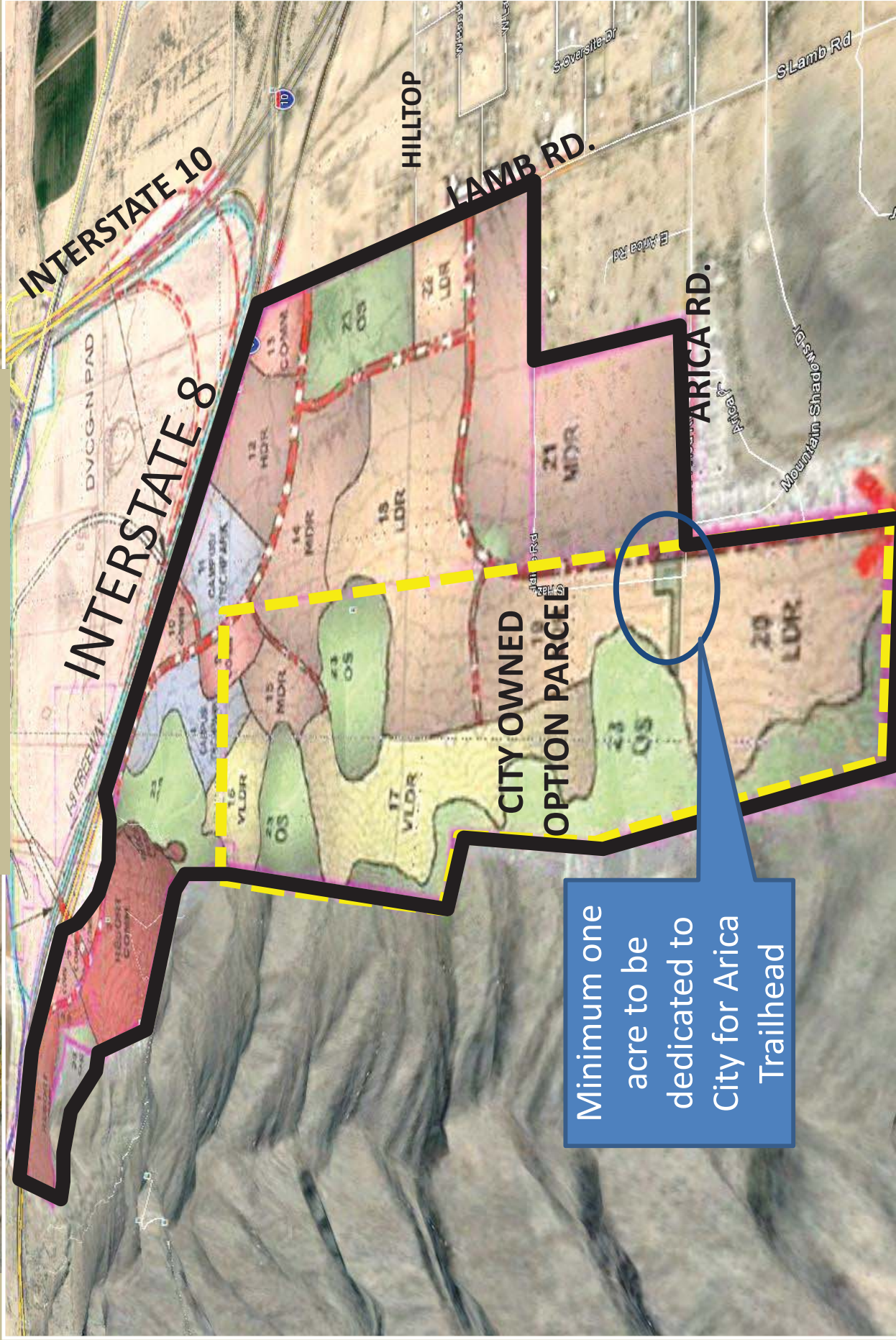
Relocated Trailhead

Peart Trailhead



TRAILHEADS

TRAILHEADS



COMPATIBILITY MEASURES WITHIN SOUTH PAD



Minimum one acre to be dedicated to City for Arica Trailhead

Preservation of Trails

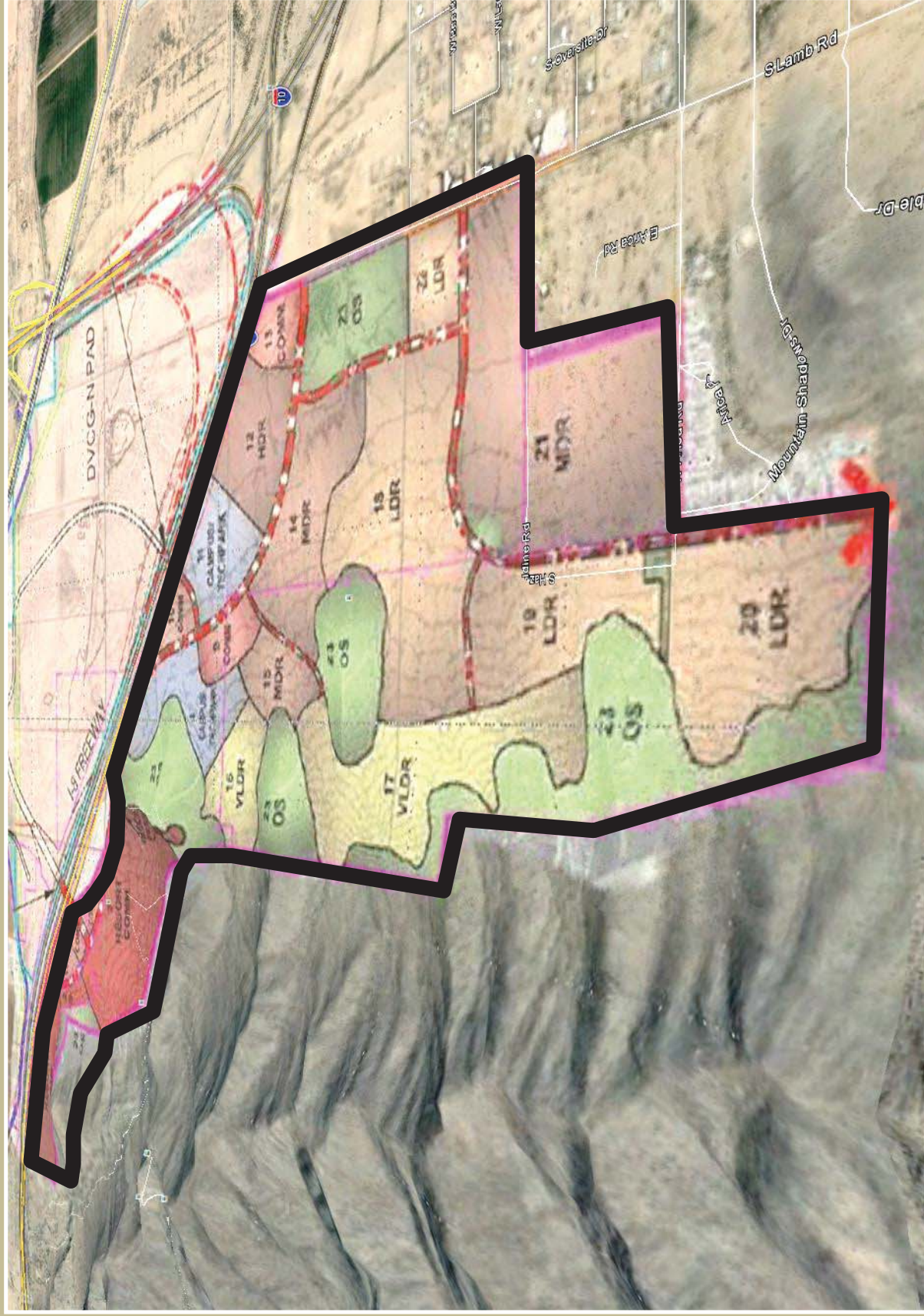


DREAMPORT VILLAGES
CASA GRANDE - SOUTH

COMPATIBILITY MEASURES WITHIN SOUTH PAD



Perimeter Setbacks



COMPATIBILITY MEASURES WITHIN SOUTH PAD



Saguaros



**COMPATIBILITY MEASURES WITHIN SOUTH
PAD**



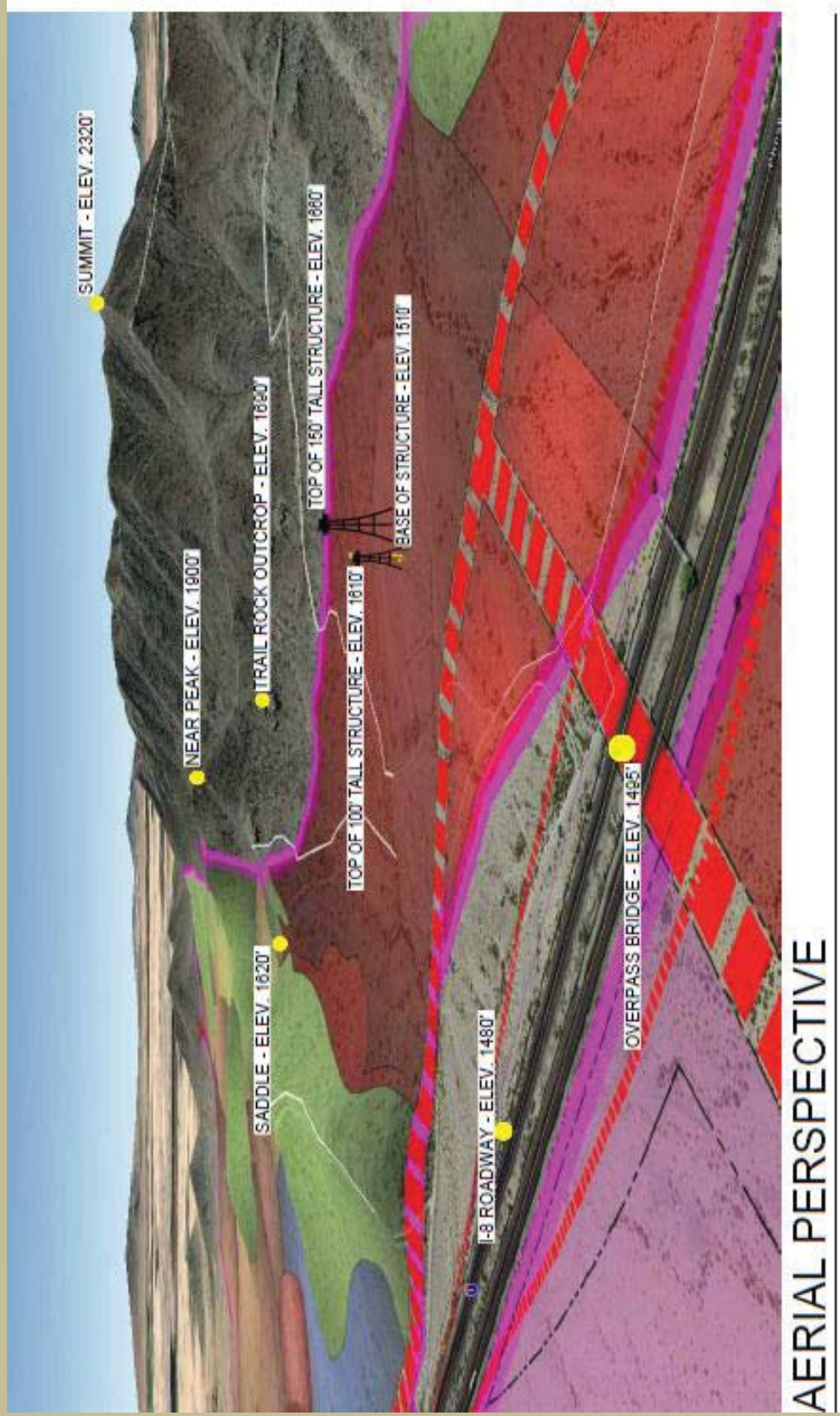
Hillside Protection/VIEWS

Prior to platting, grading, or development of any residential and non-residential parcels with slopes in excess of 8%, design guidelines shall be created and approved by the Planning Commission that establishes the following design principles:

- 1. Maximum cut and fill allowed.*
- 2. Maximum driveway grade, width, and length.*
- 3. Appropriate street width, length, and slope standards.*
- 4. Maximum retaining wall heights.*
- 5. Amount of natural vegetation removal allowed.*
- 6. Alternative landscaping solution that results in planting that is low water demand and highly-compatible with the surrounding vegetation.*
- 7. Standard that establishes which areas of lots to be potentially placed within preservation easements.*
- 8. Structural designs that take up slope to minimize grading.*
- 9. Method for design and placement of structures to ensure their blending in with the natural environment.*



Hillside Protection/VIEWS



COMPATIBILITY MEASURES WITHIN SOUTH PAD





SADDLE LOOKING NORTH PERSPECTIVE

COMPATIBILITY MEASURES WITHIN SOUTH PAD



Hillside Protection/VIEWS



DREAMPORT VILLAGES CASA GRANDE

CASA GRANDE, AZ

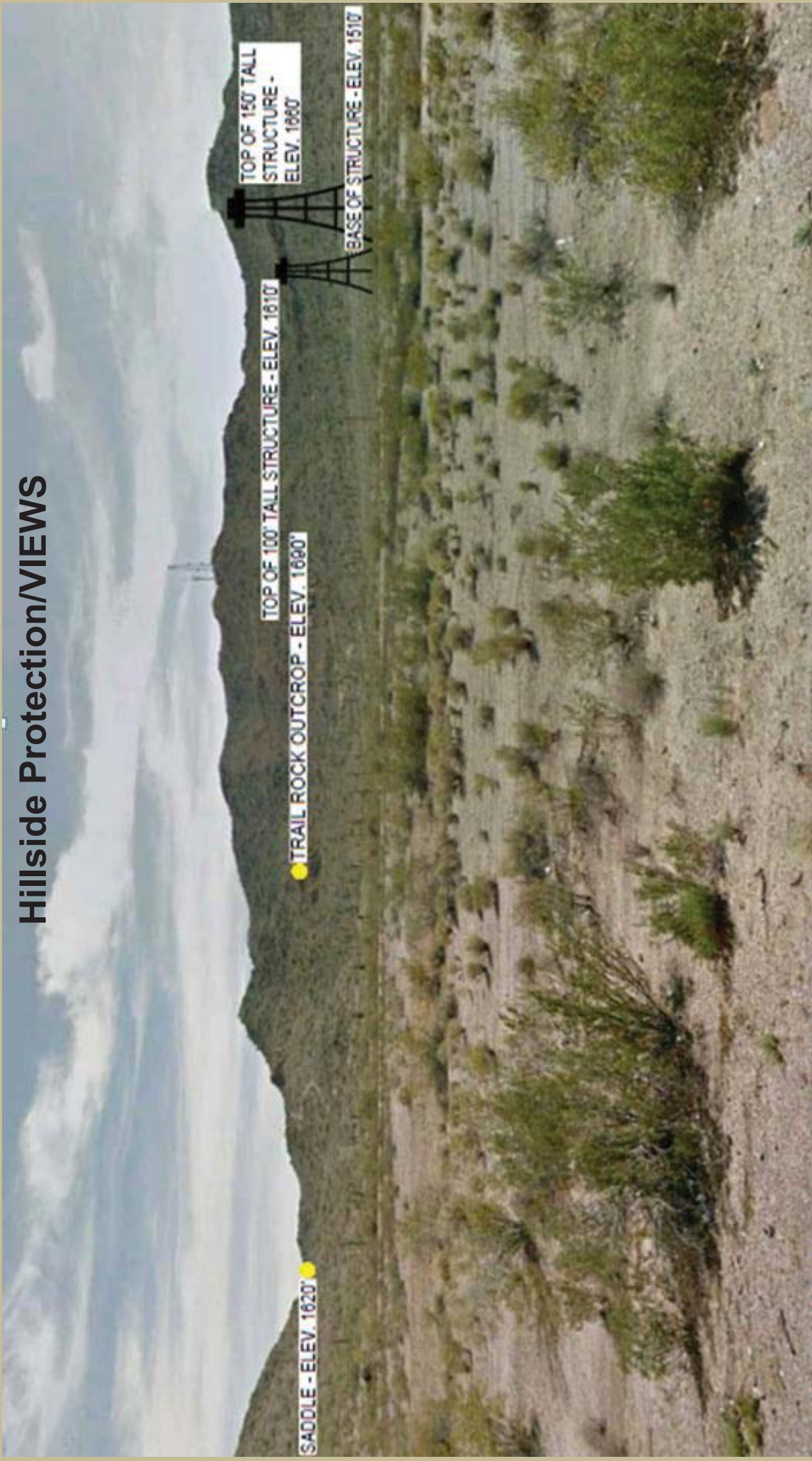
PERSPECTIVE VIEW

SCALE: NTS



COMPATIBILITY MEASURES WITHIN SOUTH PAD

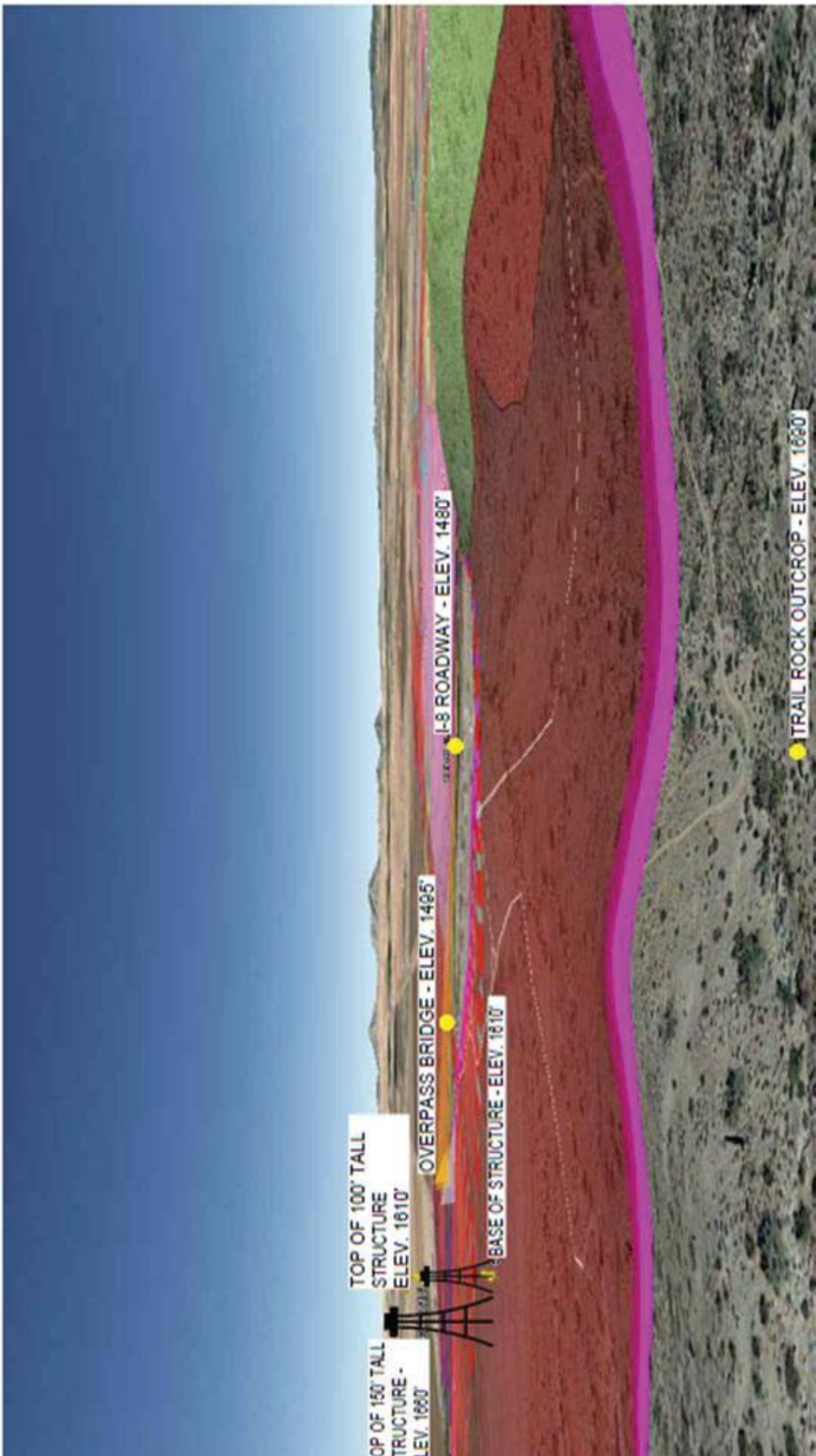
Hillside Protection/VIEWS



-8 LOOKING SOUTHWEST PERSPECTIVE



Hillside Protection/VIEWS

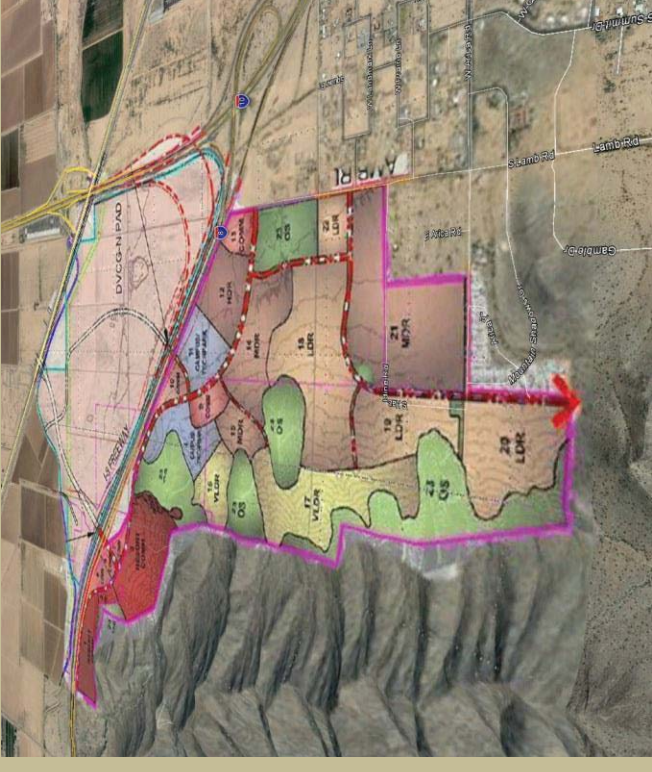


ROCK OUTCROP LOOKING NORTH PERSPECTIVE

COMPATIBILITY MEASURES WITHIN SOUTH PAD



- Relationship of the plan elements to conditions both on and off the property;
- Conformance to the City's General Plan;
- Conformance to the City's Zoning Ordinance;
- The impact of the plan on the existing and anticipated traffic and parking conditions;
- The adequacy of the plan with respect to land use; Pedestrian and vehicular ingress and egress;
- Building location, height & building elevations; setbacks
- Landscaping; Open Space
- Lighting;
- Provision for utilities;
- Unloading areas / Screening



CRITERIA FOR APPROVING PADS & AMENDMENTS

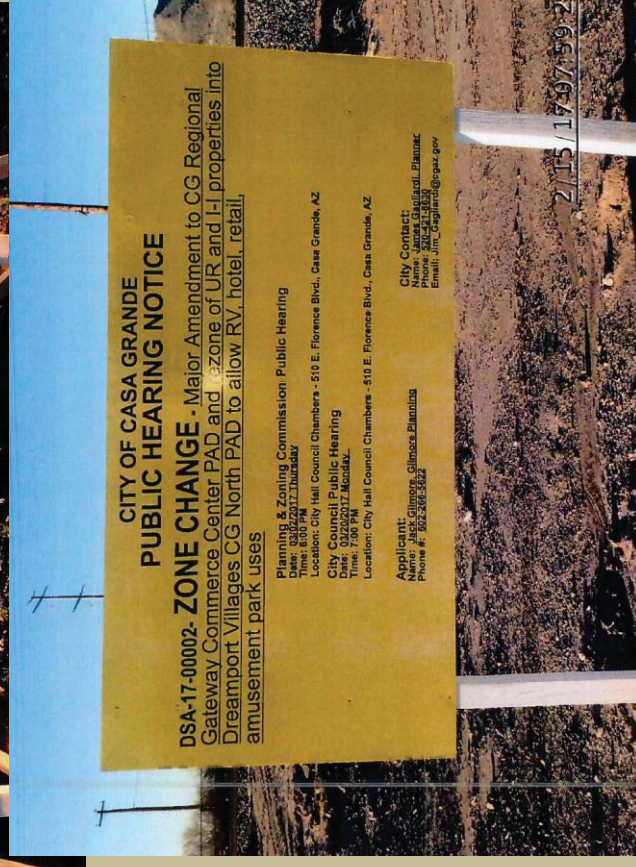
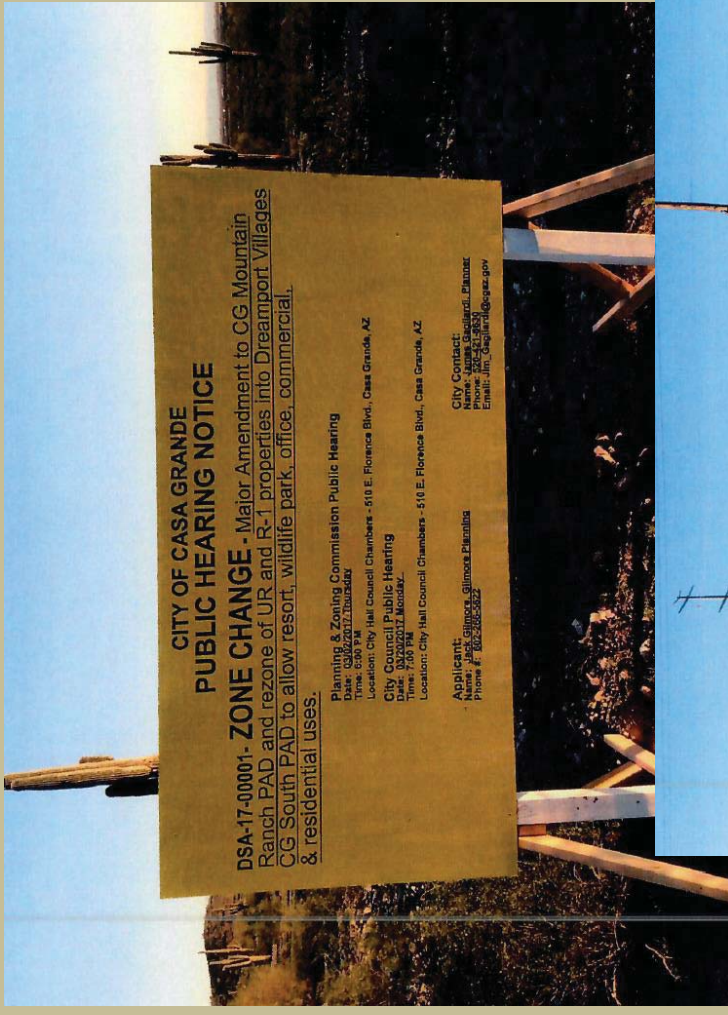


FOR PLANNING COMMISSION:

- Mailing to owners of property
 - Publication in CG Dispatch
 - Public Signage
- Comments received.

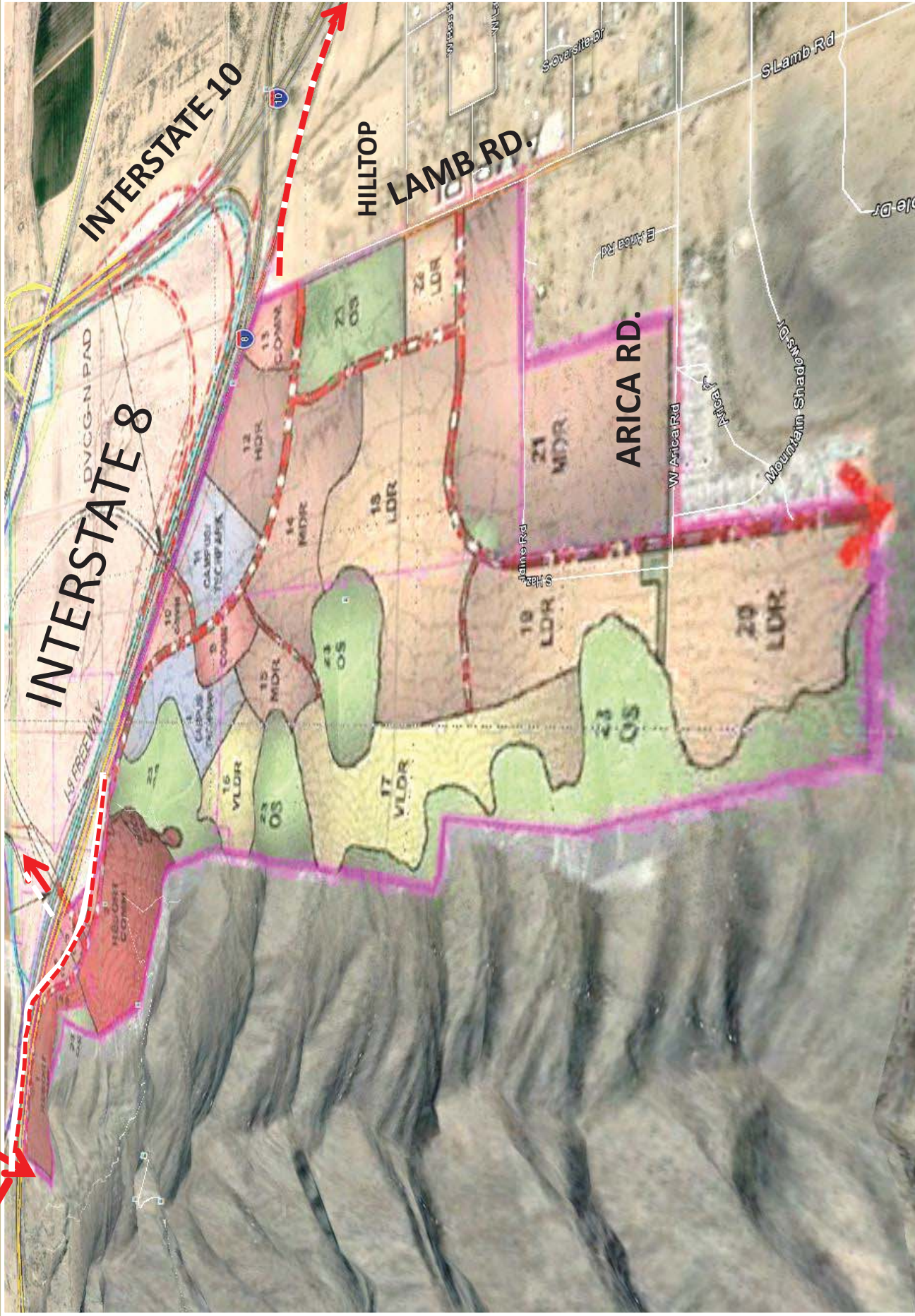
FOR CITY COUNCIL:

- Mailing to owners of property
- Publication in CG Dispatch
- Public Signage



Public Notice





Staff & PZ RECOMMENDATION SOUTH



Staff Recommends that Planning & Zoning Commission forward a recommendation to City Council to **APPROVE DSA-17-00001 (South)** subject to the following technical modifications and conditions:

TECHNICAL MODIFICATIONS:

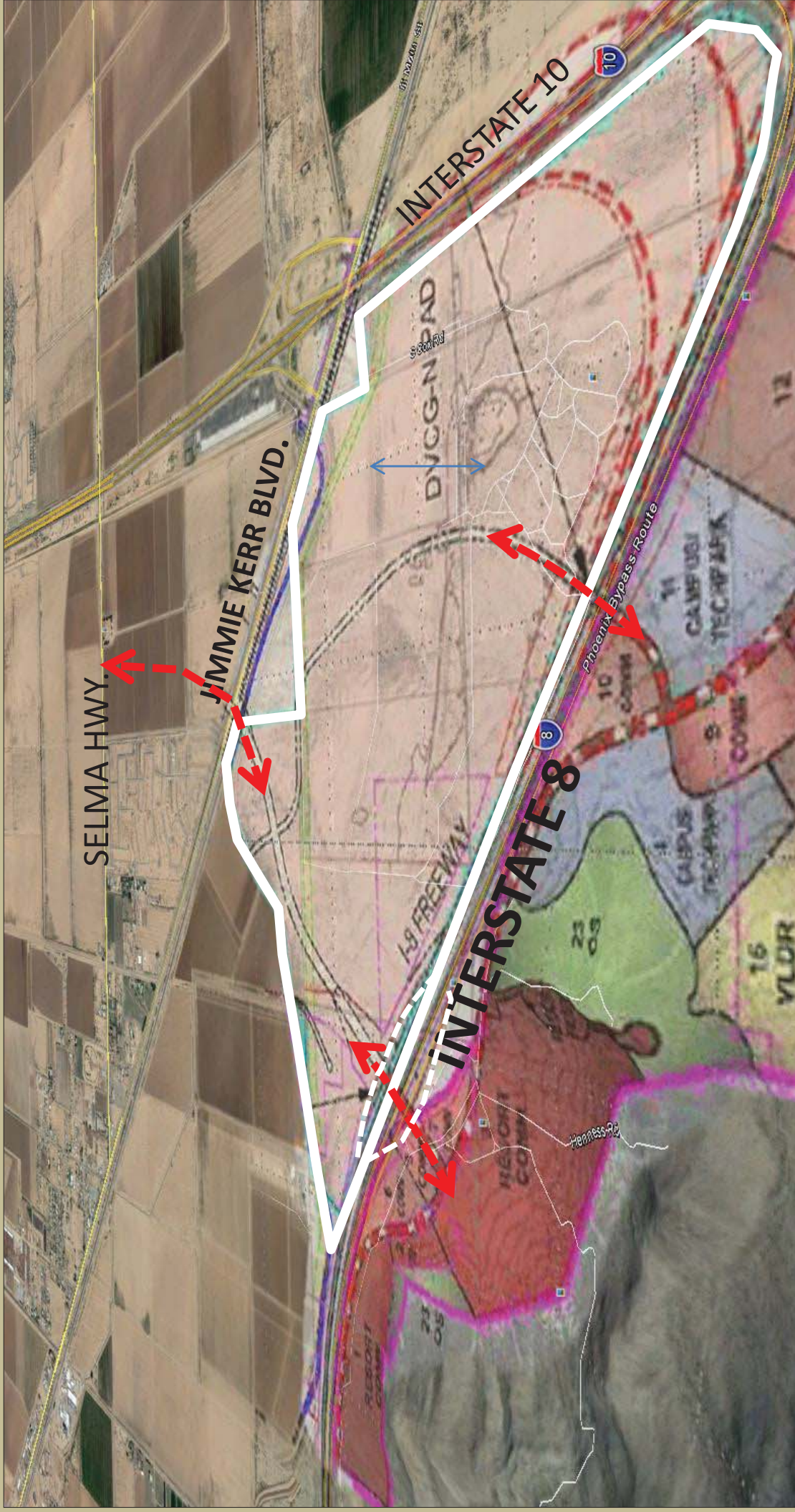
1. Provide a cross section for Exhibit 8B within the PAD guide that shows a full street right of way with a modified T-28 Casa Grande Mountain Trail detail located within it where it would border the western boundary of the PAD
2. Remove the proposed method of a **Public Buildings/Facilities** and **Public Recreation Structures / Amusement Park** structures to the PAD. Additionally, remove the proposed modified review time frame for Major Site Plans
3. Include “public buildings/facilities” as conditionally-permitted uses in all residential and residential categories.
4. Stipulate that the permitted height of Commercial Outdoor Recreation Structures / Amusement Park structures is approvable up to 100 ft. unless by the issuance of a Conditional Use Permit up to a maximum of 150 ft.
5. Include a requirement within PAD that any saguaros over four feet in height located outside of open space areas that are to be removed, are to be relocated within the north or south Dreamport PAD to create a native landscaping theme.

Staff & PZ RECOMMENDATION
Dreamport Villages Casa Grande South



CONDITIONS OF APPROVAL for DSA-17-00001:

1. Land must be dedicated to the City at the west boundary of the PAD for a roadway and trail access prior to the abandonment of the existing Peart trailhead.
2. A minimum of one acre of land must be dedicated to the City for the existing Arica Road trailhead and parking area prior to the approval of any Major Site Plans or Preliminary Plat within the PAD.
3. At the time of Major Site Plan or Preliminary Plat approval, applicant is to identify location of all saguaros over four feet in height that are located within areas that are to be disturbed. Prior to the approval of any grading permit these identified saguaros will need to have been relocated within the north or south PADs
4. A Master Water Report that details the water demands, sources and facilities needed to serve the PAD shall be submitted and approved by Arizona Water Company and the City prior to approval of any Major Site Plan within the Dreamport North or South PAD.
5. A Master Wastewater Report that details the wastewater demands and treatment facility shall be submitted and approved prior to approval of any Major Site Plan within the Dreamport North or South PAD
6. A Master Drainage Report shall be submitted and approved prior to approval of any Major Site Plans within the PAD. Said report to provide details regarding:
 - The source and amount of off-site flows that are impacting the site and how said flows will be transmitted through the site.
 - How development will occur within the Special Flood Hazard Area A in compliance with the City's special flood hazard area regulations.
 - The amount of additional stormwater that will be created with the development of the site and how said stormwater will be managed and retained.
7. Provide a contour map with contour intervals no greater than two feet for the entire PAD and for property within one hundred feet of the boundary (17.06.260.D.1)



Staff & PZ Recommendation NORTH

Staff Recommends that Planning & Zoning Commission forward a recommendation to City Council to APPROVE DSA-17-00002 (North) subject to the following technical modifications and conditions:

TECHNICAL MODIFICATIONS:

1. Remove language from pages 8 and 16 of the PAD regarding modification of the standard PAD amendment and Major Site Plan approval process.
2. Reduce the warehousing/distributing/retail/RV Park uses to be limited to 10% of the gross land areas of the PAD, respectively.
3. Provide a definition of "short term stays" within the "RV Park for overnight or short term stays" use description. "Short-term" cannot exceed a 30 day lease period.
4. Define, or otherwise eliminate/combine what Commercial Recreational Structures are. Specifically, an explanation is required as to how these differ from Amusement Park structures. If there is a clear distinction, stipulate the heights of Commercial Recreation Structures shall be subject to Planning Commission approval up to the maximum height at the time of Major Site Plan review.



Staff Recommends that Planning & Zoning Commission forward a recommendation to City Council to APPROVE DSA-17-00002 (North) subject to the following technical modifications and conditions:

TECHNICAL MODIFICATIONS Continued:

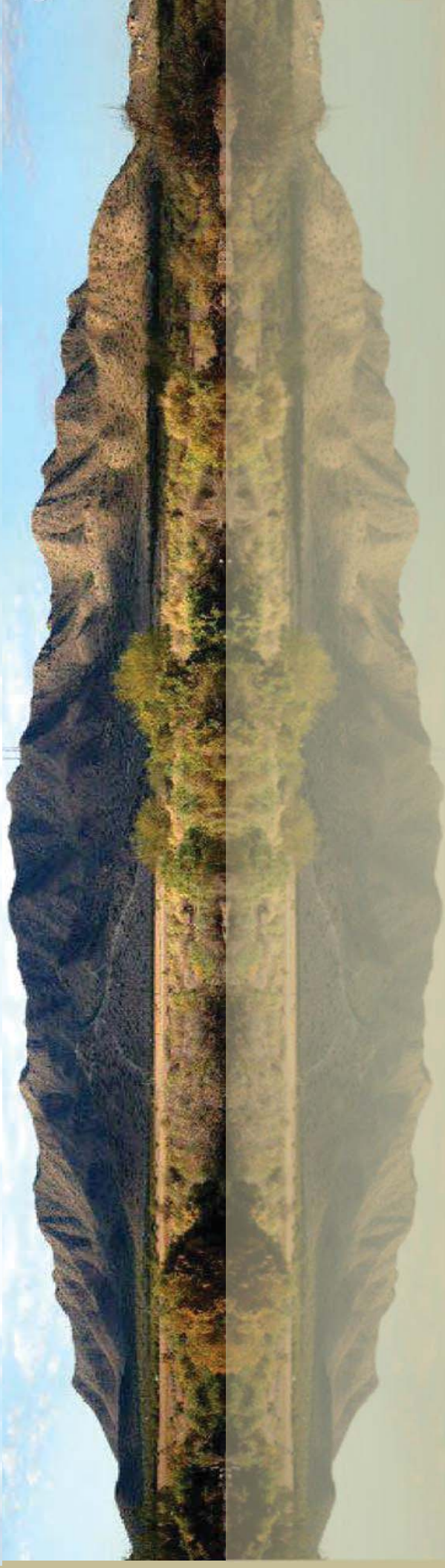
5. Provide a definition for "Commercial Resort". A clear description matching "Commercial Resort" needs to be provided within the PAD to understand what structures/buildings are to occur in the area.
6. Modify Section 4.3 D Site Design, Grading and Drainage to include a note that illustrates the area of the PAD that is located within Special Flood Hazard Area A as well as text that describes how this area will be developed in compliance with the City's Special Flood Hazard Area regulation. (17.40.030)
7. Provide a contour map with contour intervals no greater than two feet for the entire PAD and for property within one hundred feet of the boundary (17.68.280.D)
8. Applicant is to provide information clarifying how the full body -contact lawns will use water sources that comply with ADWR & ADEQ standards.
9. Provide information as to how the "Trading Post" property (APN:511-32-0050) is to be provided access through the Dreamport development with the closure of the Cox Road UPPR crossing and intersection with Jimmie Kerr.
10. State how the "Henness" property (APN: 511-21-0160) is to be provided access.

CONDITIONS OF APPROVAL FOR DSA-17-00002

1. A Master Water Report that details the water demands, sources and facilities needed to serve the PAD shall be submitted and approved by Arizona Water Company and the City prior to approval of any Major Site Plan within the Dreamport North or South PAD.
2. A Master Wastewater Report that details the wastewater demands and treatment facility shall be submitted and approved prior to approval of any Major Site Plan within the Dreamport North or South PAD
3. A Master Drainage Report shall be submitted and approved prior to approval of any Major Site Plans within the PAD. Said report to provide details regarding:
 - a. The source and amount of off-site flows that are impacting the site and how said flows will be transmitted through the site.
 - b. How development will occur within the Special Flood Hazard Area A in compliance with the City's special flood hazard area regulations.
 - c. The amount of additional stormwater that will be created with the development of the site and how said stormwater will be managed and retained.

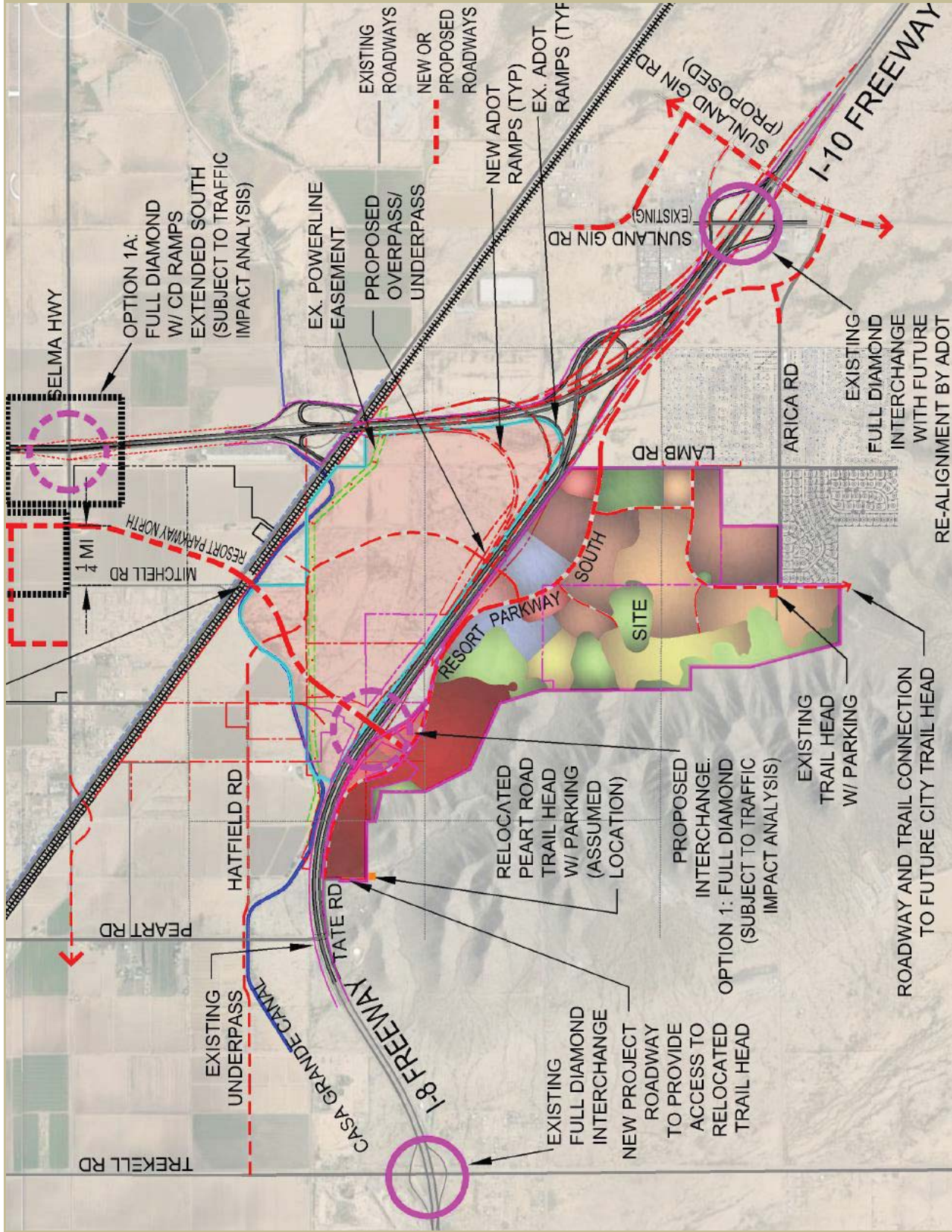
DREAMPORT VILLAGES

CASA GRANDIE



COUNCIL QUESTIONS



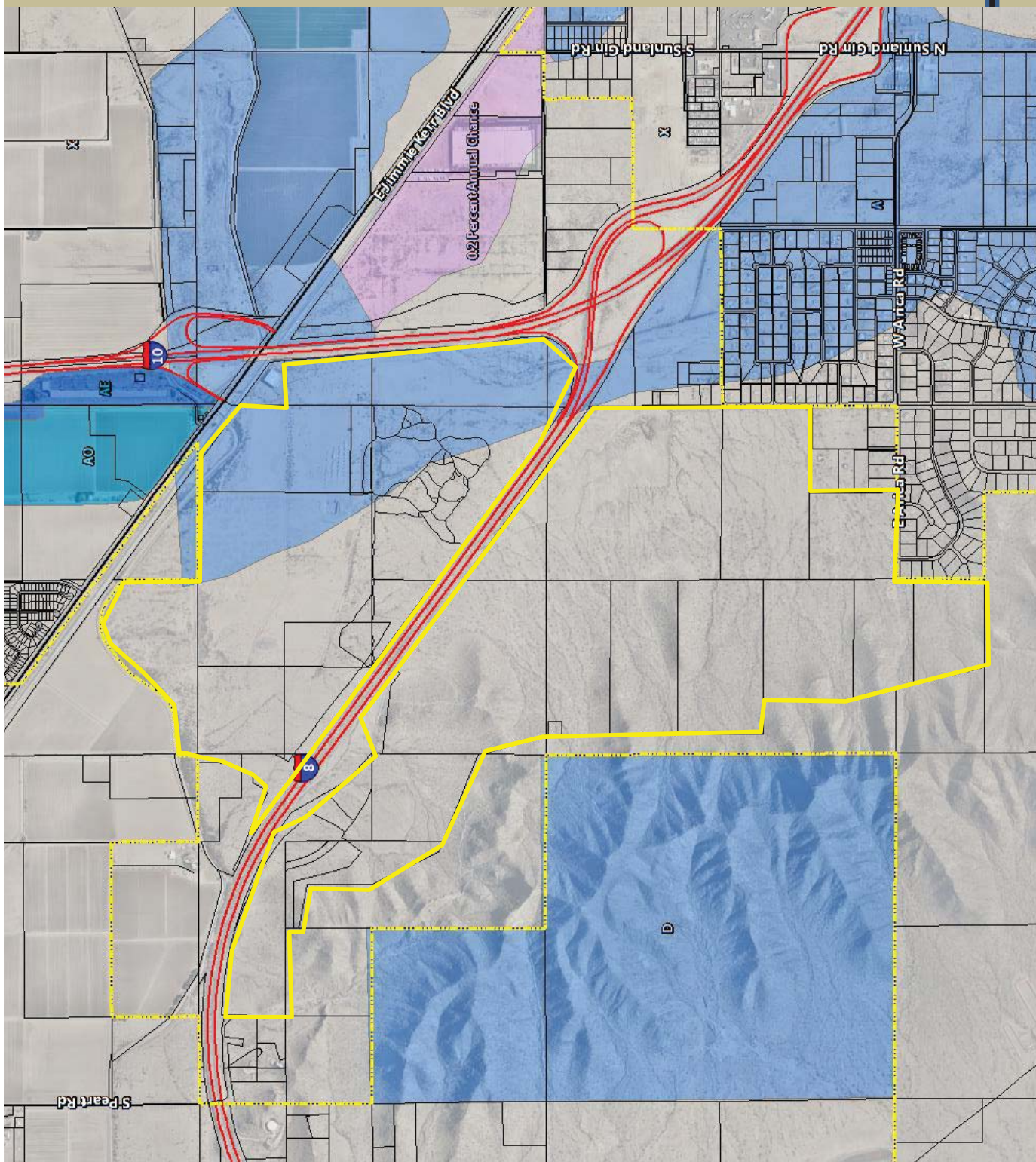


QUESTIONS/DISCUSSION





QUESTIONS/DISCUSSION





QUESTIONS