

ORDINANCE NO. 1178.387

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A MAJOR AMENDMENT TO THE REGIONAL GATEWAY COMMERCE CENTER PAD TO CREATE DREAMPORT VILLAGES CASA GRANDE NORTH PLANNED AREA DEVELOPMENT (PAD); AND EXPANDING THE PAD BY 93 ACRES TO INCLUDE A REZONE OF AREAS CURRENTLY DESIGNATED URBAN RANCH (UR) AND GARDEN AND LIGHT INDUSTRIAL (I-1) FOR PROPERTY LOCATED BETWEEN INTERSTATE 8 AND JIMMIE KERR BOULEVARD, WEST OF INTERSTATE 10, CASA GRANDE, ARIZONA.

BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

Section 1. Authorization:

The City's Zoning is hereby amended by approving a major amendment to the currently approved approximately 525 acre Regional Gateway Commerce Center PAD and expanding the PAD by approximately 93 acres to include and rezone areas currently designated Urban Ranch (UR) and Garden and Light Industrial (I-1) to create the Dreamport Villages Casa Grande North Planned Area Development (PAD) on 618 acres of property located between Interstate 8 and Jimmie Kerr Boulevard, west of Interstate 10, Casa Grande, Arizona, as set forth in the application and PAD Addendum submitted and on file with the City's Planning Department. The legal description is as provided in Exhibit A (attached hereto and incorporated herein by this reference).

This major amendment is subject to applicant/owner's compliance with all applicable law and ordinances, as well as the following conditions:

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 PAD.
2. A Master Wastewater Report that details the wastewater demands and plans for treatment shall be submitted and approved by the City prior to approval of any Major Site Plan within the PAD.
3. A Master Drainage Report shall be submitted and approved by the City 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.

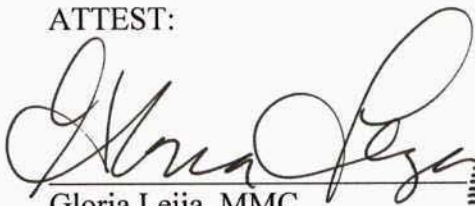
Section 2. Operative Date:

The effective date of this Ordinance shall be the 5<sup>th</sup> day of October, 2017.

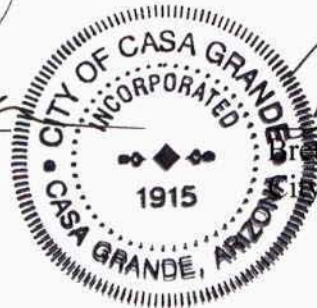
PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 5<sup>th</sup> day of September, 2017.

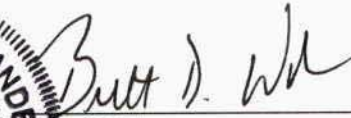
  
Craig H. McFarland  
Mayor

ATTEST:

  
Gloria Leija, MMC  
City Clerk

APPROVED AS TO FORM:



  
Brett Wallace  
City Attorney

# EXHIBIT A



LEGAL DESCRIPTION FOR I-10 AND I-8

NORTH OF INTERSTATE 8 AND WEST OF INTERSTATE 10

THE FOLLOWING DESCRIBED PROPERTY, PORTIONS OF SECTIONS 2, 10, 11, 12, 13 AND 14, ALL BEING A PART OF TOWNSHIP 7 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN AS NOTED HEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 2 BEARS NORTH 89 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 2647.85 FEET, AND IS THE BASIS OF BEARINGS FOR

THIS LEGAL DESCRIPTION;

THENCE S89° 41' 52"W A DISTANCE OF 1325.18';

THENCE S0° 10' 13"E A DISTANCE OF 41.56';

THENCE S71° 16' 38"W A DISTANCE OF 155.01' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 216.04', WITH A RADIUS OF 591.35'

WITH AN INTERIOR ANGLE OF : 20° 55' 56" WITH A TANGENT LENGTH OF 109.24'

WITH A CHORD LENGTH OF 214.84' AND A BEARING S60° 48' 40"W;

THENCE S50° 20' 42"W A DISTANCE OF 88.58';

THENCE S66° 23' 50"E A DISTANCE OF 88.19';

THENCE S24° 06' 10"W A DISTANCE OF 300.00' TO A TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 1236.23' WITH A RADIUS OF 5879.58'

WITH AN INTERIOR ANGLE OF : 12° 2' 49" WITH A TANGENT LENGTH OF 620.40'

WITH A CHORD LENGTH OF 1233.95' AND A BEARING S59° 52' 26"E;

THENCE S53° 51' 01"E A DISTANCE OF 6970.22';

THENCE S61° 39' 07"E A DISTANCE OF 760.11' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 1114.37' WITH A RADIUS OF 553.11'

WITH AN INTERIOR ANGLE OF : 115° 26' 8" WITH A TANGENT LENGTH OF 875.53'

WITH A CHORD LENGTH OF 935.23' BEARING N52° 25' 01"E;

THENCE N5° 25' 53"W A DISTANCE OF 164.66' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 906.24' WITH A RADIUS OF 5879.58'

WITH AN INTERIOR ANGLE OF : 8° 49' 52" WITH A TANGENT LENGTH OF 454.02'

WITH A CHORD LENGTH OF 905.34' BEARING N8° 42' 09"W;

THENCE N4° 17' 13"W A DISTANCE OF 1396.38';

THENCE N4° 17' 13"W A DISTANCE OF 1329.83';

THENCE S89° 32' 17"W A DISTANCE OF 691.08';

THENCE N0° 21' 54"E A DISTANCE OF 644.02';

THENCE N53° 51' 24"W A DISTANCE OF 1153.97';

THENCE S89° 54' 21"W A DISTANCE OF 1713.31';

THENCE N0° 20' 52"W A DISTANCE OF 1126.62' TO THE CENTERLINE OF THE FLORENCE CANAL;

THENCE N54° 03' 05"W A DISTANCE OF 417.59' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 715.07' WITH A RADIUS OF 550.00'

WITH AN INTERIOR ANGLE OF : 74° 29' 32" WITH A TANGENT LENGTH OF 418.17'

WITH A CHORD LENGTH OF 665.76' BEARING S88° 42' 09"W;

THENCE S51° 27' 23"W A DISTANCE OF 480.02' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 172.94' WITH A RADIUS OF 500.00'

WITH AN INTERIOR ANGLE OF : 19° 49' 2" WITH A TANGENT LENGTH OF 87.34'

WITH A CHORD LENGTH OF 172.08' BEARING S41° 32' 52"W;

THENCE S31° 38' 21"W A DISTANCE OF 337.19' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 619.67' WITH A RADIUS OF 650.00'

WITH AN INTERIOR ANGLE OF : 54° 37' 20" WITH A TANGENT LENGTH OF 335.65'

WITH A CHORD LENGTH OF 596.47' BEARING S58° 57' 01"W;

THENCE S86° 15' 41"W A DISTANCE OF 169.86' TO A NON-TANGENT CURVE;

THENCE ALONG SAID CURVE AN ARC LENGTH OF 291.96' WITH A RADIUS OF 4768.88'

WITH AN INTERIOR ANGLE OF : 3° 30' 28" WITH A TANGENT LENGTH OF 146.02'

WITH A CHORD LENGTH OF 291.91' BEARING S84° 13' 44"W;

THENCE S0° 00' 03"W A DISTANCE OF 296.97' TO THE POINT OF BEGINNING.