

ORDINANCE NO. 1178.388

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A MAJOR AMENDMENT TO CASA GRANDE MOUNTAIN RANCH PAD TO CREATE DREAMPORT VILLAGES CASA GRANDE SOUTH PLANNED AREA DEVELOPMENT (PAD); AND EXPANDING THE PAD BY 116.83 ACRES TO INCLUDE A REZONE OF AREAS CURRENTLY DESIGNATED URBAN RANCH (UR) AND SINGLE-FAMILY RESIDENTIAL (R-1) FOR PROPERTY LOCATED ENTIRELY SOUTH OF INTERSTATE 8, WEST OF LAMB ROAD, 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 757.8 acre Casa Grande Mountain Ranch PAD and expanding the PAD by approximately 116.83 acres to rezone areas currently designated Urban Ranch (UR) and Single-Family Residential (R-1) to create Dreamport Villages Casa Grande South Planned Area Development (PAD) on 872.07 acres of property located entirely south of Interstate 8, west of Lamb Road, Casa Grande, Arizona (also known as portions of Pinal County Sections 10, 11, 14 and 23, Township 7 South, Range 6 East of the Gila & Salt River Meridian), 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. 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 or restriction of access to 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 the 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 or other permit these identified saguaros will need to have been relocated within the Dreamport Casa

Grande Villages North PAD, the PAD, or to City right-of-way or property if approved by the City in writing.

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 PAD.
5. 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.
6. 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.

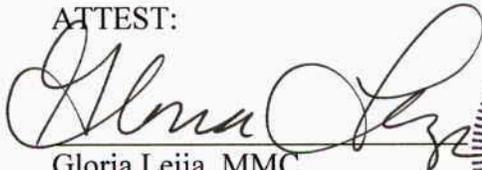
Section 2. Operative Date:

The effective date of this Ordinance shall be October 5, 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.

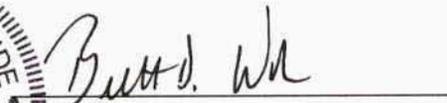
  
Craig H. McFarland  
Mayor

ATTEST:

  
Gloria Leija, MMC  
City Clerk

APPROVED AS TO FORM:



  
Brett Wallace  
City Attorney

# EXHIBIT A

LEGAL DESCRIPTION FOR I-10 AND I-8  
SOUTH OF INTERSTATE 8 AND WEST OF INTERSTATE 10

THAT PORTION OF SECTIONS 10, 11, 14 AND 23, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 10 WHICH IS A GLO BRASS CAP;

THENCE S 89°55'02" W, 79.37 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE NORTHEASTERN MOST POINT OF THAT REAL PROPERTY DESCRIBED IN THE UPPER HALF OF DOCKET 1681 PAGE 362, OF THE RECORDS OF PINAL COUNTY, ARIZONA;

THENCE, CONTINUING S 89°55'02" W ALONG THE NORTH BOUNDARY LINE OF SAID REAL PROPERTY, 455.67 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1155.00 FEET AN INTERIOR ANGLE OF 18°33'58" AND A RADIAL BEARING OF N 36°08'59" EAST;

THENCE ALONG SAID CURVE A DISTANCE OF 374.27 FEET TO A POINT OF TANGENCY;

THENCE N 53°51'01" W A DISTANCE OF 495.80 FEET;

THENCE S 36°08'59" W A DISTANCE OF 373.82 FEET;

THENCE N 50°49'35" W A DISTANCE OF 299.11 FEET;

THENCE N 16°22'59" W A DISTANCE OF 396.40 FEET;

THENCE N 12°47'17" W A DISTANCE OF 471.54 FEET;

THENCE S 89°48'21" W A DISTANCE OF 720.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE S 00°07'50" E ALONG SAID WEST LINE OF SECTION 10 A DISTANCE OF 75.33 FEET;

THENCE S 78°07'47" E ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PORTION OF REAL PROPERTY, 676.61 FEET;

THENCE S 00°12'19" E ALONG THE WEST BOUNDARY LINE OF SAID PORTION OF REAL PROPERTY, 973.00 FEET;

THENCE S 26°29'26" E ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PORTION OF REAL PROPERTY, 1121.24 FEET;

THENCE S 65°34'59" E ALONG THE SOUTHERLY BOUNDARY LINE OF THE PORTIONS OF REAL PROPERTY DESCRIBED IN DOCKET 1681 PAGE 362 OF PINAL COUNTY, ARIZONA, 1620.95 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 10;

THENCE S 16°41'04" E A DISTANCE OF 1005.57 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 14 AND THE SOUTH BOUNDARY LINE OF SAID PARCEL 6;

THENCE S 00°19'43" E ALONG THE WEST BOUNDARY LINE OF REAL PROPERTY DESCRIBED IN DOCKET 1681 PAGE 361 AND THE LOWER HALF OF DOCKET 1681 PAGE 360 OF PINAL COUNTY, ARIZONA, DEPARTING SAID NORTH SECTION LINE, 3304.24 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY DESCRIBED ON THE LOWER HALF OF DOCKET 1681 PAGE 360 OF PINAL COUNTY, ARIZONA;

THENCE N 89°51'42" E ALONG THE SOUTH BOUNDARY LINE OF SAID REAL PROPERTY DESCRIBED ON THE LOWER HALF OF DOCKET 1681 PAGE 360 OF PINAL COUNTY, ARIZONA, 510.99 FEET TO THE NORTHWEST CORNER OF REAL PROPERTY DESCRIBED ON THE UPPER HALF OF DOCKET 1681 PAGE 360 OF PINAL COUNTY, ARIZONA;

THENCE S 00°08'19" E ALONG THE WEST BOUNDARY LINE OF SAID REAL PROPERTY, 1349.99 FEET TO THE SOUTHWEST CORNER OF SAID REAL PROPERTY;

THENCE S 14°27'39" E ALONG THE WESTERLY BOUNDARY LINE OF REAL PROPERTY DESCRIBED IN DOCKET 1681 PAGE 359 OF PINAL COUNTY, ARIZONA, 2060.41 FEET TO THE SOUTHWEST CORNER OF REAL PROPERTY DESCRIBED ON THE UPPER HALF OF SAID DOCKET AND PAGE;

THENCE N 89°58'13" E ALONG THE SOUTH BOUNDARY LINE OF SAID REAL PROPERTY, 1315.83 FEET TO THE SOUTHEAST CORNER OF SAID REAL PROPERTY;

THENCE N 00°02'16" W ALONG THE EAST BOUNDARY LINE OF REAL PROPERTY DESCRIBED IN DOCKET 1681 PAGE 359 OF PINAL COUNTY, ARIZONA, 1334.86 FEET TO A

POINT ON THE NORTH LINE OF SAID SECTION 23;  
THENCE N 00°15'03" W ALONG EAST BOUNDARY LINE OF REAL PROPERTY AS DESCRIBED ON THE LOWER HALF OF DOCKET 1681 PAGE 359 AND THE UPPER HALF OF DOCKET 1681 PAGE 360 OF PINAL COUNTY, ARIZONA, 1325.64 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 AS DESCRIBED IN DOCKET 1705 PAGE 989 OF PINAL COUNTY, ARIZONA;  
THENCE S 89°47'28" E ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL 1, A DISTANCE OF 2632.70 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 14 ALSO DESCRIBED AS THE SOUTHEAST CORNER OF SAID PARCEL 1;  
THENCE N 00°11'22" W, ALONG SAID EAST LINE ALSO DESCRIBED AS THE EAST BOUNDARY LINES OF PARCELS 1 AND 4 DESCRIBED IN DOCKET 1705 PAGE 989, A DISTANCE OF 3359.93 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARIZONA INTERSTATE 8 DESCRIBED IN DOCKET 653 PAGE 636 OF PINAL COUNTY, ARIZONA;  
THENCE N 53°51'02" W, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 5219.10 FEET TO AN ANGLE POINT OF SAID SOUTHERLY RIGHT-OF-WAY LINE;  
THENCE N 79°13'06" W, 1056.21 FEET TO THE EAST ¼ CORNER OF SAID SECTION 10 WHICH IS A GLO BRASS CAP;  
THENCE S 00°31'19" W, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF SAID SECTION 10 ALSO DESCRIBED AS THE WEST BOUNDARY LINE OF PARCEL 6 DESCRIBED IN DOCKET 1705 PAGE 990 OF PINAL COUNTY, ARIZONA, 58.92 FEET;  
THENCE N 53°16'46" W, DEPARTING SAID EAST LINE, 98.35 FEET TO THE POINT OF BEGINNING.  
EXCEPTING THEREFROM ANY PORTION LYING WITHIN ADOT RIGHT OF WAY; MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THAT PORTION OF SECTIONS 10 AND 11, TOWNSHIP 7 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE EAST ¼ CORNER OF SAID SECTION 10 WHICH IS A GLO BRASS CAP;  
THENCE N 48°20'53" W, A DISTANCE OF 548.49 FEET;  
THENCE N 29°33'09" W, A DISTANCE OF 971.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ARIZONA INTERSTATE 8 DESCRIBED IN DOCKET 653 PAGE 636 OF PINAL COUNTY, ARIZONA;  
THENCE S 53°51'02" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2685.48 FEET;  
THENCE LEAVING SAID RIGHT OF WAY LINE, S 36°08'59" W, A DISTANCE OF 100.01 FEET;  
THENCE N 53°51'01" W, A DISTANCE OF 278.79 FEET;  
THENCE N 77°48'41" W, A DISTANCE OF 984.94 FEET;  
THENCE N 53°51'01" W, A DISTANCE OF 139.89 FEET;  
THENCE N 89°55'30" E, A DISTANCE OF 80.46 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED EXCEPTION CONTAINING 17.14 ACRES  
AND ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/16th OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL OR STONE, METALS, MINERALS, FOSSILS AND FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE STATE, THE UNITED STATES OR DECISIONS OF COURTS TO BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS IT AFFECTS THE ORIGINAL REAL PROPERTIES IN DOCKET 1705 PAGE 989; AND ALSO EXCEPT ALL MINERALS AS RESERVED IN THE PATENTS TO SAID LAND; AND ALSO EXCEPT THE DESIGNATED COUNTY ROADWAYS SHOWN IN DOCKET 375, PAGE 572 AFFECTING VARIOUS WIDTHS ALONG SAID SECTION LINES.