

PAD AMENDMENT TO G-DIAMOND RANCH

ON.COLORADO STREET

ON.COLORADO STREET LLC.

SUBMITTING TO:

CITY OF CASA GRANDE, PLANNING AND
DEVELOPMENT DEPARTMENT
510 E FLORENCE BLVD.
CASA GRANDE, AZ 85122

SUBMITTING FIRM:

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DATE:

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TABLE OF CONTENTS

LIST OF FIGURES AND TABLES

APPENDIX

I. INTRODUCTION

II. EXISTING SITE CONDITIONS AND RELATIONSHIP
TO SURROUNDING PROPERTIES

III. EXISTING ZONING AND GENERAL PLAN
DESIGNATIONS

V. GENERAL PLAN COMPLIANCE

VI. PUBLIC INFRASTRUCTURE

1. RIGHT-OF-WAY IMPROVEMENTS
 2. UTILITIES
 3. WATER
 4. WASTEWATER
 5. DRAINAGE
 6. SCHOOLS
-

VII. CONCLUSION

LIST OF FIGURES AND TABLES

FIGURE 1 - GENERAL PLAN LAND USE MAP

FIGURE 2 - EXISTING ZONING MAP

FIGURE 3 - EXISTING PAD AND PROPOSED PAD AMENDMENT

FIGURE 4 - CONCEPTUAL DEVELOPMENT PLAN

FIGURE 5 - GROUND FLOOR PLAN

FIGURE 6 - SECOND AND THIRD FLOOR PLAN

FIGURE 7 - FORTH FLOOR PLAN

FIGURE 8 - PERSPECTIVE ON COLORADO STREET

FIGURE 9 - AERIAL VIEW

FIGURE 10 - ELEVATIONS

FIGURE 11 - ELEVATIONS

TABLE 1 - EXISTING AND SURROUNDING LAND USE CONTEXT

TABLE 2 - PROJECT DENSITY SUMMARY

TABLE 3 - PARKING SPACE TYPE FOR MULTI-FAMILY UNITS

TABLE 4 - PARKING SPACE TYPE FOR COMMERCIAL

TABLE 5 - OPEN SPACE SUMMARY FOR RESIDENTIAL

TABLE 6 - DEVELOPMENT STANDARDS

TABLE 7 - RESIDENTIAL GUIDELINES

I. INTRODUCTION

Trevor Pan Architects, on behalf of On.Colorado Street, LLC, is pleased to submit this narrative and related exhibits for a Rezoning and Major Site Plan Review application for mixed-use development on approximately 4 net acres located west of North Peart Road and north of East Cottonwood Lane in Casa Grande, Arizona, and further identified as APN 505-01-703A.

This development request is for a professionally managed mixed-use development with commercial and multi-family suites. The proposed development incorporates lifestyle amenities and open spaces for an active environment including public pocket parks and outdoor seating. (See attached Exhibit 1 – Context

- Rezoning from PAD (Religious) to PAD (Commercial and Multi-Family Residential).
- Conceptual Site Plan Review.

II. EXISTING SITE CONDITIONS AND RELATIONSHIP TO SURROUNDING PROPERTIES

The proposed site is currently undeveloped and vacant and has a relatively flat topography.

Table 1 – Existing and surrounding land use context

DIRECTION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
PROPERTY	COMMUNITY CORRIDOR	SCHOOL/CHURCH	VACANT
NORTH	NEIGHBORHOODS	PAD (LOW-DENSITY RESIDENTIAL)	VACANT
EAST	COMMUNITY CORRIDOR	PAD(LOW-DENSITY RESIDENTIAL)	VACANT
SOUTH	COMMUNITY CORRIDOR	SCHOOL/CHURCH	HIGH SCHOOL
WEST	NEIGHBORHOODS	PAD (LOW-DENSITY RESIDENTIAL)	VACANT

III. EXISTING ZONING AND GENERAL DESIGNATIONS

On the recently updated Casa Grande General Plan Land Use Map (Figure 1 below), the Property is designated as Community Corridor and zoned PAD for mixed-use development.

Figure 1 – General Plan Land Use Map

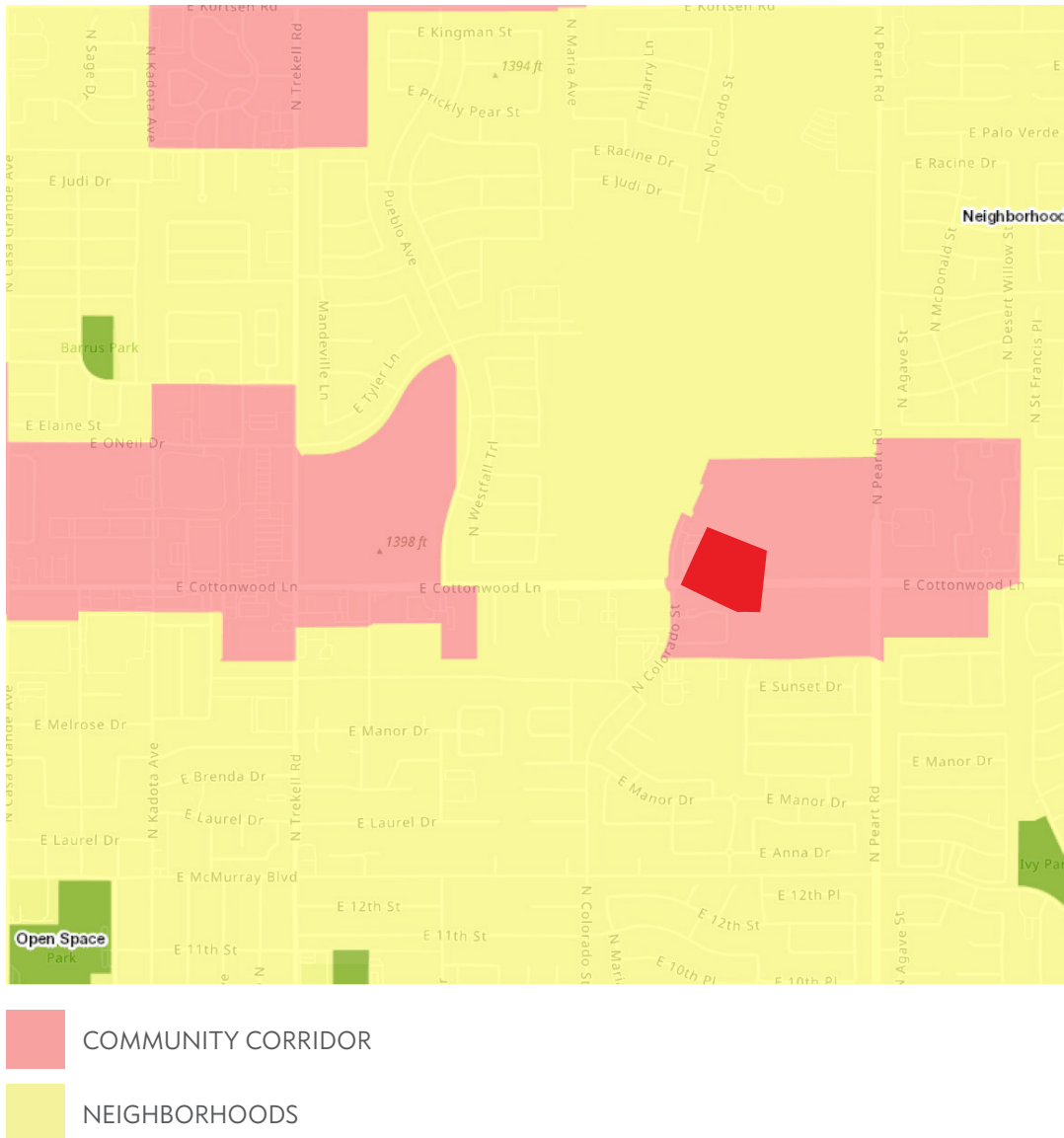


Figure 2 - Existing Zoning Map

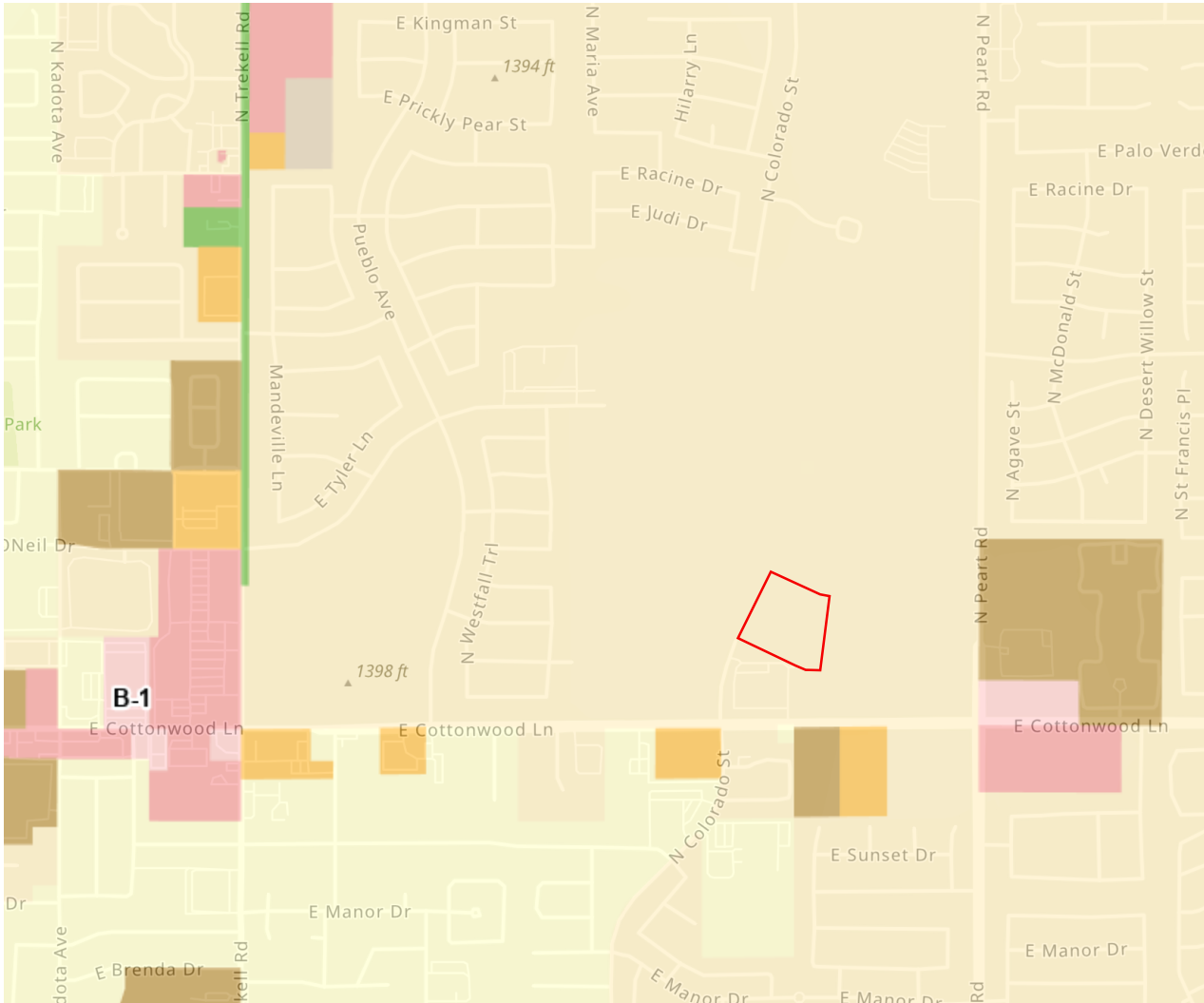
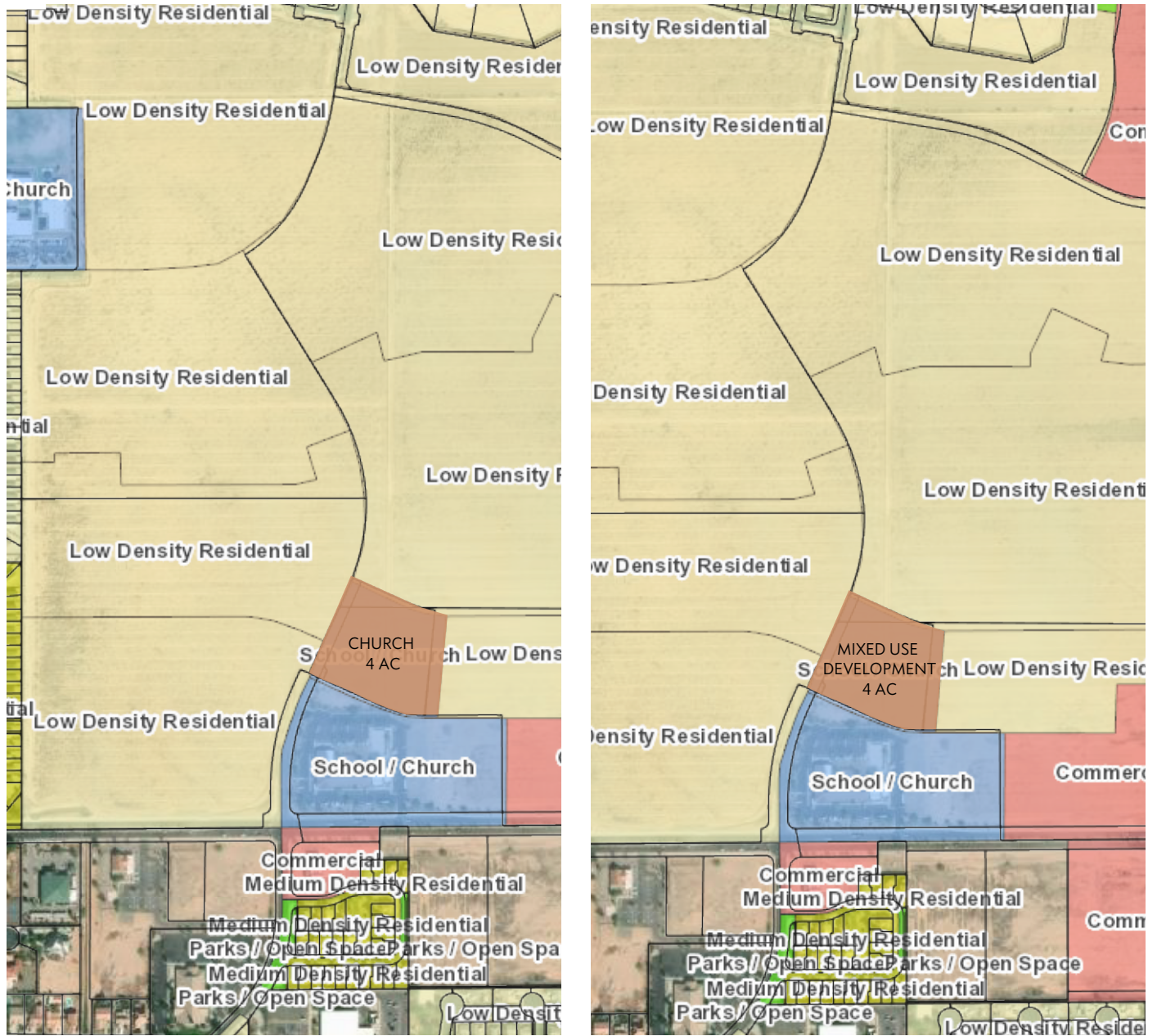


Figure 3- Existing and proposed PAD Amendment



IV. PAD ZONING DESCRIPTION

The purpose of this application is to request an amendment to the G-Diamond Ranch PAD and Conceptual Site Plan Review to allow a mixed-use development product that provides benefits to the City. This will help ensure the health, safety, and welfare of the future residents.

The submitted plans are for illustrative purposes only and should not be construed as a concrete final site design but as representative of the design character and quality of development features envisioned for the project. Future final plans may change, although they will be required to be substantially consistent with the guidance provided in this PAD Amendment and approved development standards.

Our proposed amendment takes into account the 2030 Casa Grande General Plan, and addresses quality of life concerns as outlined below:

With 28 commercial units and 100 multi-family suites. Two entrances open to both vehicles and pedestrians.

There are 28 partitionable units in the bi-level commercial buildings which is divided in 3 parts. The 3 buildings are connected to each other with exterior stairs, bridges and elevators. A brise-soleil element unites the buildings creating shady pocket parks. The cantilevered canopy gives continuity to the street-facing facade.

The multi-family units are located behind the street-facing commercial units and distributed around an internal courtyard. The main entrance is highlighted by an infinity pool and the sound of falling water soothing the inhabitants as they embark upon their stay.

The built form and open space foster a feeling of community enhancing the user experience. Pockets of soft green spaces set up semi-private areas where inhabitants may gather.

A private company will maintain both private and common open spaces ensuring a high quality environment. The submitted Preliminary Site Plan and Project

Density Summary are depicted in Figure 4 and Table 2 below.

This project seeks to serve young professionals (single and/or married) who may enjoy close proximity to amenities. The residential units are designed toward a shared and connected pedestrian courtyard.

Figure 4 – Conceptual Development Plan

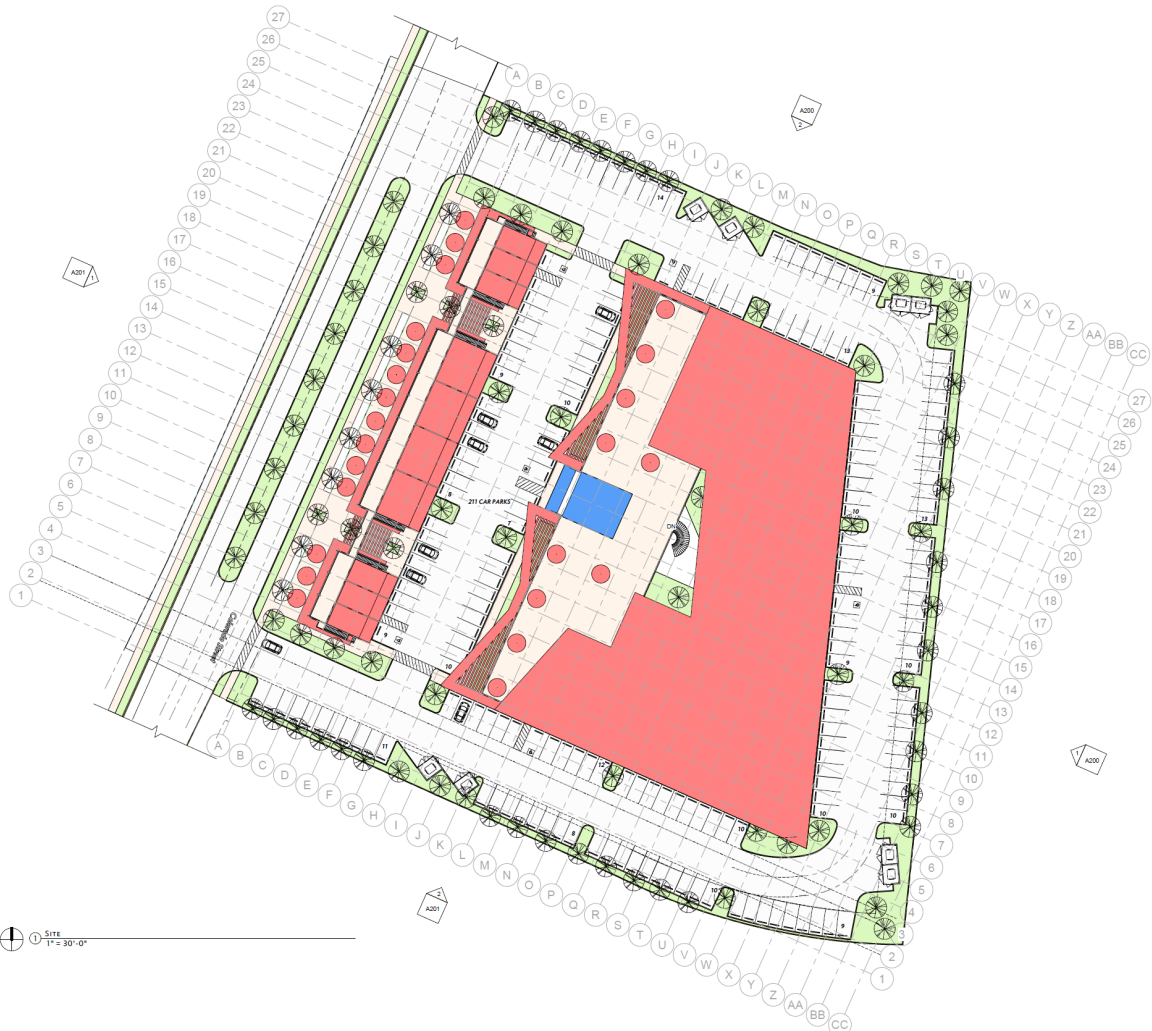


Table 2 – Project density summary

PROJECT AREA	ACRES
GROSS PROJECT AREA	4
PUBLIC STREETS/ROW	1.75
NET PROJECT AREA	2.25

Figure 5 - Ground Floor Plan



Figure 6 – Second and Third Floor Plan

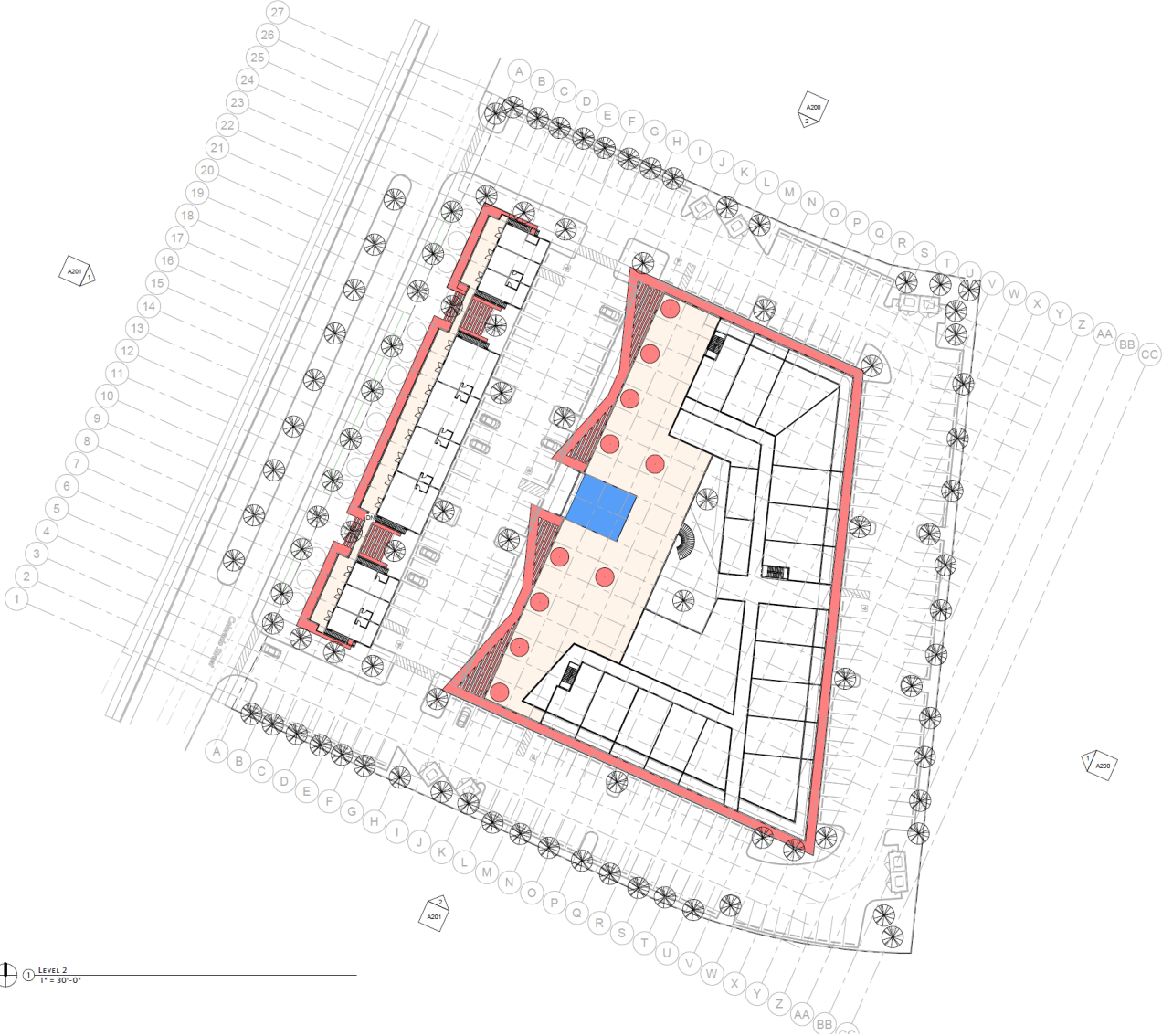
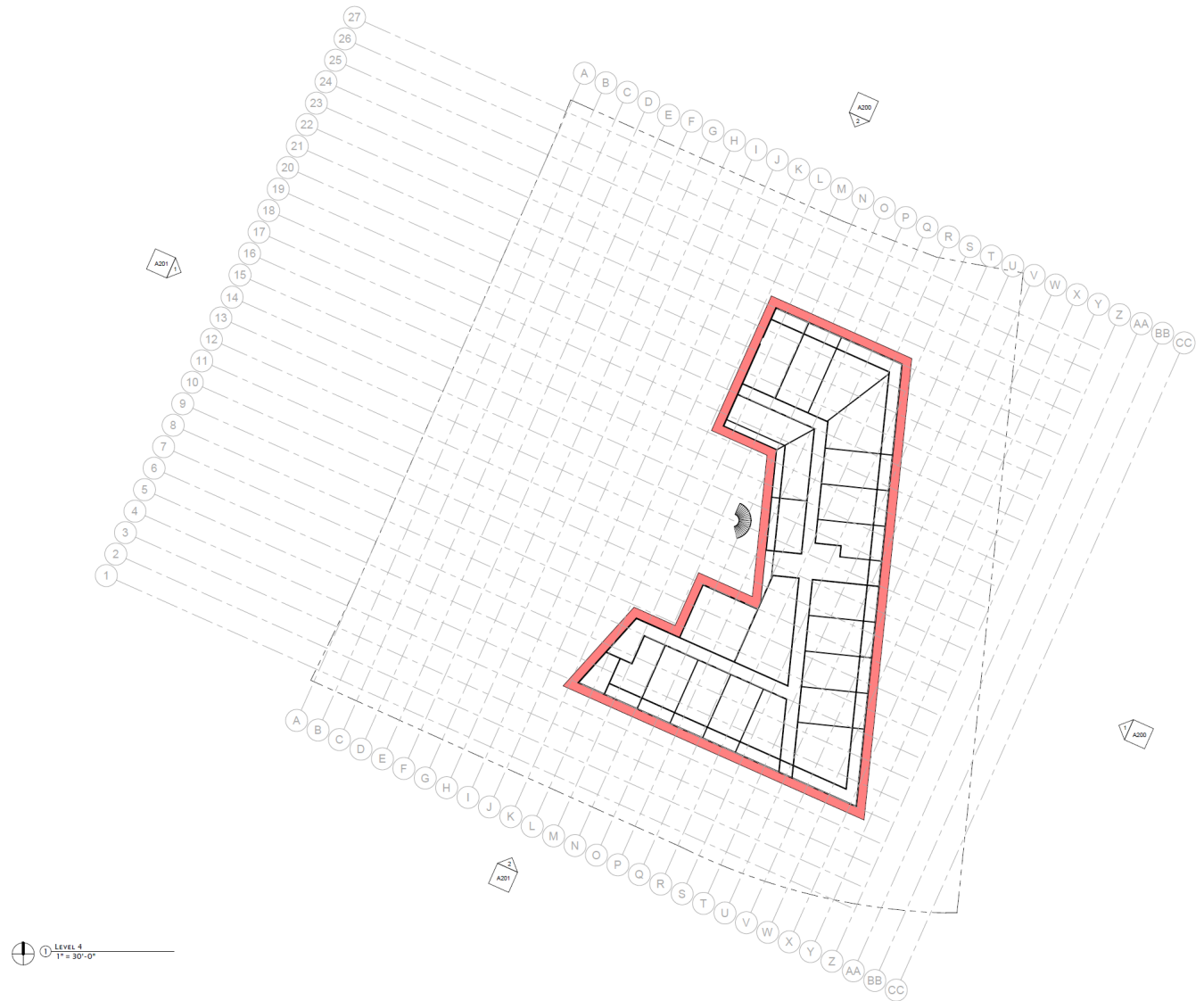


Figure 7 – Fourth Floor Plan



SITE ACCESS AND CIRCULATION

The main entrance is located on North Cottonwood Lane.

As submitted, the proposed circulation and parking plan will comply with the applicable City requirements for mixed-use standards as designed specifically for this site. A single owner will maintain the parking spaces and common facilities and oversee the long-term care of the community.

The proposed parking plan offers 211 parking spaces accommodating both residential and commercial parking needs.

1-bedroom units receive 1 parking space. 2-bedroom units receive 2 parking spaces, and guests are allotted 1 space per 10 units. For the commercial parking spaces we have chosen (1) space per 250 square feet of commercial space as a baseline.

Parking areas are thoughtfully laid out along a loop throughout the development offering fire access. To minimize the visual impact of the waste disposal containers, enclosures are appropriately located to promote site safety and functionality for the collection vehicles.

Table 3 – Parking Space Type for multi-family units

PARKING SPACE TYPE	SPACES
1-BEDROOM DWELLING UNITS	65
2-BEDROOM DWELLING UNITS	9
STUDIO APARTMENT UNITS	16
DWELLING UNIT GUESTS	8
HANDICAP PARKING SPACES	4
TOTAL	102

Table 4 – Parking Space Type for commercial

PARKING SPACE TYPE	SPACES
COMMERCIAL PATIO	54
COMMERCIAL	58
TOTAL	112

2. Open Space and Landscape Design

The proposed development will meet the City of Casa Grande landscape code for mixed-use development and other applicable code sections as it pertains to abutting rights of way. Plant counts, types, sizes, and varieties will be installed in accordance with policies for perimeter landscaping along arterial streets.

As shown on the conceptual site plan, the proposed development will offer a generous amount of landscaping, courtyards, amenities, and a connected pedestrian circulation system. Where 15% of common open space is required for this PAD, minimum 18% (net) of common open space is provided on the conceptual plans with various features that create a resort-style living environment (see the Open Space Summary in Table 5 below).

A. Common Open Space

The Property will feature diverse multi-generational amenities. Residential units include, a pool, a fitness studio, multiple BBQ, minimal lawn areas, and gathering areas with seating and shade trees and structures.

Secondary open space amenities include landscaping, shading, and outdoor seating.

B. Private Open Space

In addition to the common open space, private open space areas will combine to make-up a significant portion of the site area (18% is common open space, 15% is private open space, total 33% private and common open space).

Site management will retain the right to enter the pool area and general courtyard and inhabitants will be required to keep their patios clean.

C. Pedestrian Pathways

The proposed landscape plan incorporates a variety of pathways that will connect the residents to the outdoor environment. The vision is to maintain a level of privacy and a sense of security for residents. The main courtyard inside the multi-family building will function as a recreative area where the inhabitants can spend time together.

D. Landscape Buffers

The landscape and open space design establishes natural buffers by creating an aesthetically natural environment. The conceptual plan incorporates and accentuates the 15-foot required right of way. As proposed, the buffer areas will create a high quality “visual separation” and “transition” that will increase visual compatibility to the adjacent properties.

F. Vegetation

The landscape of the site will comply with the landscape guidelines established in the G-Diamond Ranch PAD, which includes a lush desert, low water use, plant palette. The size and number of trees, shrubs and ground-cover will be in conformance to the City’s landscape standards as outlined in the Casa Grande Zoning Code.

Vegetation will be arranged in natural rows with patterns, layered geometry, and plant selection will create a textured quality that will provide shade and flourish in the local climate.

Table 5 – Open Space Summary for Residential

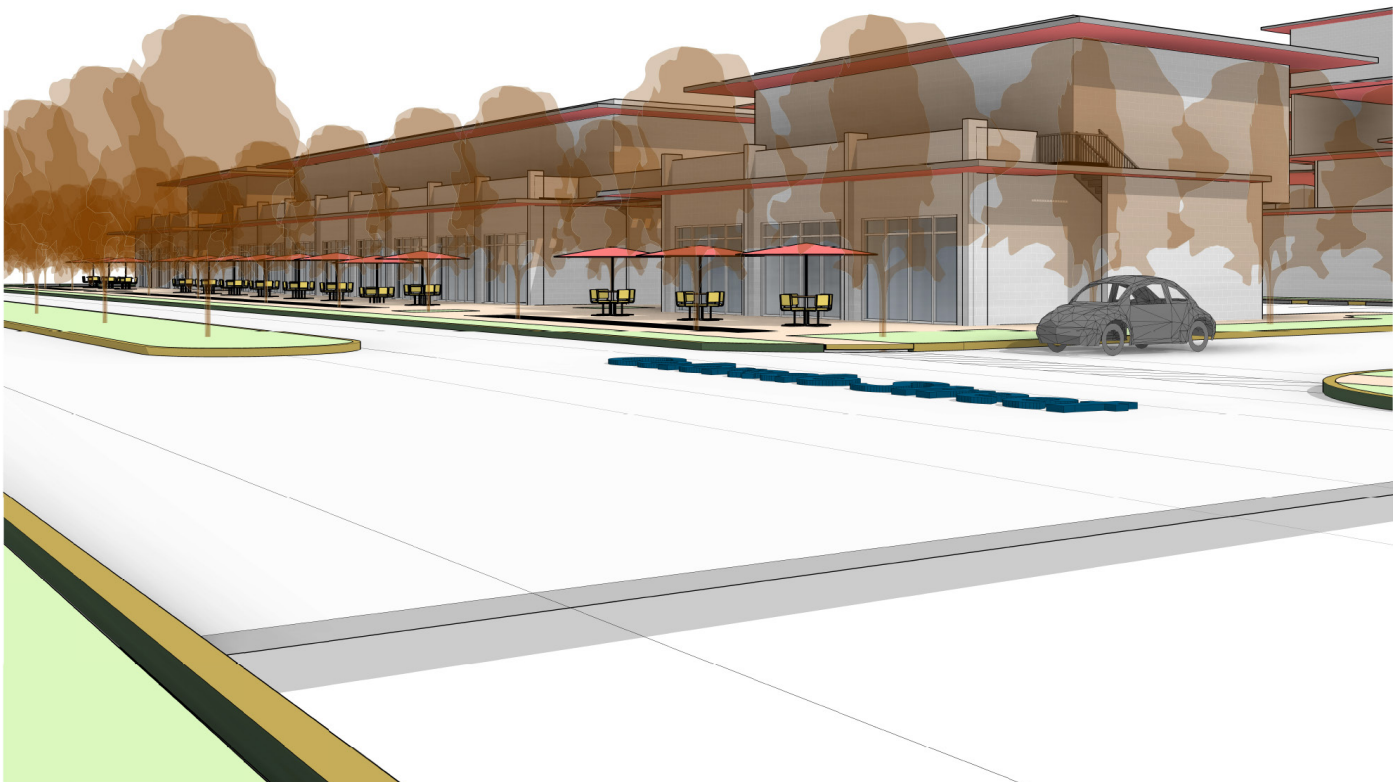
NET PROJECT AREA FOR RESIDENTIAL = 1.71 ACRES		
	REQUIRED	PROVIDED
MINIMUM RESIDENTIAL COMMON OPEN SPACE		
%	20%	43%
ACRES	0.34	0.74
MINIMUM OPEN SPACE/UNIT		
SF/UNIT	R-3:300 SF/UNIT	317 SF/UNIT
	30,000 SF	31,798 SF
MINIMUM USABLE/ACTIVE OPEN SPACE		
%	50% OF TOTAL OS	MIN. PROVIDED
ACRES	0.17	0.37

Table 6 – Open Space Summary for Commercial

NET PROJECT AREA FOR COMMERCIAL = 0.54 ACRES

	REQUIRED	PROVIDED
MINIMUM COMMERCIAL COMMON OPEN SPACE		
%	15%	45%
ACRES	0.08	0.24
MINIMUM USABLE/ACTIVE OPEN SPACE		
%	50% OF TOTAL OS	MIN. PROVIDED
ACRES	0.75	0.23

Figure 8 – Perspective on Colorado Street



3. Preliminary Design Themes

A. General Design Character

The preliminary design and character as proposed creates a distinct sense of place. A landscaped boulevard along the street-facing facade of the commercial units creates a prominent sense of arrival for the community.

Stone paving is incorporated into the entries. The multi-family unit entry will be gated and highlighted by implementing a sophisticated design. At the main entry a waterfall embraces visitors with a soothing ambiance.

Throughout the development, walls, lighting, and structures will be designed comprehensively in accordance with City standards and the project's design themes.

The design is pedestrian oriented.

B. Conceptual Housing Design

The exterior of the conceptual multi-family units is modern and minimalistic.

The architecture will incorporate undulation, wall and garage recesses, and varied wall planes and roof lines appropriate to the scale of the buildings. Elevations will be punctuated with various design materials including natural stone, glass and metal roofing.

Interior spaces of the homes will have high-quality features, such as 10-foot or greater ceilings, composite countertops, and a host of new "smart home" technologies: including a digital thermostat, lighting controls, doorbell with camera, keyless entry, and a security system – all controlled by a mobile app.

C. Development Standards

The conceptual design utilizes R-3 and B-1 Casa Grande zoning to create a new mixed-use zoning as described in this PAD amendment.

Table 7 – Development Standards

	Required Existing PAD Parcel E-5	Required Zoning Ordinance R-3 Table 17.20.430	G-Diamond Ranch Provided
Maximum Density/ Minimum lot area per unit	NA	2,000 SF/unit	25 du/acre 800 - 1,200 SF/Unit
Max. Building Height (ft.) Within 50-feet of property line	2 stories	24	56 ft./4 stories
Minimum Building Setbacks (ft.)			
Front	35	20	20
Side, Interior	15	20	20
Side, Corner	15	20	20
Rear	15	20	20
Residential zone boundary setback	35	35	20

Figure 9 - Aerial View

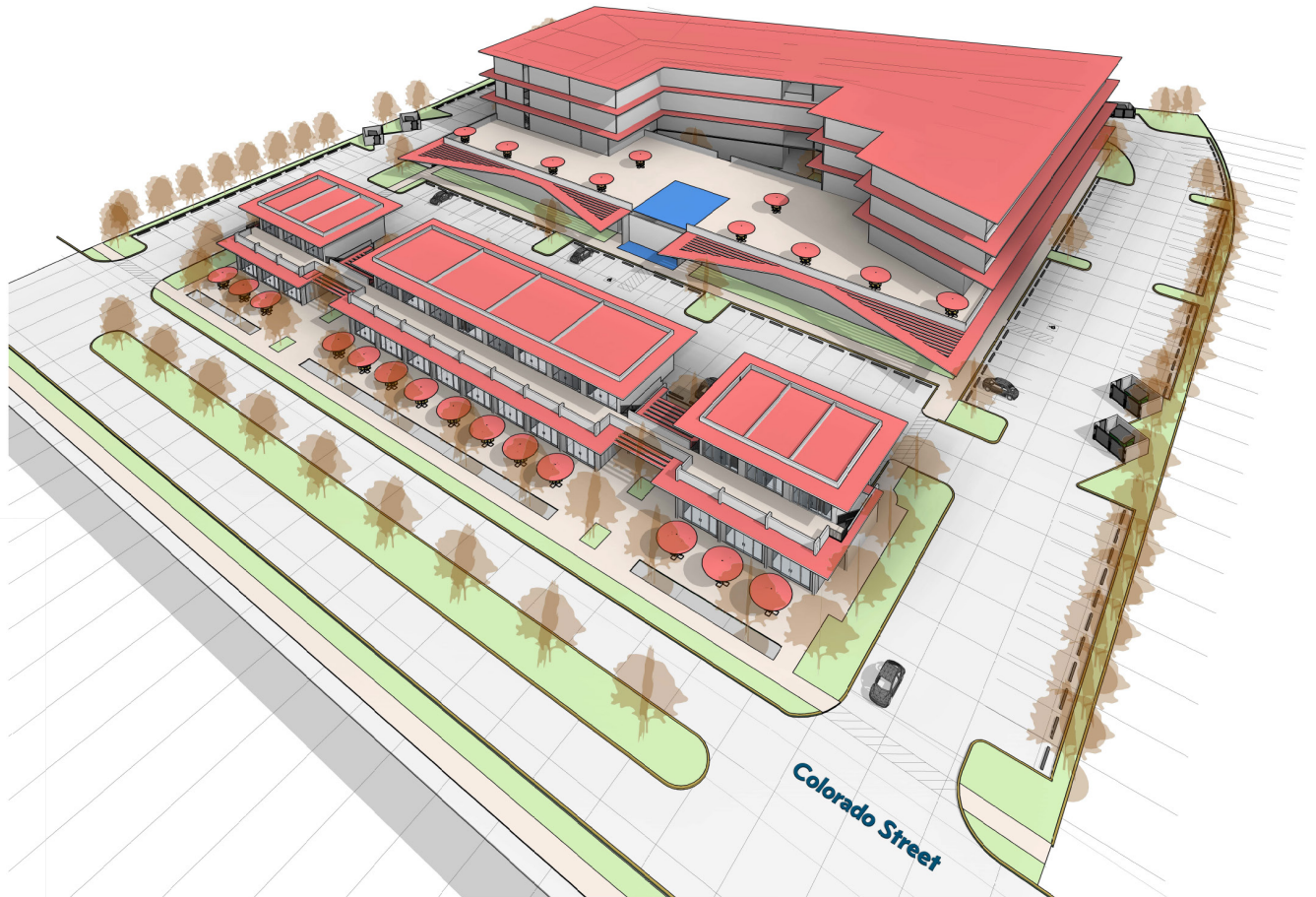


Figure 10 - Elevations

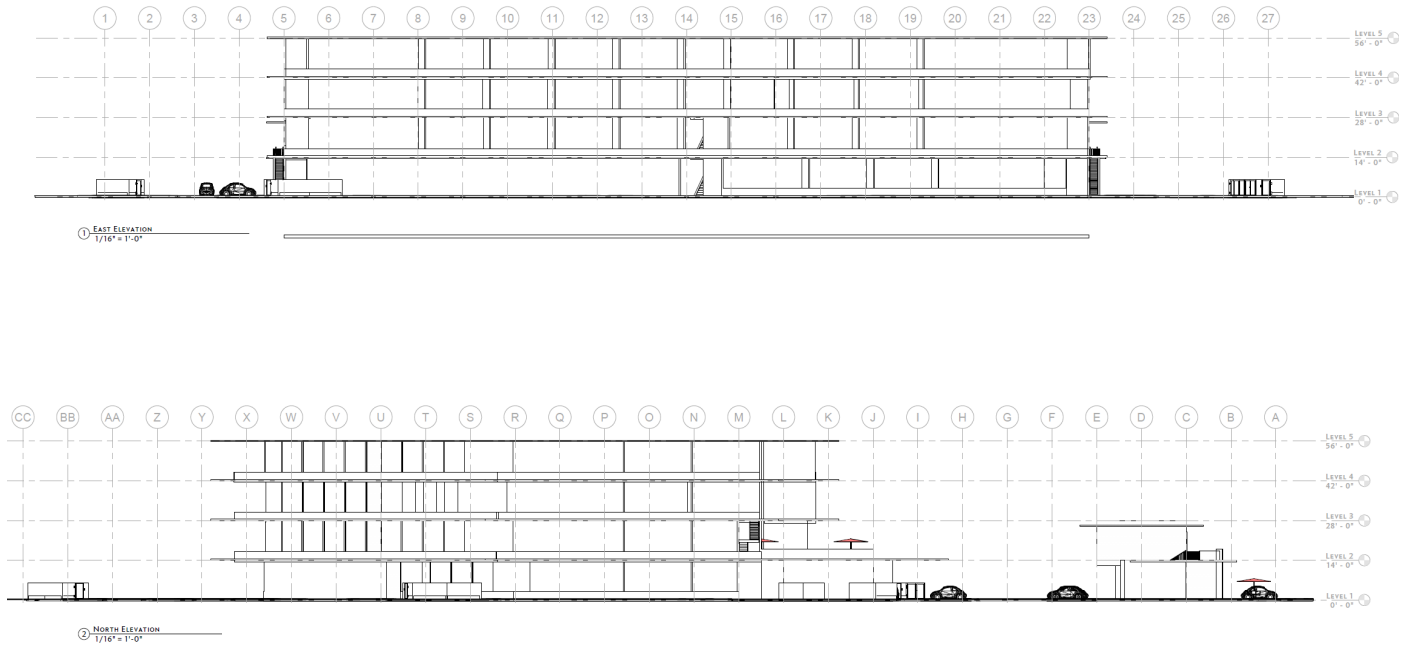
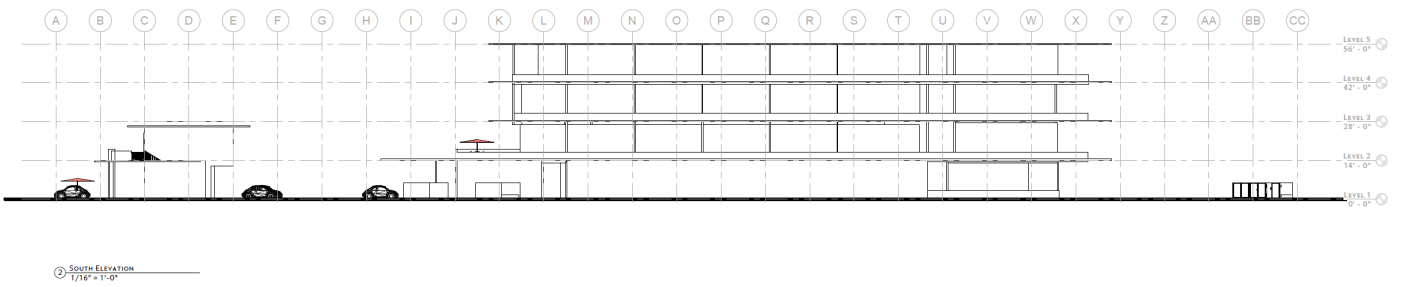


Figure 11 - Elevations



5. Additional PAD Provisions

G-Diamond Ranch addresses the PAD regulations under Section 17.40.020 of the Zoning Code as follows:

A. Ownership – the Property has unity of ownership and is scheduled to develop as a whole.

B. General Plan – As indicated in this document, the area complies with the General Plan objectives.

C. Size – The Property is the minimum required 4-acre size.

D. Location – The property is located across the street from PAD zoning and will not have significant impacts on surrounding uses because of the buffers and the harmonious design. Further, the project will contain private amenities which will reduce dependency on external recreational amenities and be an added value to the surrounding communities.

E. Incentivize development – If approved, this PAD will encourage development of a challenging infill property that is surrounded by developing land in the area.

F. Density – Density complies with the General Plan.

G. Open Space – The proposed level of open space exceeds minimum standards and expectations.

H. Location and Unit Type – The conceptual design offers a mixed-use development. The proposed density of this development is 25 du/acre.

I. Site Characteristics – The proposed Development Plan implements thoughtful design giving a semi-urban feeling.

J. Quality Design – The layout of the units, drive aisles, parking facilities, open space and landscape plan provide an aesthetically pleasing environment. Units are configured with differing orientations. Pedestrian pathways, courtyards, and recreational features provide an inviting place for outdoor activity and social interaction among neighbors.

K. Maintenance – The entire property will be held under one ownership that will oversee maintenance and operations to ensure efficient management of the grounds.

L. Setbacks to Height – The proposed setbacks provide adequate balance and create an adequate buffer to the streets and surrounding land uses.

6. Mixed-Use Development Guidelines

Under 17.56.010 General provisions of the Zoning Code the City of Casa Grande has adopted design guidelines relating to maintaining a quality level of design in the City’s PAD zoning districts.

Table 7 - Residential Guidelines

Residential Guidelines	Proposed PAD
Minimum Open Space, 20%	Minimum 20 % common open space and 43% private open space
Min. Active Open Space, 50% of total open space	Meets the required
Min. Unit size, 800 - 1,200 SF	No lotting proposed
Min. Height adjacent to multi-family, 2-stories	4-stories
Unique and cohesive design themes Site entry, landscaping	Yes
Min. 15 feet of street-side landscaping	Yes
Stagger front setbacks	Yes
4 floorplans, 4 elevations	Yes

7. Justification for Proposed PAD and Standards

The conceptual design is supported by the distinct location in the General Plan Community Corridor district.

The site design features offer the quality, open space, and creativity needed to promote a vibrant and sustainable community.

There is a sea of houses in this PAD.

By enriching this community with light commercial businesses residents now have a place to walk to for a coffee, a small meal or other professional uses. While everyone can drive their car if they need to go to the grocery store, walking can provide a pleasant alternative, and ultimately will make G-Diamond Ranch one of the best communities in Casa Grande.

The following supports the proposed zoning:

- Introducing a high-quality mixed-use development into the City that fosters the General Plan goals and vision;
- Designing appropriate buffers and transitions between residential uses;
- Implementing diversity in residential densities and nonresidential uses;
- Providing layers of landscaping, open space, and amenities that support a pedestrian-oriented environment and residential uses;
- Improving the Property in a manner that will sustain the City 's fiscal objectives, including provision of utilities, infrastructure, and institutional services; and
- Preserving the City 's design character through the proposed uses and high-quality design themes.



V. GENERAL PLAN COMPLIANCE

The proposed development supports the vision, goals, and policies of the City of Casa Grande General Plan and the Community Corridor land use designation.

In the General Plan Land Use Element, residential densities are suggested to be maximum 25 units per acre, and the proposed 25 units per-acre density meets that standard.

Relating to the various General Plan elements, the rezoning request responds to the vision and goals, as follows:

- Provides a mixed-use development with a high-quality and innovative type of neighborhood design that promotes a sense of place.
 - Meets housing needs in the City and is designed with respect to the households anticipated to locate here, which includes empty nesters, young professionals, and other household types.
 - Complies with this stated vision: “Community Corridor areas are intended to contain diverse activity centers and should feature a range of building sizes and land uses. The uses within Community Corridor areas will utilize higher density residential development to create vibrant and healthy economic areas dispersed along the City’s critical thoroughfares.”
 - Medium density residential and PAD zoning are listed in the General Plan as appropriate in the Community Corridor category, which is deemed appropriate in the Property’s unique location to promote future commercial growth on a property with one street facing facade.
 - A unique multi-family housing type at a suitable density is encouraged on infill sites along main corridors such as Cottonwood lane and Peart Rd.
 - Connecting internal areas to public sidewalks and internal linkages between the homes in the pedestrian network will enable the project to function like a cohesively designed community.
 - Developing a residential use that builds the workforce and provides the housing needs for employers seeking to locate in the area.
- Promoting new development in areas with access to existing infrastructure and coordination with the City’s capital projects.
 - Integrating open space and recreational opportunities that enhance the lifestyle of future residents, given the project’s hierarchy of private, semi-private, and common open space and active amenities.

VI. PUBLIC INFRASTRUCTURE

The conceptual design was developed in accordance with the City and respective agency standards for utilities and right-of-way improvements and infrastructure, which is summarized in the sections below.

1. Right-of-Way Improvements

Where required, the applicant will be responsible for the applicable half-street right-of-way improvements along the property's boundaries at Colorado Street.

2. Utilities

Utilities will be provided as listed below.

- **Water:** Arizona Water Company
- **Waste Water:** City of Casa Grande
- **Electric:** Electric District No. 2
- **Gas:** Southwest Gas
- **Telecommunications:** CenturyLink
- **Police:** City of Casa Grande
- **Fire:** City of Casa Grande
- **School:** Casa Grande Elementary School District No. 4, Casa Grande Union High School District, Charter, Private Schools.

3. Water

Potable water service is to be provided in accordance with Arizona Water Company's standards and the City Code as summarized in the submitted Preliminary Water Report. One connection is proposed at Cottonwood Lane. Regarding capacity, the existing and planned water facilities will be designed are adequate to service proposed community. The calculations of water flows and pipe sizing will be completed during final design and will be based on system design criteria.

4. Wastewater

The Property is located within the Casa Grande Service Area, and has adequate capacity to handle peak demand for the proposed development. All internal lines will be sized by taking into consideration prospective flows, minimum pipe sizes, and slopes, which will be determined during the final design. The design of the wastewater facilities will comply with City standards.

5. Drainage

Proposed Drainage for the project will comply with the City standards for onsite and offsite drainage and retention as described in the submitted preliminary drainage report.

VII. CONCLUSION

G-Diamond Ranch meets City standards for a unique mixed-use development that will provide great value for the community. The conceptual design will offer a balanced and viable land use solution.

In addition to creating a transitional land use that will bring investment and economic growth, the development plan offers a design with distinct landscaping, architecture and amenities.

The proposed zoning and development plan will ensure compatibility with surrounding land use patterns and built form, while implementing the overall vision and purposes of the General Plan and Zoning Code.

