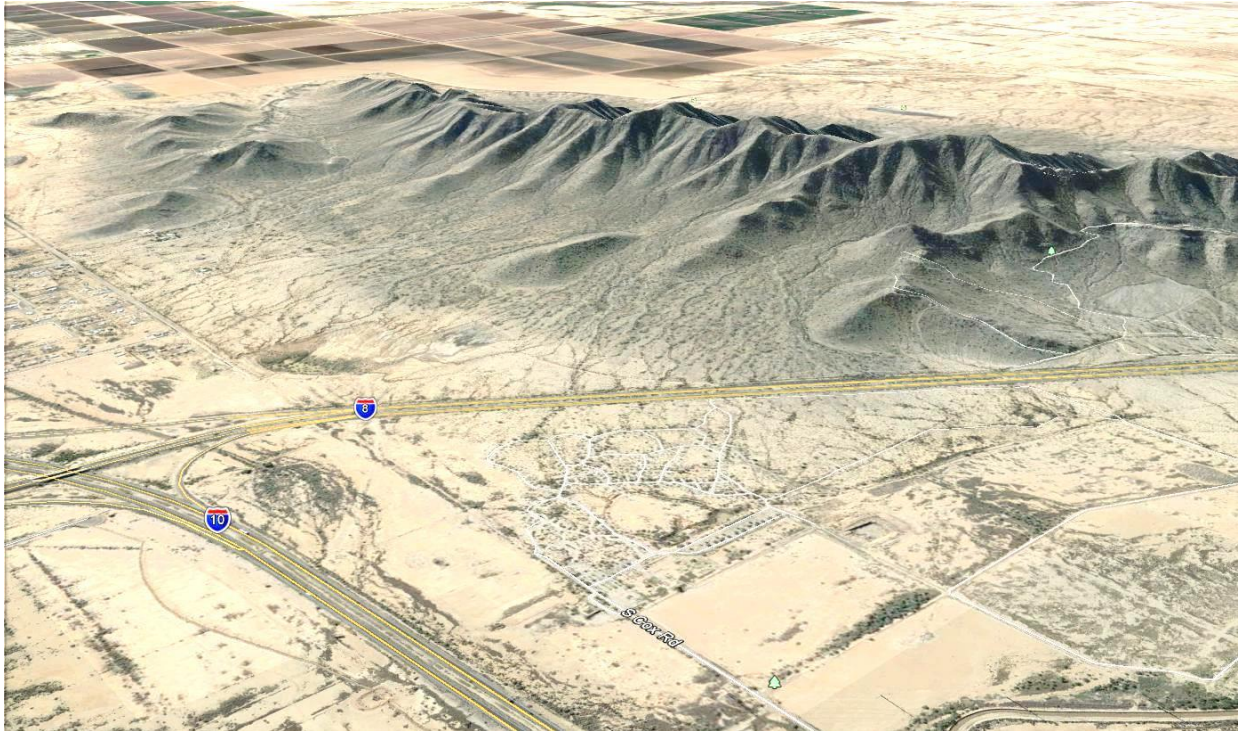


An APPLICATION  
To AMEND A  
PLANNED AREA DEVELOPMENT  
For DSA-17-00001

**DREAMPORT VILLAGES**  
**CASA GRANDE - SOUTH**



Casa Grande, Arizona

4th Submittal  
September 5th, 2017

Submitted For:  
**The Block Sports Company**

Submitted By:  
Gilmore Planning & Landscape Architecture, Inc.

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## 1. PROJECT TEAM

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## 2. PROJECT OVERVIEW

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On behalf of The Block Sports Company (Owner), Gilmore Planning & Landscape Architecture (GPLA) respectfully submits for consideration and approval this Planned Area Development (PAD) Amendment for Dreamport Villages Casa Grande–South (DVCG-South). This 872.1 acre project is a complementary development directly related to and providing supplementary development activities and recreational amenities to DVCG-North, which together represent nearly 1500 acres of world class entertainment, resort, office and retail mixed use with a master planned residential community component. This PAD Amendment modifies the current PAD for Casa Grande Mountain Ranch (CGMR), a mixed use residential master planned community that comprises 757.8 acres situated at the southwest quadrant of Interstates 8 and 10 on the south side of Casa Grande, Arizona. The major portion of the residential community will remain; it is the additional expansion parcels and the area fronting onto I-8 that is the focus of this PAD Amendment. DVCG-South expands the previous PAD boundary area by an additional 116.86 acres, increasing the total from 757.8 acres to 874.63 acres. The project site is located entirely within the corporate limits of the City of Casa Grande (see **Exhibit '1'** Vicinity Map). The PAD Amendment for DVCG-South provides the structure for the phased development of resort commercial amenities, college campus annex, a technology park for research and development, and a master planned residential community.

This PAD Amendment will complement and support a second and concurrent PAD Amendment Application for Dreamport Villages Casa Grande–North (DVCG–North), which is located immediately north of Interstate 8. Collectively, DVCG-South and DVCG-North are intended to be classified and referred to as a Mixed Use Destination Resort. The proposed Dreamport Villages Casa Grande will be conveniently located between the Greater Phoenix and Tucson metro areas with combined populations in excess of 6.5 million people. As a multi phased project, the first phase of development for DVCG-South will establish the architectural character and theming for site improvements associated with the Resort Commercial uses.

The Owner intends to develop a comprehensive Destination Resort best compared to that of the Disney World Resort in Orlando Florida. As we know, tourism is among the top industries in Arizona and Dreamport Villages hopes to increase tourism statewide and most specifically in Casa Grande. In addition, the commitment to this project should make a dramatic impact in tourism on a statewide level as their marketing budget for the first year of operation alone is 75% of what Arizona spends in total on annual tourism marketing. The economic impact of this project is simply staggering. In sales tax alone, the State will receive 5.6%, Casa Grande gets 2% and Pinal County gets 1.1%. This means that 3.1% of every dollar spent throughout the Dreamport Villages Casa Grande goes directly to the local government. This also means that for every \$100 Million in annual sales generated from within Dreamport Villages, Casa Grande gets \$2MM and Pinal gets \$1.1MM. This figure does not include Bed Taxes and other tax based revenue sources such as new residents and businesses that will follow into the area.

In addition, the first phase of this project will create approximately 5,800 direct and indirect jobs in addition to the nearly 8 Million projected annual visitors, which is more than 25 times the population of all of Pinal County and more than 100 times the current population of Casa Grande. At buildout, the projected number of jobs is roughly 15,000 direct and indirect jobs with the visitor count expected to surpass 30 Million.

Because of the unique nature of this development and its sheer size, this PAD proposes some essential development standards. The Owner will present a Development Agreement further detailing the standards, process for approvals and vested entitlements. The development standards proposed within this PAD are designed to uphold a high level aesthetic quality, while providing flexibility in architectural design and recognizing the unique character of this project and its “gateway” location into the City of Casa Grande. To the extent that the proposed site design criteria or development standards vary from the City’s typical standards, the criteria and standards contained in this PAD shall govern. In situations where the PAD is silent, or where there is a development standard or use with an unclear intent or definition, the Planning Director may make a similar use determination relying upon the City Code.

The members of the project design team include:

- Owner/Developer: Ron Segall / Rudy Camp: The Block Sports Company
- Land Planner: Jack Gilmore: Gilmore Planning & Landscape Architecture
- Civil Engineer: Nate Cottrell: Cottrell Engineering Group
- Traffic Engineer: Paul Guzek: Lee Engineering
- Dry Utility Engineer: Ron Watson: Dry Utility Services
- Surface Water Consultant: George Cairo: Cairo Engineering
- Land Use Attorney: Jordan Rose / Cameron Carter: Rose Law Group

The design team members have shared their resources to help prepare a Master Land Use Plan for this PAD Amendment. In addition, The Block Sports Company as the Owner/Developer has prepared a narrative that illustrates the intended uses and recreational amenities (please refer to **Exhibit 15**). Subject to the approval of the PAD Amendment, the Owner will complete the acquisition of the Subject Properties and begin the detailed site planning, infrastructure design, architectural and recreational amenity design along with the final design criteria for all the site improvements required to initiate the first phase of project development. The Final Development Plan / Major Site Plan will include all the design elements establishing the architectural character for Phase 1 and subsequent phases. The architectural design guidelines associated with the first phase of site development will qualify the long term intent for the project architecture, landscape architecture and site development improvements that can serve the City of Casa Grande as the base reference guide for the review of future phases.

In preparing this application, the project team members have all contributed their technical expertise to prepare a solution that satisfies the development intent of the Owner. This PAD



Amendment recognizes that a Comprehensive Sign Plan will be submitted with the first phase of development. In order to provide uniform branding and the promotion of the development to help insure its success, a Comprehensive Sign Plan (CSP) and amendments thereto shall be submitted for review and approval by the Planning Commission. This CSP will establish the standards for size, placement, and the manner of signage within the PAD.

Pedestrian circulation will be a critically important design element. An on-site shuttle service will also provide visitors an option to move throughout the project. The Project will also develop a network of walkways/trails through both the Resort Commercial area related to DVCG-North and the residential community to the south. The network of interconnected walkways and trails can move pedestrians efficiently in a safe and comfortable environment and enhance the project experience.

DVCG-North will serve as the primary resort complex with recreational amenities including: indoor entertainment facilities, water parks, restaurants, entertainment and specialty retail, and eventually a themed amusement park. DVCG-South is intended to enhance the primary resort complex and amusement park with additional recreational amenities, a possible college campus annex and an associated mixed use technology park. Residential development will occur within a master planned community environment offering unique common area open space amenities, support commercial services, a site reserved for an elementary/charter school, and pedestrian access to the hiking trails within the adjacent Casa Grande Mountains.

This PAD Amendment retains the major portion of the previous PAD structure for the residential master planned community, enabling a mixture of residential product types to develop in conjunction with common area open space amenities and other non-residential uses.

## **2.1 Property Ownership**

There are four existing ownership entities that represent the defined areas that comprise this PAD Amendment area. Refer to **Exhibit 2** for the location of these properties:

1. Casa Grande Mountain Ranch Limited Partnership (CGMR) owns 461.54 acres which is represented by Mr. George Chasse, General Partner for the Limited Partnership. Those parcels include: 511-30-002H, 007B, 007G; 511-31-004B, 007; 511-19-004,006H; 511-19-004, 006H, 032). This land area includes 13.4 acres, which is included in the 461.54 acres identified above, but excluded from the previous PAD Amendment; parcels: 511-30-002F, and 007E.
2. The City of Casa Grande owns 304.44 acres (511-19-006B, 006C, 006D, 006E, 006G; 511-36-001B).
3. The Tang Property represents 68.63 acres located at the south side of the new interchange. Parcel Nos. 511-30-002E, 002G, 007D, and 007F.
4. Skylight Holdings owns 40.02 acres situated at the west end of Arica Road, north side. Parcel No: 511-19-005C.

Ownership Summary:

1.	CGMR – Ownership	461.54 Ac
2.	City of Casa Grande	304.44 Ac
3.	Tang Property:	68.63 Ac
4.	<u>Skylight Holdings LLC:</u>	<u>40.02 Ac</u>

Total Land Area for this PAD Amendment: **874.63 Ac**

The Block Sports Company is under contract to acquire all of the properties listed above. In the future, Block Sports may also acquire other nearby property for incorporation into the overall plan. The Development Agreement allows for this future acquired property to be incorporated into this PAD and have the same restrictions and benefits as the original property subject to the consideration and approval of a future PAD Amendment and conformance with the General Plan. For the purposes of this application, The Block Sports Company will be referenced as the Owner. Given this understanding, and with the approval of these current land owners, the Owner is requesting consideration to establish a land use program to place a world class resort complex oriented to the exposure along these two freeways, I-8 and I-10..

## **2.2 Existing Site Conditions**

This 875 acre area is currently undeveloped and exists in its native condition. The most significant natural feature of this property is the presence of the Casa Grande Mountains, which shares the west property line. These mountains provide DVCG-South with a unique opportunity to develop hillside residential homes with panoramic views to the north and east. There is also the opportunity to link common area open spaces within the project to the City's Regional Park which will extend hiking and equestrian trails throughout these mountains. The existing vegetation includes a large concentration of Saguaros and Palo Verde trees with other native species including Ironwoods and Acacias.

There are a series of existing drainage washes that carry storm runoff down this mountain slope. Where modification is required, efforts shall be taken for the modified wash to remain natural in appearance, avoiding as much as possible, the use of concrete and the appearance of linear, artificial-appearing watercourses. Additional drainage analyses will be required to determine what portions of these washes may remain in place or be modified to increase the development potential for the property. Initial site investigations completed for the first PAD Application (CGPZ-331-06) determined that none of the existing washes qualify as Jurisdictional Waters requiring 404 permitting. Near the northeast corner of the Property is an approximate 24 acre borrow pit that was previously excavated for material used in the construction of the Interstates. This borrow pit averages 12-15 feet in depth. The development master plan calls for this site to be developed as a Community Park that may include a lake, hard courts, ballfields as well as serving as a retention basin. Please refer to the Master Land Use Plan

included as **Exhibit 6** and the Master Land Use Plan for Casa Grande Mountain Ranch included as **Exhibit 7**, both of which propose a Community Park oriented around this existing basin.

### 2.3 Existing Zoning

The subject Property consists of three zoning districts as illustrated on **Exhibit 3: Existing Conditions & Surrounding Land Uses**. This application for a PAD Amendment includes the original PAD area of 757.8 acres, plus three additional ownership areas/parcels (item 2.1).

1. CGMR: The predominant zoning is the existing PAD for the Casa Grande Mountain Ranch (CGPZ-331-06 & DSA-13-00136) which included 757.8 acres primarily oriented around a residential community with a variety of higher density residential and supporting commercial uses along the I-8 frontage. Refer to **Exhibit 6** for proposed PAD Land Use Plan and **Exhibit 7** for the existing PAD Land Use Plan.
2. CGMR: There are 13.4 acres along the south side of I-8 that is owned by CGMR that was not included in the previous PAD. As part of the negotiations with ADOT and the surrounding property owners, this acreage represents the land area that was included in a land exchange which is to be dedicated as future ADOT right-of-way for the new interchange and the approach areas for the ramps. Until the dedication occurs, this PAD Amendment will amend the current Urban Rural (UR) zoning to be part of the DVCG-South PAD. The intent is to avoid any potential sliver parcels should the previously projected ROW Boundary not align with the previous PAD Boundary.
3. The Tang Property is located at the northwest corner of the Property along the south side of I-8 and includes 68.63 acres. The existing zoning is Urban Ranch (UR).
4. Skylight Holdings LLC is situated at the end of Arica Road which represents the south side of the parcel. This 40.02 acre parcel is zoned Single Family Residential (R-1) requiring minimum 7,000sf lots.

ADOT owns 14.36 acres that was reserved for a Rest Stop location, which is adjacent to the ROW for Interstate 8. The proposed interchange overlaps with a portion of this parcel. CGMRLP has negotiated with ADOT to exchange the property when the required ROW for the system interchange and the collector/distributor ramps are required. ADOT will not permit the rezoning of the rest stop with this application, thereby requiring a future PAD Amendment to modify its land use to be consistent with this PAD.



## 2.4 Surrounding Zoning & Land Uses

The following land uses surround the proposed DVCG–North (See Existing and Surrounding Land Uses attached as **Exhibit 3**):

**North:** Interstate 8 defines the north boundary. North of I-8 is another PAD Amendment for DVCG-North and currently being processed in conjunction with this PAD Amendment for DVCG-South.

**East:** Lamb Road defines the east side of the PAD, which is a section line boundary that aligns with Cox Road north of I-8. Lamb Road also aligns with the City Limit boundary separating Pinal County’s jurisdiction. East of Lamb Road is an existing residential neighborhood with County zoning Suburban Homestead (SH) requiring a 2 acre minimum lot area.

**South:** At the northwest corner of Lamb Road and Arica Road is a 40 area zoned Urban Ranch (UR) with two existing single family homes. Along the south side of Arica Road west to the Project boundary is another single family subdivision zoned SH with only two homes fronting onto Arica Road. The area at the south end of the Property is zoned UR.

**West:** The entire west side of the property is situated within the Casa Grande Mountains which is within the City of Casa Grande’s Regional Park, zoned UR.

## 2.5 General Plan Conformance

The Casa Grande General Plan 2020 identifies two land uses related to the land area defined by DVCG-South, Commerce and Business, and Neighborhood:

*Commerce and Business: “will provide for highly visible and accessible areas for intense commercial, retail and light manufacturing occurring within buildings, and the services necessary to support them. As employment and commercial centers are located along freeways and principal arterials, this land use category allows a broad mix of complimentary land uses appropriate to their location. These areas also serve to support future transit and transportation interchanges”.*

*Neighborhood: “The primary objective is to provide for a mix of neighborhoods that are designed to create places of character for residents as opposed to areas designed to meet a particular land use density. An appropriate level of commercial areas within this land use category are promoted and intended to be of neighborhood scale, integrated into the fabric of the community. Retail, service and park developments shall be accessible from residential neighborhoods by bicycles, pedestrians, designed to encourage pedestrian circulation internal to the site.*

**Exhibit ‘5’** illustrates these two designated land uses overlaid onto the master land use plan. Of the 874.63 acres, the estimated area for Commerce and Business is 167.63 acres, leaving 707 acres as Neighborhood. The proposed development fully conforms to these General Plan designations.

The designated ‘Neighborhood’ area within the PAD will be further defined by the following land use goals integral to the General Plan.

- The Citywide net target density for this land use category shall be four (4) dwelling units per acre.
- Residential densities up to 20 dwelling units per acre are permitted as part of vertical, mixed-use commercial and residential developments.
- Developments on sites greater than 160 gross acres shall provide a minimum of 10 percent of the total gross acreage at densities of one or less dwelling units per acre.
- Development on sites greater than 160 acres may include up to 12.5% of the total gross development area at residential densities up to 16 dwelling units per acre.
- Subdivision planning shall comply with the City’s current PAD standard requiring an equal number of 8000 square foot lots for those under 7000 square foot lots.
- Developments on sites over 160 acres may be permitted to achieve up to net target densities of 4.5 dwellings per acre, which shall be permitted in DVCG-South as it will be important to support the larger destination resorts and themed amusement park venues.

## **2.6 Proposed Zoning**

This PAD Amendment will modify the PAD for Casa Grande Mountain Ranch to become the PAD for Dreamport Villages Casa Grande–South. As described earlier, the major portion of this Amendment involves modifying the land uses along the freeway frontage, adding in 66.5 acres representing the Tang Property as well as the 40 acres on the south side that will become more residential. Please refer to **Exhibits 6 and 7**, the Master Land Use Plan for DVCG-North and the Master Land Use Plan for Casa Grande Mountain Ranch respectively that illustrate the prior and proposed land uses. This PAD Amendment will incorporate Resort Commercial uses related to DVCG-North that are situated within the Commerce and Business land use designation including “The Wild”, an adjacent boutique resort/hotel and restaurant, highway commercial uses oriented around the interchange, and a Welcome Center. Within the ‘Neighborhood’ land use designation, this Amendment will allow: a veterinarian school; technology park for research and development, medical office, and multi-tenant businesses; and a possibility for a college campus annex, all of which are intended to complement the larger Dreamport Villages Casa Grande project. The balance of the PAD area will reflect the previously approved PAD residential uses that defined Casa Grande Mountain Ranch.

This Amendment includes a defined list of non-residential permitted uses (Item 3.6 below) along with site development criteria found in Section 3.6 herein. Also, the residential uses and development standards within this PAD are included within Section 5.

As stated previously, a Comprehensive Sign Plan (CSP) will be submitted with the first phase of development. The CSP shall promote a comprehensive design program for the Project’s signage, including project identification, directional signage, individual project signage along the interior roadway network, with provisions for the various types of users and/or tenant names, building numbers, etc., within the PAD. The CSP and amendments thereto shall be submitted for review and approval by the Planning Commission.

### 3. MASTER LAND USE PLAN

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The proposed land uses for this property are directly influenced by their proximity to Interstates 8 & 10 and the Casa Grande Mountains. The land uses along the Interstate 8 frontage are intended to complement the destination resort, amusement park venues, and the entertainment commercial within the DVCG-North on the immediate north side of I-8. The Owner has retained the services of a specialized market research company that focuses on mixed use theme park projects. The results that research have influenced the programming for DVCG-North as well as the area within DVCG-South fronting onto I-8. In addition to the Commercial Resort uses will be a Business Park oriented to the I-8 frontage that may include a mix of uses including: a college campus annex, research campus for medical and aerospace uses, professional office, and a variety of service commercial and general retail uses.

The balance of the land area will be for mixed residential development that can embrace the natural character of the desert environment. Densities will be highest along the north side where student and employee housing can take advantage of the expedient access to the freeway and more expedient pedestrian access to the commercial entertainment and employment positions within DVCG-North. This higher density development can also effectively buffer the lower density residential acres to the south. As the property elevations increase, densities will continue to be reduced. In accordance with the General Plan, 10% of the net residential development area will have a maximum density of 1.0, identified as Estate Lots within the PAD. The balance of these residential parcels will blend with the gently sloping terrain on the eastern slope of the Casa Grande Mountains providing a unique opportunity to promote hillside residential development. Please review the proposed Master Land Use Plan for DVCG-South (see **Exhibit '6'**) that illustrates this transition. The previous Master Land Use Plan for Casa Grande Mountain Ranch (see **Exhibit '7'**) illustrates this same transition in density.

The four residential density categories incorporated within the PAD reflects the interest of the Owner to create diversity and to preserve the native hillside environment. The General Plan permits a maximum density of 4.5 Du/Ac for the gross residential area and further defines the requirements for density distribution. The Master Land Use Plan included as **Exhibit 6** illustrates the potential gross distribution throughout the southern portion of this PAD. However, the Owner further qualifies that 'future market' conditions resulting from the development of DVCG-North and DVCG-South, minimum common area open spaces, site retention, and street circulation may influence the general distribution and densities, all of which must still satisfy the maximum density of 4.5. The first phase of residential development will further define the density distribution as well present the 'Housing Product' diversity requirements in accordance with the 2003 PAD Residential Design Standards.

<b>3.1</b>	<b>Proposed Density Distribution</b>	<b><u>Density Range</u></b>	
	Estate Lots (VLDR)	0.5 - 1.0 Du/Ac	
	Single Family Residential (LDR)	3.0 - 5.0 Du/Ac	
	Patio/Cluster/Town Homes (MDR)	5.0 - 12.0 Du/Ac	
	Multi-Family Apartments (HDR)	<u>16.0 - 20.0 Du/Ac</u>	
	<b>Average</b>	<b>4.5 Du/Ac</b>	
<b>3.2</b>	<b><u>Land Use Summary Commercial/ Education</u></b>		
	Resort Commercial	128.81 Ac. ( 47.2%)	
	Commercial	71.41 Ac. ( 26.8%)	
	Campus Uses / Tech Park / Business Park:	<u>70.22 Ac. ( 26.0%)</u>	
		270.44 Ac. (100%)	270.44 Ac.
	<b>Residential</b>		
	VLDR - Estate Lots:	78.87 Ac. ( 18.7%)	
	LDR - Single Family Residential:	159.90 Ac. ( 37.8%)	
	MDR- Patio/Cluster/Town Homes:	148.75 Ac. ( 35.2%)	
	HDR - Multi-Family Apartments:	<u>35.26 Ac. ( 8.3%)</u>	
		422.78 Ac. (100%)	422.78 Ac.
	<b>Dedicated Open Space</b>		
	Natural Open Space (>15% slope)	147.73 Ac. ( 81.4%)	
	Common Area Open Space	<u>33.68 Ac. ( 18.6%)</u>	
		181.41 Ac. (100%)	181.41 Ac.
	<b>GROSS RESIDENTIAL AREA:</b>		<b>604.19 Ac</b>
	<b>PROJECT TOTAL</b>		<b>874.63 Ac</b>

<b>3.3</b>	<b><u>Required Open Space</u></b>	
	Gross Residential Area - 604.19 Ac. x 15% =	<b>90.63 Ac</b>
	Minimum Open Space Area Proposed:	
	Native Hillside > 15% slope:	147.73 Ac. (81.4%)
	Common Area Open Space:	33.68 Ac. (18.6%)
	(Estimated at 11.3% of LDR & MDR)	
	Provided Open Space	<b>181.41 Ac</b>
	Proposed Open Space %: 181.41 Ac / 604.19 Ac =	<b>30.0%</b>



The defined residential parcels include 422.78 acres and is the predominant land use within DVCG-South representing 48.3% of the total project, or 70.0% of the gross residential area. The native hillside area above the 15% slope boundary includes approximately 147.7 acres and is the second largest single land use representing nearly 24.4% of the gross residential area. Although these 147.7 acres exceed the minimum 15% open space requirement, an additional 33.7 acres of improved common area open space will be developed to provide both active and passive recreational amenities as well as trail corridors that will provide the public access to the hiking trails within the Casa Grande Mountain Park. The PAD will also promote access to the City's trail network at several locations from designated open space areas and from the City's two trailheads, one existing off Arica Road and the other from the City's trailhead adjacent to the Tang property on the north side of the PAD. There are two trails on the east face of the Casa Grande Mountain Park that eventually link with and are part of the designated T-28 trail network, most of which is situated south of the PAD area. The existing City trails within the PAD Boundary will be retained, but realigned and incorporated into the PAD trail network and placed within easements to insure public accessibility.

Improved common area open space is initially estimated at 10.9% of the combined Low and Medium Density Residential Parcels (308.65 Ac) representing approximately 33.7 acres of common area park space which will be dispersed throughout these parcels. The former borrow pit situated near the northeast corner of the property will be developed as a Community Park that could include a pond/water feature using Class 'A' water from the waste water treatment plant. As a Community Park, the improvements will include multi-use fields for soccer, little league baseball and softball, basketball court, sand volleyball, a multi-use playground area with ramadas and picnic facilities in close proximity. When a master home builder is ready to initiate residential development, a Preliminary Plat will be prepared for the entire residential area that illustrates phases, the division of common area open spaces and the extension of the trail network. Subdivision planning will incorporate pedestrian circulation that interconnects neighborhood parks with the Community Park as well as connecting with trails/paths leading to the Casa Grande Mountain Park. Neighborhood parks shall incorporate pedestrian connections to adjoining residential neighborhoods, to adjacent public rights-of-way, schools, and where appropriate to commercial projects. All neighborhood parks that incorporate retention basins must have adequate street frontage to provide easy access so they are visible, attractive, and accessible for recreational use. Each neighborhood park must incorporate opportunities for both active and passive recreation including: open turfed area, outdoor seating, tot lots and other active play equipment covered with shade structures to encourage year-round activity.

The first phase of residential development will include a master plan for the Community Park as well as the connecting trail network, all of which will be processed with the submittal of a preliminary plat subject to the review by the Planning Commission and a Final Plat reviewed by the City Council for Approval. Any designated open space, park, or open space within a residential parcel with amenities such as parking lots, ramadas, club houses, picnic areas, will be subject to the review and approval of a Major Site Plan by the Planning Commission. All of

the common area open spaces, including the Community Park, will be maintained by a Home Owners Association (HOA) with trails placed within public access easements or tracts.

### 3.4 Elementary School

The Casa Grande Unified School District has expressed an interest to locate a single elementary school facility if area demographics and population growth justifies the commitment. A school site will require a minimum of 12 net acres and should be located at the intersection of two non-local streets. Preferred locations are adjacent to or in very close proximity to area parks where facilities and parking may be shared. The District Superintendent for the Casa Grande Unified School District has reviewed the master land use plan and has provided his preliminary indication of support (see **Exhibit 12**). The Casa Grande Unified School District is still interested in reserving a school site for future use. If the School District decides not to develop, then a Charter School may elect to develop, or the property will be developed as Low or Medium Density Residential, subject to the development standards of this PAD.

### 3.5 Circulation

The market research that established the development program for DVCG-North has established projections for annual visitor counts and traffic generation that directly influences the necessity to design an efficient access and an internal circulation system for vehicular and pedestrian traffic. The visitor counts for DVCG-North and South are expected to exceed 5 million, which will include visitors to the Welcome Center and The Wild within DVCG-South. The Project will be promoting various opportunities for transit including shuttles, a test project with driverless cars, and encouraging a network of safe and comfortable pedestrian walkways to move large numbers of guests throughout the project. The most significant source of guests will come from the Phoenix Metro Valley and the tourism commerce that is centered on a population base of approximately 5-6 million residents. Because the primary source of guests will come from the north along Interstate 10, the Master Circulation Plan (**Exhibit 9**) is initially planning for one primary access route for DVCG-South, which will be the new Interchange with I-8 and Resort Parkway North. The proximity of this new interchange in context with a lengthy and circuitous route to Sunland Gin, approximately 3 miles east establishes that this new interchange will carry the predominant volume of traffic for DVCG-South.

Later phases may extend Resort Parkway South east of Lamb Road along the south side of I-8 and south to Arica Road to separate the expected larger volumes of traffic from the existing residential neighborhoods east of Lamb Road. The Change of Access Report and the Design Concept Report have both been approved by ADOT and the Federal Highway Administration (refer to **Exhibit 11** FHWA Letter). This new interchange will provide immediate freeway access to and from Interstate 8 for both DVCG-North and DVCG-South. The Project intends to request that the east-west arterial along the south side of I-8 will be named "Resort Parkway South", and the north side major arterial will be named "Resort Parkway North". Please refer

to the Master Circulation Study prepared by Lee Engineering for the initial analysis of traffic generation and circulation for Dreamport Villages Casa Grande.

Owner shall submit a Traffic Impact Analysis (“TIA”) with any Residential Pre-Plat or Commercial Site Plan Approval document for City Review and Approval. Owner shall be obligated to make infrastructure improvements according to the TIA. In addition, the City shall cooperate to include infrastructure improvements within their Capital Improvement Plans (“CIP”) whenever possible.

**3.6 Permitted Uses – Non-Residential**

DVCG-South will be developed in accordance with all land use regulations and development standards applicable to the City of Casa Grande Zoning Ordinance, except as amended by this PAD Amendment. All other development standards will be in accordance to City Code requirements.

<b>Proposed Land Use</b>	<b>Resort Comm.</b>	<b>Comm.</b>	<b>Campus/ Tech Park</b>
Amphitheater: Indoor & Outdoor; musical concerts, theatrical, and variety events with convenience uses; snack bar, restrooms (PS 3,4,5)	<b>P</b>		
Animal boarding facilities within enclosed structures. (PS 3,4,5)	<b>P</b>	<b>P</b>	
Banks and other financial institutions (PS 4 &5)		<b>P</b>	
Campus for: college, administration, classrooms, research facilities, technology, medical research, business park (PS 3,4,5,6)			<b>P</b>
Commercial Recreation – Indoor & Outdoor: interactive experience with animals (The Wild see 6.1 for description), amusement park style rides and various augmented and virtual reality attractions, simulation rides, climbing structures, snow and ice activities including skiing, sledding, tubing, skating, extreme sports, swimming, rock and wall climbing, zip lines, arcade, canoe rides, live shows, stunt shows, animal shows. (PS 3,4,5 & 6)	<b>P</b>		
Convenience food store with eight or less pumps; Performance Standard (PS-1,3,4,5)		<b>P</b>	
Daycare Center; (PS-2,3,4,5)	<b>PA</b>	<b>P</b>	
Delicatessen and catering establishment (PS 4,5)	<b>PA</b>	<b>P</b>	
Dry cleaning and laundry - Commercial type. (PS 3,4,5,6)		<b>P</b>	
Food Sales from Vendor Carts. Pre-processed foods only.	<b>P</b>		
General service uses including business, personal and professional service. (PS 4,5)		<b>P</b>	
General retail businesses engaged in direct sales to the ultimate consumer. (PS 4,5)		<b>P</b>	<b>P</b>

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Hotel, Motel and Time share and/or fractional ownership units limited to 30 day periods, renewable. (PS 3,4,5,6)	<b>P</b>	<b>P</b>	
Medical, dental or health clinic (PS 4,5)		<b>P</b>	
Offices, professional & administrative (PS 4,5)		<b>P</b>	<b>P</b>
Parking Lot (surface) and Parking Garage	<b>P</b>		<b>PA</b>
Product development and product testing activities			<b>P</b>
Public Buildings/Facilities	<b>C</b>	<b>C</b>	<b>C</b>
Public Utility Facilities: water wells, water treatment, water storage, electrical substations, gas regulating stations, waste water treatment / package / pre-engineered plants, energy production off-grid: solar, wind, geothermal, gasification/pyrolysis, bio-digester. etc. (PS-3,4,5,6,8)	<b>C</b>	<b>C</b>	<b>C</b>
Resort: guest rooms with conference facilities, restaurant, lounge, entertainment, and multiple recreational amenities. (PS 4 & 5)	<b>P</b>		
Restaurants, with or without drive-thru, (PS-4,5,7)	<b>P</b>	<b>P</b>	<b>P</b>
Tavern, bar or lounge (PS 4,5)	<b>PA</b>	<b>P</b>	
Technology Park: for Research & Development, Incubator Start-up, Business Park–Multi Tenant, Medical Research, Retail (PS-3,4,5,6)			<b>P</b>
Transportation-water taxis, trolley (rail and tires), tram, electric vehicles and charging stations, autonomous vehicles, buses/shuttles, monorail (any speed), horse drawn carriage. (PS 4-5)	<b>P</b>		<b>P</b>
Veterinarian School (PS 3,4,5,6)			<b>P</b>
Welcome Center for DVCG-South & DVCG-North with supporting commercial uses and real estate sales office. (PS 3,4,5,6)	<b>P</b>	<b>P</b>	

**P - Permitted Use      PA - Permitted Accessory Use      C – Conditional Use**

**3.6.1 Performance Standards and Other Permitted Uses**

The performance standard requirements are outlined in the table below. These uses are allowed as of right within the appropriate zoning districts.

**PS-1 Convenience Stores with Fuel**

- A. Pump stands shall be set back not less than twenty-five feet from any street right-of-way, not less than forty feet from any non-street property line, and not less than one hundred feet from any residential district boundary.
- B. Interior curbs of not less than six inches in height constructed to separate driving surfaces from sidewalks, landscaped areas and street ROW's.
- C. Site improvements such as buildings or structures (permanent or temporary) shall be separated from any residential zone by at least fifty feet. Parking areas shall be separated from any residential zone by at least fifteen feet.

- PS-2 Day care centers that care for minor children shall provide the following:  
A minimum of seventy-five square feet of outdoor play space per child shall be provided as prescribed by the Arizona Revised Statutes. Fenced-in outdoor play space shall not include driveways, parking areas or land unsuited, by virtue of other usage or natural features, for children's play space.
- PS-3 Outdoor Storage: Exterior storage of goods and materials must be screened from view from adjacent properties and rights-of-way by a screen wall tall enough as is necessary to screen said storage, a minimum six feet (6') in height. Screen walls must complement the architectural materials and colors of the primary structure and/or Project and be screened from adjacent properties by a minimum six foot (6') wide landscape buffer with indigenous trees planted 25' on-center, or as determined during Major Site Plan and Landscape Plan review.
- PS-4 Landscaped walkways within surface parking lots are required to reduce the impacts of parking areas and increase pedestrian accessibility. Emphasis on landscaping will be oriented at the driveway entrances and where pedestrians are directed along walkways and crosswalks. Landscaped planters must be located along the walkways in front of the buildings.
- PS-5 Decorative masonry screen walls and/or well landscape berms minimum three feet in height, are required to screen all parking areas. Columns and horizontal staggers are required to reduce the linear appearance, or as determined during Major Site Plan and Landscape Plan review.
- PS-6 Loading docks and building service areas must be oriented away from the freeway and public streets to mitigate visual and noise impacts. Loading docks and building service areas must be screened from public view with a combination of landscaping and decorative masonry screen walls.
- PS-7 Restaurant with drive thru: drive-through aisles should be at least 10 feet wide and provide adequate on-site queuing distance to accommodate 5 cars (150-feet) before the first stopping point (e.g. menu board, teller window, automatic teller machine).
- PS-8 Public Utility Facilities: shall be located in enclosed secured areas not fronting on arterials or collector streets and shall be screened by walls, fencing, landscape hedges, and subject to site plan approval.

### **3.6.2 Permitted Accessory Uses**

1. Uses of land or structures customarily incidental and subordinate to one of the permitted principal uses, unless otherwise excluded.
2. Temporary construction offices to be subject to a Temporary Use Permit.
3. Outdoor Storage: Exterior storage of goods and materials must be screened from view from adjacent properties and rights-of-way by a screen wall tall enough as is necessary to screen said storage, a minimum six feet (6') in height. Screen walls must complement the architectural materials and colors of the primary structure and/or Project and be screened from adjacent properties by a minimum six foot (6') wide landscape buffer with indigenous trees planted 25' on-center, or as determined during Major Site Plan and Landscape Plan review.



**3.7 Site Development Standards – Non-Residential**

Dreamport Villages Casa Grande-South shall be developed in accordance with the following PAD standards for lot configuration, building and landscape setbacks, and building heights.

**3.7.1 Dimensional Requirements and Bulk Regulations**

<b><i>Bulk Regulations:</i></b>	<b>Resort Commercial</b>	<b>Commercial</b>	<b>Campus /</b>
			<b>Tech Park</b>
Minimum Lot Width:	125'	250'	150'
Minimum Lot Depth:	150'	350'	200'
Maximum Building Coverage:	NA	35%	40%
<b><i>Building/Structure Heights</i></b>			
Resorts	80'	NA	NA
Commercial	35'	35'	35'
Campus / Technology Park	NA	NA	50'
Hotels / Motels	60'	60'	NA
Amusement Park Structures <sup>(2)</sup>	100'	NA	NA
<b><i>Minimum Building Setbacks</i></b> <sup>(3) (5)</sup>			
Front :	30'	40'	30'
Interior Side:	15'	30'	25'
Rear :	10'	30'	25'
Street Side :	20'	30'	30'
<b><i>PAD Perimeter Building &amp; Structure Setback</i></b>			
	Equal to Building. Ht.	same	same
<b><i>Minimum Landscape Setbacks</i></b> <sup>(4) (5)</sup>			
PAD Perimeter	30' <sup>(4)</sup>	30'	30'
Arterial Streets:	30'	30'	25'
Other Public Streets	20'	25'	20'
Side:	10'	20'	10'
Rear:	10'	20'	10'
<b><i>Minimum On-Site Landscape</i></b>			
Per Lot	12%	25%	15%
Total DPCG-South	15%		

Notes - Dimensional Requirements and Bulk Regulations

1. Maximum Building Height shall be to the top of parapet walls, mechanical screening, and architectural embellishments, such as cupolas, domes, monuments, and towers. Parapet walls, mechanical screening elevator penthouses and architectural embellishments shall be limited to 10' above the roof line. Reference building height shall be the curb elevation at or near the center of the adjacent front property line. Building height up to the maximum is to be determined at the time of Major Site Plan consideration by the Planning Commission.
  2. Amusement Park structures may exceed 100 feet to 150 feet in height with a Conditional Use Permit. Structures in excess of 100 feet in height shall have minimum setbacks equal to base minimum setback plus an additional one foot for every one foot of height over 100 feet.
  3. Parking, circulation and maneuvering shall be allowed within Minimum Building Setbacks, but shall not be allowed within Minimum Landscape Setbacks.
  4. Driveways and walkways shall be permitted to cut across Min. Landscape Setbacks.
  5. Parking lots adjacent to the Casa Grande Mountain Regional Park shall include a view fence/security fence and an eight foot (8') minimum landscape setback.
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**3.7.2 Off-Street Parking**

All required parking for all uses shall be satisfied on-site in conformance with City of Casa Grande's Zoning Ordinance. Shared parking on adjacent parcels is permitted subject to preparing a shared parking study to be approved by the City of Casa Grande's Planning Director. On Street Parking shall be allowed in the Commercial and Resort Components of the Dreamport in order to foster a more active and convenient street scene and uses, but shall not be included in the requirements for on-site parking.

Included within the Master Landscape Theme will be standards for parking lot landscapes addressing planter islands and screening and buffers. Standards will prescribe types, sizes, and quantities of plant material and shall equal or exceed the size and quantities of plant material referenced in the Casa Grande Development Code. Details of the proposed landscape theme will be submitted for review and approval by the Planning Commission at the time of first Major Site Plan Submittal.

**3.7.3 Site Design, Grading, and Drainage**

DVCG-South faces a number of unique site design and engineering challenges. Since the project will be designed to be very interactive, site grading and drainage will be sensitive to areas of use, their function, and aesthetic criteria. Fortunately the 100 year floodplain is situated east of Lamb Road. Some of the unique aspects and challenges include:

- Site Grading & Drainage:

The entire site drains to the northeast and this general pattern will be maintained. To manage storm water, retention basins will be distributed throughout the Project and the Storage Lake will be designed with additional freeboard to hold a large volume. These retention basins will be designed to hold a 100-yr, 2-hr storm event. Drywells will be installed throughout these areas as part of the solution

- Hillside Development:

The Wild' is intended as an interactive experience for Adults and Children with animals set within an Amusement Park. The holding pens for some of the animals will extend to the south property line on hillside slopes exceeding 15%. Structures will be limited to overlooks for viewing.

Adjacent to the east side of 'The Wild' will include a Resort Hotel with a full service restaurant overlooking 'The Wild'. The intent is to build the resort onto the west face at a higher elevation allowing guests and visitors to view the animals from a higher perspective. These structures will be constructed into the face of the slope to minimize visible cut faces. The restaurant may be a separate structure situated off the peak elevation, but on a lower ridgeline providing panoramic views. Site Plan Approval will include detailed sections and elevations illustrating the design solution. Vehicular access will be limited to drop-off and pick-up. Guest parking and service access will be separated and controlled from lower elevations in adjacent parking areas. Trails and zip lines will also provide guests and visitors alternate opportunities to experience these unique 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 result 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.

## **4. ARCHITECTURAL DESIGN GUIDELINES – Non Residential**

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Architectural Design Guidelines are intended to serve the Project, interested 3<sup>rd</sup> party developers, tenants, design teams, and City Staff with general design criteria for the Project. The Guidelines will be prepared by the Owner and used by City Staff as the means to manage the approval process the various applications associated with the Project.

### **4.1 General Design Guidelines**

#### **4.1.1 Architectural Design**

An overall architectural design theme will be specified for the development with the first phase of site development prior to the approval of any Major Site Plan or residential plats. While no particular architectural style will be dictated at this time, architectural standards for the development will be established that will stimulate creative architectural solutions for each building type. The goal of the architectural standards is to encourage a variety of architectural styles while prescribing certain elements and materials that will provide architectural identity and harmony throughout the development. Architectural embellishments and detailing such as textural changes, piers, pilasters, offsets, recesses, and color combinations shall be encouraged to create interesting building facades that provide character to large buildings, provide identity to the building and building entrances, and create a sense of human scale and comfort.

#### **4.1.2 Property Owners Association / CCR's**

The Owner will create a Property Owners Association (POA) that will enforce the covenants, conditions, and restrictions (CCR's) to be recorded with the Final Plat for the first phase of site development. The primary function of the POA will be to serve as the Architectural Design Committee (ADC) to establish pre-development design criteria with prospective users and to manage and maintain the common area amenities associated with the Project. The ADC will discuss and review building architecture, site improvements, landscaping and screening requirements. The ADC will complete its initial review of a project's preliminary design concepts prior to their application for Site Plan approval through the City of Casa Grande. Unless otherwise specified by the CC&R's, the Owner will serve as both the manager of POA and the ADC until such date as the Owner shall elect to transfer control of the POA to its Members.

#### **4.1.3 Maintenance Responsibilities**

Owner/Developer shall initially maintain Common Areas within the Project and any improvements thereon. At such time as the POA is created, the Developer may transfer Common Area maintenance responsibilities to the POA, who shall perform such duties pursuant to the Project Covenants. All common area improvements installed with any phase of development will remain the responsibility of the POA until such time that adjacent on-site development occurs and those defined common area improvements and maintenance responsibilities can be transferred to the individual lot owner(s).

#### **4.1.4 Building Material**

A wide variety of building materials may be used to define the architectural theme. All buildings located within the Project shall be architecturally styled to achieve harmony and continuity of design. Building elevations shall be coordinated with regard to color, texture, materials, finishes, and form. All signage shall be integrated into the building design. Side and rear walls of buildings or structures shall be coordinated with the front walls and those publicly visible portions of the side walls.

#### **4.1.5 Color Coordination**

All exterior colors, materials, and finishes for the principal structure must incorporate “earth tones” to achieve design conformity. Accent features may incorporate other colors, materials, and finishes used to express unique design elements, corporate logos, and/or color.

#### **4.1.6 Loading & Open Storage Areas**

All truck loading or loading docks shall be located at the rear or side of the buildings, and shall be screened from public view with a combination of minimum six foot (6') screen wall and tree massing spaced to effectively screen public views. The Final layout to be approved by City of Casa Grande.

#### **4.1.7 Refuse Collection Areas**

All outdoor refuse facilities shall be visually screened from streets and adjacent property. These refuse facilities shall have minimum six feet (6') high screen walls along with decorative access doors and shall follow the project's design theme approved by the ADC and the City of Casa Grande.



## 5. RESIDENTIAL DEVELOPMENT STANDARDS

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Site Development Standards have been prepared with this PAD application that address subdivision planning. Design Guidelines that create a comprehensive design theme for residential product types and their defined lot configurations will be a part of the first phase of residential development processed with the Subdivision Plat. The first phase will also establish the design theme for the project streetscape(s), common area landscape, entry monuments, project walls, and site furniture associated with common area open spaces/neighborhood parks. The design guidelines are intended to establish a methodology for the Owner to promote compatibility amongst the various home builders. Although these common area improvements will adopt a more uniform design theme, individual homebuilders will be required to submit "Housing Product" that addresses the diversity requirements within the City's PAD Residential Design Guidelines. Each application requires a Preliminary Plat for the subdivision and a Major Site Plan Approval for amenities within designated common area open spaces.

Since architectural diversity is a goal of the Neighborhoods land use, a range of residential product types with compatible architectural features developed on a mix of lot sizes are proposed within the single-family residential areas. As discussed previously, the low density Estate lots will be situated at the higher elevations with residential densities increasing as elevations fall to the north and east. The single family lots that buffer the Estate lots will be a minimum of 10,000sf and will transition to 6,050sf adjacent to the parcels designated for Medium Density. Patio/cluster homes, zero-lot line, Z-lots, and townhomes will make up the majority of the medium density residential areas. Higher density multi-family residential is situated adjacent to the interstate and near arterial roads and commercial areas to improve interstate buffering and to limit conflicts with the single family neighborhoods.

The preparation of this PAD uses for reference the Casa Grande Zoning Ordinance, the Residential Design Standards for PAD's dated 2003, and the Community Services Department's Recommended Amended Design Guidelines for Parks Land. All future references and interpretations shall consider the requirements of these resources except as modified herein: including the diversity requirements for floor plans, elevations, color schemes, building material, setbacks, building heights, etc. Deviations are limited primarily to side yard setbacks, some of which have been reduced from 10'/10' to 10'/5' and Z-Lots widths reduced from 55' to 50', both of which were approved with the previous PAD for Casa Grande Mountain Ranch (refer to **Exhibit 13** for a conceptual layout). At least fifty percent of the required open space must include parks, multi-use trails, bike paths, turfed retention areas, tot lots, and/or other outdoor active or passive recreational improvements. A decrease to this amount in return for the preservation of areas with natural washes, native cacti and/or mature native trees shall be subject to the review and approval of the Planning and Zoning Commission in conjunction with the review of the associate Preliminary Plat.

In order to realize these project expectations and development standards, an architectural review committee will be established to enforce continued quality throughout DVCG-South. A

homeowners association will be established to provide further maintenance and quality control throughout these neighborhoods. In addition to these Development Standards, all development shall comply with the following standards:

- The preparation of this PAD uses for reference the Casa Grande Zoning Ordinance, the Residential Design Standards for PAD's dated 2003, and the Community Services Department's Recommended Amended Design Guidelines for Parks Land in effect at the date of approval of this PAD. All future references and interpretations shall consider the requirements of these resources.
- No use is permitted which will create or is likely to create conditions detrimental to the health, safety, and general welfare of the community, as determined by the Planning Director or his designee.

### **5.1 Very Low Density Residential (VLDR) - Estate Homes**

Parcels 16 and 17 that are situated at the highest elevations along west side of the project will feature estate hillside homes. These parcels total approximately 79 acres and will develop with a maximum density of 1.0 dwelling unit per acre. Estate lots will have a minimum area of 32,000sf up to more than one acre based on the site and topographical conditions. Subdivision planning will consider the City's current Hillside Standards at time of platting, or at the time of standard plan submittal, housing product is to be submitted for the review and consideration by Planning Commission.

#### Permitted Uses

- A. Single family detached unit on any lot.
- B. Common Area Open Space for DVCG-South.
- C. Accessory buildings including, but not limited to, recreation center / club house, private swimming pools, ramadas, and home occupations.

#### Conditionally Permitted Uses

- A. Temporary model homes with parking.
- B. Essential public utility facilities, ie., water wells, water treatment, water storage, electrical substations, gas regulating stations, etc. These facilities must be placed in the side or rear yard and screened from public view by a CMU block walls of appropriate height to effectively screen the equipment, landscape hedge and/or landscaping to blend with the immediate surrounding area, decorative wrought iron with solid panels to screen view, native boulders, or a combination hereof to be approved with the Final Plat.
- C. Guest quarters.

#### Temporary Use Permit

- A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.

#### Permitted Accessory Uses

As permitted and referenced in the Casa Grande Zoning Ordinance:

Estate Homes - Minimum Development Standards

Minimum Lot Depth	150'
Minimum Lot Width	125'
Minimum Lot Area	32,000 square feet
Maximum Height	25'/ 2 story
Lot Coverage	25 %

Building Setbacks

	Front Setback	Side Setback	Corner Setback	Rear Setback
Single Family Dwelling **	25'*	15'*	25'*	40'*
Single Family Res. Accessory Structures**	NA (Located in side, corner, or rear yards only)	15'	20'	20'

- \* For all front porches and side entry garages, allow a 5' encroachment. There must be 20' between the face of the garage and the adjacent edge of the public sidewalk. A 3' encroachment for bay windows, entertainment niches, fireplaces, and other architectural elements is allowed within all required setbacks.
- \*\* Where a lot has an abutting common access easement/tract, the building setback is determined from the inside edge of the easement/tract rather than the property line.

**5.2 Low Density Residential (LDR)**

LDR single family residential represents the approximately 160 acres. There will be four categories of single family development: SF-1 (6,050sf), SF-2 (6,600sf), SF-3 (7,000sf), and SF-4 (8,050sf). By establishing minimum lot sizes and setbacks for each type, DVCG-South can address the City's current requirement to encourage architectural diversity in the neighborhoods. The average density of these four types of detached single family homes shall be in the range of 3.0 – 5.0 and shall not exceed 5.0 dwelling units per acre. Each residential preliminary plat will reflect a lot mix that complies with the 2003 PAD Residential Design Standards. These single family lots are intended to generally comply with the City's R-I Zoning District as follows:

Permitted Uses

- A. Single family detached unit on any lot.
- B. Common Area Open Space for DVCG-South.
- C. Public schools or charter schools, minimum 13 gross acres. Site and school facilities programming to meet or exceed City Code for school development standards. The school site must be at the intersection of two non-local streets. Plans shall be subject to Major Site Plan Approval.

- D. Accessory buildings including, but not limited to, club house/ recreation center private swimming pools, ramadas, and home occupations.

Conditionally Permitted Uses

- A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.
- B. Temporary model homes with parking.
- C. Essential public utility facilities, ie., water wells, water treatment, water storage, electrical substations, gas regulating stations, etc. These facilities must be placed in the side or rear yard and screened from public view by a CMU block walls of appropriate height to effectively screen the equipment, landscape hedge and/or landscaping to blend with the immediate surrounding area, decorative wrought iron with solid panels to screen view, native boulders, or a combination hereof to be approved with the Final Plat.

Temporary Use Permit

- A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.

Permitted Accessory Uses

As permitted and referenced in the Casa Grande Zoning Ordinance.

LDR Single Family Minimum Development Standards

Minimum Lot Depth	110'
Minimum Lot Width	55'
Minimum Lot Area	6,050sf
Maximum Height	35'/ 2 story
Lot Coverage	45 %

Minimum Lot Dimensions

	SF-1	SF-2	SF-3	SF-4
Minimum Depth	110'	110'	115'	115'
Minimum Width	55'	60'	60'	70'
Minimum Lot Area	6,050sf	6,600sf	7,000sf	8,050sf

**Building Setbacks**

	Front Setback	Side Setback	Corner Setback	Rear Setback
Single Family Dwelling	15'/20' (1) (4)	5'/10' (2) (4)	20' (3) (4)	20' (4)
Schools, civic, cultural and religious institutions (including accessory structures)	50'	50'	50'	50'
Single Family Residence Accessory Structures	20'	3'	20'	3'
Structures for all other principal, conditional, accessory uses	20'	10'	20'	20'

1. 15' for all front porches, side entry garages, and living spaces. 20' to face of garage. No more than three homes in a row shall share the same front yard setback. Minimum offsets shall be 3'.
2. Minimum 5' setback on one side yard and minimum 10' setback on other side. Selected 5' side yard shall be clear of encroachments (4), including ground mounted AC unit.
3. May include an adjacent 10' wide landscape tract.
4. Encroachments. Elements including fireplaces and bay windows may encroach into the front yard and rear yard a maximum of 3 feet. Covered patios may encroach a maximum of five (5) feet into street side yard, and rear yards. Open steps and decks shall be permitted to extend a distance of not more than five (5) feet in the case of the front and side yards and no closer than five (5) feet to the property line in the case of side yards.

### 5.3 Medium Density Residential (MDR)

Medium density residential includes a broad range of residential unit types that are intended to serve as both a transition and buffer between the single family neighborhoods and the higher density multi-family apartments, commercial uses and interstate traffic. Medium density parcels situated with DVCG-South are generally located towards the north to separate non-residential uses and along the east boundaries to begin the transition of densities that will reduce as development expands west up the slope to the Casa Grande Mountains.

Medium Density Residential can represent both attached and detached single family homes with densities ranging from 5.0 – 9.0 dwelling units per acre. These homes could be designed as clustered patio homes, zero lot9 line, 'Z' lots, or other similar product type such as a duplex, where smaller individual lots facilitate a life style for first time home buyers, or those residents seeking to reduce yard maintenance. Please refer to **Exhibit 13** for a typical lot configuration that GPLA has used for another national homebuilder. This classification can also include attached residential units typically referred to as Cluster Homes or Condominium/Townhouse with densities ranging from 8.0 – 12.0 dwelling units per acre. The organization of residential units that share common walls and driveways allows for higher density single family homes that may share common area maintenance as well as common recreational amenities. An application for a subdivision plat approval is required. A major site plan shall be required for any development that provides attached dwellings of more than two dwelling units.

#### Permitted Uses

Those principally permitted uses which are allowed in the City's conventional R-1, R-1a, and R-2 zoning districts will be allowed in MDR designated areas. Primary uses include, but are not limited to the following:

- A. Single family detached unit conforming to SFR/LDR Development Standards.
- B. Single family detached/attached unit including: patio homes clustered around an auto court, z-lots, duplexes, 3 and 4-plex units, or other similar arrangement of attached residential units.
- C. Townhome or condominium.
- D. Common Area Open Space for DVCG-South.
- E. Accessory uses and buildings including, but not limited to, club house/ recreation center, private swimming pools, and home occupations.
- F. Public schools or charter schools, minimum 13 gross acres. Site and school facilities programed to meet or exceed City Code for school development standards. The school site must be at the intersection of two non-local streets. Plans shall be subject to Major Site Plan Approval.

#### Conditionally Permitted Uses

- A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.
- B. Temporary model homes with parking.
- C. Essential public utility facilities, ie., water wells, water treatment, water storage, electrical substations, gas regulating stations, etc. These facilities must be placed in the side or rear yard and screened from public view by a CMU block



walls of appropriate height to effectively screen the equipment, landscape hedge and/or landscaping to blend with the immediate surrounding area, decorative wrought iron with solid panels to screen view, native boulders, or a combination hereof to be approved with the Final Plat.

Temporary Use Permit

A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.

Permitted Accessory Uses

As permitted and referenced in the Casa Grande Zoning Ordinance;

Medium Density Residential - Minimum Development Standards

	Z - Lot	Zero Lot Line	Two Family Dwelling Structure	Three and Four Family Dwelling Structure	Townhouse Cluster
Minimum Lot Depth	90'	90'	90'	90'	90'
Minimum Lot Width	50'	55'	70'	80'	90'
Minimum Lot Area	5,000sf	5,000sf	3,000sf	3,000sf	3,000sf avg.
Maximum Height	35'	35'	35'	35'	35'
Outdoor Living Area	n/a	n/a	600sf	450sf**	400sf**

\* 55' standard, 50' requested and approved with previous PAD

\*\* Minimum outdoor living area per unit may include up to 25% of the individual unit's patio space. The balance of the outdoor living area must be provided on the same lot as the unit and be easily accessible by the occupants. Driveways, parking areas, required front or side yards, and landscape areas less than 20' in width shall not be considered as outdoor living space. Interior townhouse units less than 20' in width may have outdoor living areas less than 20' in width.

Setbacks

	Front Setback	Side Setback	Corner Setback	Rear Setback
Z - Lot	15'/20' (1) (4)	5'/10' (5)	20' (3)	20' (4)
Zero Lot Line	15'/20' (1) (4)	0'/10' (5)	20' (3)	20' (4)
Two Family Dwelling Structure	12'/20' (1) (3)	10' (5)	20' (3)	20' (4)
Three and Four Family Dwelling Structure	20'	10' (5)	20' (3)	20' (4)
Townhouse Cluster	20'	10' (5)	20' (3)	20' (4)

1. Minimum 10' for all front porches, side entry garages. 18' to face of garage, 15' to living spaces. No more than three homes in a row shall share the same front yard setback. Minimum offsets shall be 3'.
2. Minimum 5' setback on one side yard and minimum 10' setback on the other side. Selected 5' side yard shall be clear of encroachments (4), including ground mounted AC unit.
3. May include an adjacent 10' wide landscape tract.
4. Encroachments. Elements including fireplaces and bay windows may encroach into the front yard, 10' side yard, and rear yard a maximum of 3 feet. Covered patios may encroach a maximum of five (5) feet into street side yard, and rear yards. Open steps and decks shall be permitted to extend a distance of not more than five (5) feet in the case of the front and side yards and no closer than five (5) feet to the property line in the case of side yards.
5. 10' minimum between principal structures on adjacent lots.

#### **5.4 High Density Residential (HDR)**

There is only one parcel intended for multi-family housing, which is located at the Interstate 8 frontage. This parcel is situated where it can buffer both the medium density neighborhoods to the south and where it has more expedient access to the arterial streets, the college annex, and the employment opportunities situated at the Technology Park, The Wild, and north of I-8 within DVCG-North. Under this PAD format, the residential density would be established at a maximum of 18 dwelling units per acre to accommodate more traditional apartment projects of two and three story complexes. An application for major site plan approval and platting is required.

##### Permitted Uses

Those principally permitted uses which are allowed in the City's conventional R-2 and R-3 zoning districts will be allowed in CGMR. Primary uses include, but are not limited to the following:

- A. Townhomes, condominiums, and apartments.
- B. Common Area Open Space for CGMR.
- C. Accessory uses and buildings including, but not limited to, club house/recreation center, private swimming pools, and home occupations.

##### Conditionally Permitted Uses

- A. Temporary offices, construction sheds, appurtenant signs and storage incidental to a construction project, not to exceed 24 months. Additional extensions may be requested by application to the City of Casa Grande.
- B. Temporary model homes with parking.
- C. Water pump station, sewer lift station, or other use approved with the process of Site Plan Approval and as required and approved with the Final Plat.

##### Permitted Accessory Uses

As permitted and referenced in the Casa Grande Zoning Ordinance;

High Density Residential - Minimum Development Standards

	Three and Four Family Dwelling Structure	Townhouse /Condominium	Multi Family Apartments
Minimum Lot Depth	90'	85'	175'
Minimum Lot Width	80'	80'	175'
Minimum Lot Area	8,000sf first two lots + 3,000sf avg.	10,000sf first two units + 2,500sf avg.	12,000sf first two units + 2,000sf /unit
Maximum Height	35'	35'	40'
Outdoor Living Area*	450sf/Unit	350sf/Unit	300sf/Unit

\* Minimum outdoor living area per unit may include up to 25% of the individual unit's patio space. The balance of the outdoor living area must be provided on the same lot as the unit and be easily accessible by the occupants. Driveways, parking areas, required front or side yards, and landscape areas less than 20' in width shall not be considered as outdoor living space. Interior townhouse units less than 20' in width may have outdoor living areas less than 20' in width.

Setbacks

	Front Setback	Side Setback	Corner Setback	Rear Setback
Three and Four Family Dwelling Structure	20'	15' (3) (4)	20' (1)	20' (2)
Townhouse Cluster	20'	15' (3) (4)	20' (1)	20' (2)
Multi-Family Structure	20' (4)	20'	20' (4)	20'
Multi-Family Accessory Structures <sup>(4)</sup>	20'	3'	20'	3'

1. May include an adjacent 10' wide landscape tract.
2. Encroachments. Elements including fireplaces and bay windows may encroach into the front yard, 10' side yard, and rear yard a maximum of 3 feet. Covered patios may encroach a maximum of five (5) feet into street side yard, and rear yards. Open steps and decks shall be permitted to extend a distance of not more than five (5) feet in the case of the front and side yards and no closer than five (5) feet to the property line in the case of side yards.
3. Parking shall not be allowed within the front or corner side setbacks unless screened from public view by a 3 ½' berm or block wall, or as approved by the City.
4. Minimum distance between principal structures is 10' for single story, 20' for two story, and 25' for three story.

**5.5 Residential Open Space**

The first phase of residential development must submit applications for PAD Site Plan and Subdivision Approval and will necessarily define and quantify the Common Area Open Spaces to be distributed throughout the residential neighborhoods as referenced in the City’s PAD Residential Design Standards. Near the northeast corner of the property will be a Community Park that could include a pond/water feature, and multi-use fields for soccer, baseball / softball, basketball court(s), sand volleyball, multi-use playground area, ramadas with picnic facilities, and off street parking for youth league sports and group activities. Subdivision planning will feature neighborhood parks with pedestrian network to link with trails/paths leading to the Community Park, surrounding neighborhoods, and the City’s Regional Park in the Casa Grande Mountain.

As the Residential neighborhoods expand, there will be subsequent applications that will continue to expand the Common Area Open Spaces. Each expansion will establish its proportion of the required Common Area Open Space calculation and continuation of the pedestrian network. Neighborhood parks shall incorporate pedestrian connections to adjoining residential neighborhoods, to adjacent public rights-of-way, schools, and where appropriate to commercial projects. All neighborhood parks that incorporate retention basins must have adequate street frontage to provide easy access so they are visible, attractive, and accessible for recreational use. Each neighborhood park must incorporate opportunities for both active and passive recreation including: open turfed area, outdoor seating, tot lots and other active play equipment covered with shade structures to encourage year-round activity, and a consistent landscape theme. In addition to the approximate 147 acres of natural area open space preserved, there will be an additional 33.7 acres of improved common area open space to be developed throughout the neighborhoods. All of the common area open spaces, including the Community Park, will be maintained by a Home Owners Association (HOA) with an easement or tract granted for public trail access.

Common Area Open Spaces & Designated Open Space - Minimum Development Standards

For structures constructed within areas designated as Common Area Open Spaces that are owned and maintained by a Home Owners Association, these site development standards shall apply.

Building Setbacks

	Front Setback	Side Setback	Corner Setback	Rear Setback	Bldg. Height
Clubhouse/ramada	50'	25'	35'	25'	15'
Hard and soft court facilities, playground equip	50'	25'	40'	25'	NA

## 6. PHASE 1 DEVELOPMENT

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The Project scope of Phase 1 is still to be determined, but may include the following:

### 6.1 The Wild- Animal Attractions, Rides, Resort Hotel and Restaurant Overview

- The Wild is an interactive experience for Adults and Children with animals set within an Amusement park.
- Interaction with animals and birds will include feeding giraffes and lorikeets, watching Cheetah's run and petting select animals in addition to watching live shows with professional trainers working with alligators, lions and tigers.
- The Wild will also have rides including water canoes, carousel of endangered species, pony and camel rides, roller coaster, train and log flume ride, individual rides such as Zip line and self-controlled Alpine Coaster in addition to other skills based attractions such as arcade, rope, tree and wall climbing and crossings.
- Within The Wild there will be a full service Resort Hotel immediately adjacent a restaurant overlooking The Wild. The restaurant will also do catering for weddings, parties and corporate events.

### 6.2 The Welcome Center

New and repeat visitors will be able to stop at the Welcome Center immediately adjacent to a Freeway Off-ramp to learn more about DPCG, purchase tickets and/or make same day or future reservations. The Welcome Center may also include:

- A Tourism information area with free brochures and a variety of merchandise for sale.
- A real estate for development and sale of properties related to Dreamport Villages Casa Grande.
- A gas station, food mart and small food court area for visitors to eat and rest.
- Outdoor parking will accommodate autos, motorcycles, recreational vehicles, commercial trucks and include dedicated electric vehicle charging stations.
- Additionally, DPCG will have common area open spaces for active and passive recreation located throughout the Resort area.

### 6.3 Business Park / Campus /Technology Park

The land use is intended to attract leading green and high technology companies that see value in having offices in close proximity to DPCG and its 5 Million-plus annual visitors.

- As a Campus, the intended use is a University annex for veterinarian students with Clinic and access to The Wild (Animals), but may also include other medical, high tech or aerospace research and education.
- New startup companies within a multi-tenant business park environment with operations and inventory within enclosed buildings.
- As part of a school facility future uses may include student and/or faculty housing.
- General retail and service commercial supporting the Technology Park.
- This area may also include non-Tech sector employers with general office park uses.

## 7. PROJECT LANDSCAPE

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### 7.1 Landscape Theme

The selection of plant material to be prescribed for perimeter of the PAD, the streetscape, and within the required front yard setbacks shall be trees, shrubs, groundcovers, grasses, and accents be selected from the Arizona Department of Water Resources Low Water Use / Drought Tolerant Plant List for the Pinal Active Management Area (Pinal AMA). A Master Landscape Theme will be prepared for both perimeter and on-site development regarding plant material, layout, quantities and sizes. Proposed landscape standards for the project will equal or exceed the size and quantities of plant material referenced in the Casa Grande Development Code. Details of the proposed landscape theme with layout, quantities and sizes of plant material will be submitted for review and approval by the Planning Commission at the time of the first Major Site Plan Submittal. The amount of landscaped area for the Project shall equal or exceed an overall value as defined under the Open Space Requirements of this PAD which represents a minimum area of 15%. The Project Landscape shall include: landscape setbacks, parking lot landscaping, individual or shared retention basins, parkway landscaping, foundation planting areas, and all other areas of the project site not containing buildings, structures, or pavement.

For each phase of development, a native plant inventory will be prepared illustrating locations of native saguaros over four feet (4') in height as well as other protected species. Specimen native trees will be selected for their salvage potential and reused within the project landscape.

### 7.2 Streetscape

In order to create a uniform appearance throughout the development, a typical street frontage landscape theme will be proposed and submitted for approval. The goal of the street frontage landscape is to unify the development while providing safety and comfort for pedestrians, and a visual experience for Project guests. Except as modified herein, the size and quantities of plant material for the streetscape shall conform to the landscape standards in the Casa Grande Zoning Ordinance and the Engineering Design Standards for public streets at the time of development for each phase. Details of the final layout with quantities and sizes of plant material will be resolved during the Final Development Plan/Major Site Plan Approval.

### 7.3 Open Space / Trails

Recognizing the importance of pedestrian circulation will be a non-motorized trail network designed to connect both the commercial and residential areas of the PAD with the existing trail network within and surrounding the Casa Grande Mountain Park. The PAD illustrates access to the City's trail network at several locations from designated open space areas and from the City's two existing trailheads. At the west end of Arica



Road, the DVCG-South will dedicate a minimum of one acre to the City of Casa Grande that includes the existing Trailhead facilities. The second Trailhead is situated within the Tang property on the north side of the PAD. The City recently acquired a 40 acre parcel that will be the new Peart Trailhead leading users into the Casa Grande Mountain Park. Access will be extended south from the existing terminus of Tate Road within a proposed 44' local street right-of-way with a parallel trail easement located along the west side of the PAD. Final details to be determined when site development and/or platting is proposed on this west side, which will include closing the existing trailhead on the Tang property. There are two trails on the east face of the Casa Grande Mountain Park that eventually link with and are part of the designated T-28 trail network, most of which is situated south of the PAD area. The existing City trails within the PAD Boundary will be retained, but realigned and incorporated into the PAD trail network and placed within easements to insure public accessibility. Refer to **Exhibits 8A & 8B** for the Master Trail Plan for the various trails associated with T-28 and the potential trail links within DVCG-South.

The City of Casa Grande Regional Trail System Master Plan indicates that Casa Grande Mountain Trail Access, segment T-28 begins at the intersection of Peart Road and the Casa Grande Canal, then extends south along Peart Road to the I-8 underpass where hikers and/or mountain bikers may choose to follow the west side trail or head for the east side trail head currently located on the 'Tang' property on the north side of the PAD. The T-28 trail also connects with Casa Grande's Linear Park – Casa Grande Canal Segment LP-3, a 26 mile hiking and biking trail that aligns with portions of the City wide canal network.

Dreamport Villages intends to develop an internal pedestrian network that will facilitate on-site circulation for users connecting the various recreational venues with parking areas, the many hospitality projects, and the open space amenities with the City's public trails. The connectivity of the pedestrian network will be an important marketing feature for the hospitality users. Details of the final layout will be the subject of a design analysis that will locate trail intersections with Dreamport Villages and which justify the appropriate width and trail improvements for review and approval by the Planning Commission at the time of the first Major Site Plan Submittal.

## **8. PROJECT SIGNAGE**

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A Comprehensive Sign Plan shall be prepared in accordance with the provisions of the Casa Grande Sign Code, and documented in the Development Agreement. The Comprehensive Sign Plan (CSP) and any amendments thereto shall be submitted for review and approval by the Planning Commission, and may be processed separately and in advance of the PAD Final Development for Phase 1. The CSP will include the location, size, height, color, lighting and orientation of all proposed signs. Project identity signage shall be oriented to take advantage of the interstates' exposure and may include one or more digital pylon structures with events and activities listed.

Of particular importance and because of the type and scale of the Project, off-premise signage will be critically important to direct the large number of visitors to the project, which could exceed 5 million in the first full year of operations beginning 2020. These off-premise signs could be billboards used for project identification, event information, and to direct traffic to access points off Interstates 8 and 10. The CSP may include design proposals for the number and location of freeway and off-premise signs and will further qualify all signs based on: type, size, location, illumination, and height that will be typical for the Industry and shall meet State and ADOT requirements.

## 9. PROJECT INFRASTRUCTURE & UTILITIES

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### 9.1 Pedestrian Circulation

Developer shall provide eight foot (8') minimum meandering sidewalks along Resort Parkway South, as well as along Village Springs Road between Resort Parkway South and the south side of I-8. All other interior streets within the Project will have minimum five foot (5') sidewalks constructed along both sides in accordance with the City's standard design criteria at the time of construction. Accessible ADA paths and sidewalks shall be provided from the parking areas to the building entries as required by applicable codes.

### 9.2 Street Improvements

Street improvements will be constructed per City of Casa Grande standards and in conformance with the approved Traffic Impact Analysis. Dedications for rights-of-way will occur with the Final Plat or with a Map of Dedication and will be of a width required in the approved TIA. Where a proposed street is immediately adjacent to the perimeter boundary of the PAD, the developer shall have the responsibility to construct the full street improvements.

Street lights shall be installed to satisfy Engineering Department design criteria for foot-candle distribution along streets, crosswalks, and pedestrian corridors. Owner shall reserve the right to use non-standard equipment and fixtures that are more consistent with the Final Design Guidelines for DVCG-North.

### 9.3 Water Service

The Owner and Project Team have been meeting with the Arizona Water Company to establish the development criteria for long term domestic water services for both DVCG-North and DVCG-South. The project area is within the CC&N service of the Arizona Water Company, and there is an existing Analysis of Assured Water Supply issued by ADWR for the Center Point of the Southwest that extends through July 2018 (**Exhibit 10-B**). Based on the current Analysis of Assured Water Supply, the Project has available water rights that are more than adequate for the full build-out of the project. Please refer to the Water Service Report prepared by Cottrell Engineering Consultants included with this application. The Project will be implementing additional water analyses as well as updating and extending the Analysis of Assured Water Supply for the later phases of the Project. The Project is located with the Pinal Active Management Area and all requirements for establishing assured water rights apply as conditions for approving Final Plats. In addition, the Pinal AMA requires the use of low plumbing fixtures and low water use plant material throughout the Project.

There is an existing 12" water line within the Project that extends along the Cox Road from the north and continues under I-8 to the south along Lamb Road. The required volume for the Project dictates a larger more comprehensive solution involving storage

tanks and pump stations to satisfy demand for domestic and fire services. Details of the final layout and associated improvements will be dictated by the Arizona Water Company who will establish locations for water infrastructure facilities, which may occur on-site and off-site based on the area requirements surrounding the PAD. If there is a decision to place a 'water campus' on-site, the preferred location will be on the south side where the higher elevation can enhance the pressure zones. The location, service access and buffering will be included with first application for Major Site Plan Approval. These facilities will be installed by the Project and be dedicated to and maintained by the Arizona Water Company.

#### **9.4 Sanitary Sewer Service**

In previous meetings with Kevin Louis, the Public Works Director for the City of Casa Grande, it was determined that the required services for sanitary sewer would involve the extension of an oversized sewer line from the existing WWTP, approximately 11 miles to the Project, a prohibitive cost. In accordance with Kevin's recommendation, the Project will be using a "pre-engineered of package treat plant" that will be designed for the full buildout of the project. This wastewater facility will be located on the north side of DVCG-North adjacent to the UPRR to enhance gravity flow. The system is designed initially for 600,000 gallons/per/day (gpd), and modules added as the project development expands. The preferred technology requires a relatively small footprint, requires no chemicals, is odor free, and it produces Class 'A' Water as defined by the Arizona Department of Water Resources (ADWR). This Class 'A' discharge will be used to maintain the volume in the storage lakes as well as a source for landscape irrigation. Details of the final layout and associated improvements within the Project will be included with the Final Development Plan / Site Plan Approval for the first phase of development. Please refer the Sanitary Sewer Service Report prepared by Cottrell Engineering Consultants included with this application.

#### **9.5 Electrical, Natural Gas, Cable Services**

The Project will be responsible to install the "Dry Utilities" including: an electrical substation as projected by APS, Southwest Gas Corp will extend service from a high pressure natural gas line located approximately 1,500' northwest on Jimmie Kerr Boulevard, and fiber optic cable from Century Link / Cox Communications. Will serve letters have been received from these utility providers (**Exhibits 10-A, 10-C, and 10-D**).

#### **9.6 Site Drainage**

##### On-Site Grading & Drainage:

The existing condition of the property is relatively flat with the topography falling approximately 16' from the southeast to the northwest with an average cross-slope of .15%. For retention, storm flows will be distributed throughout the project and held in common area open spaces designed to hold a 100-yr, 2-hr storm event. The two lake facilities will be designed with additional capacity to hold the major storm water events.

All other areas and individual stand-alone projects will be required to provide their own 100-yr 2-hr storm event retention.

Offsite Drainage: Historic offsite flows from south of Interstate 8 will be routed in drainage channels within easements through the development and will be discharged in historic locations. These flows currently are impeded by the irrigation canal and railroad tracks along the north side of the development. The flows will still create some ponding issues at these locations, but the ponding will be addressed with basins, channels, and overshoots where possible to ensure the flood safety of any proposed adjacent buildings. Storm water retention will be distributed around the individual parcels, and where justified, in subsurface storage tanks. Drywells will be installed throughout these areas as part of the solution.

A Preliminary Drainage Report will be prepared for the first phase of development and processed with the Final Development Plan / Major Site Plan addressing off-site flows coming into the PAD area, any Floodplain resolution, as well as on-site drainage conditions. Please refer to the Concept Site Drainage exhibits that estimates volume and distribution of storm flows prepared by Cottrell Engineering Group and attached here as **Exhibits 14A, 14B, and 14C**. The Flood Insurance Rate Maps 04021C1555E and 04021C1565E both illustrate that the 100 year floodplain is situated east of Lamb Road.

## **10. CONCLUSION**

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The Block Sports Company is thrilled to be a part of bringing a world class entertainment and lifestyle project to Pinal County. We believe we are at the same point today in Casa Grande as was Orlando 50 years ago when Walt Disney first envisioned Disney World. The key difference is Orlando was not one hour away from two separate Major Metro Areas along an Interstate Freeway. It really was the middle of nowhere and without any high-speed roads to get there. Additionally, the ability to evolve through technology during the first 25 years of Disney World was difficult because there were no personal computers, cell phones, wireless communications, fiber or the Internet. Today, technology evolves very quickly and we have the ability to respond to changing market conditions more rapidly. As a result, what took Disney to accomplish in 50 years, could be accomplished in Pinal County in as little as 1/4 the time. Block Sports can't accomplish all of this by itself. With the right partners from other business and government leaders, we can be help continue to lay the foundation of what could transform the region into a major destination for both business and tourists while making meaningful contributions to society by helping to develop and promote awareness for feasible technology solutions to the benefit of many communities throughout the western US and beyond. Having fun while doing it only makes the journey more worthwhile.



## 11. EXHIBITS

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1. Location / Vicinity Map
2. Property Ownership Map
3. Existing Conditions / Existing Zoning and Surrounding Land Uses
4. A Legal Description
4. B Topography Map
5. Casa Grande General Plan 2020 (Overlay)
6. Master Land Use Plan
7. Master Land Use Plan - Casa Grande Mountain Ranch (Exhibit 'H')
8. A Master Trail Plan
8. B Linear Park / Canal Plan & Cross-section
8. C Proposed Access Drive & Trail to Peart Road Trail Head
9. Master Circulation Plan
- 10 A-E Utilities Will Serve Letters
11. FHWA Letter Approving Change of Access – I-8 & Henness Road TI
12. Note from Casa Grande School
13. Conceptual Z-lot configuration
14. Drainage Exhibits 14A, 14B, 14C.
15. Storyboard – Dreamport Villages Casa Grande