A Message from the Mayor

The City Council has many responsibilities and makes many decisions, and few are more important than the development and approval of our General Plan. This document represents the end product of 18 months of work, by a diverse cross section of our community. The project team led by our Planning and Development Department staff, conducted numerous community meetings and made presentations to citizen groups to make sure this plan reflects the community values of a wide cross section of our residents.

I believe the end product of all this hard work, is a General Plan that allows for orderly growth and at the same time, retains many of the basic community values that have made Casa Grande the wonderful community it is today. The slogan for the General Plan says it all - “Community First”. Thank you to all the citizens and staff that helped in creating this document that will serve us well over the next decade.

Mayor Robert “Bob” Jackson
A Message from the Director of the Planning and Development Department

The Casa Grande General Plan 2020 has been developed through an extensive public process designed to capture the vision of what our community will be like in the future.

Bold and innovative land use concepts designed to create a healthy and sustainable community are the guiding principles of this important planning document.

When implemented, the goals, policies and strategies of this plan will set the City of Casa Grande apart from those communities that have merely reacted to the pressures of growth. Ours will be a community known for “smart growth” that has maintained an appropriate balance of land use and has broken the cycle of sprawl.

Rick Miller, AICP
Planning and Development Director
Acknowledgements

City Council Members
Robert Jackson, Mayor
Dick Powell, Mayor Pro Tempore - June ‘08 - May ‘09
Ralph Varela, Council Member
Steve Miller, Council Member
Karl Montoya, Council Member
Mary Kortsen, Mayor Pro Tempore - June ‘09 - May ‘10
Matt Herman, Council Member

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Benjamin Bitter, Management Analyst

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Tina C. Cramp, Current Chairwoman
John J. Klein (Outgoing Commission Member)
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Sandra C. Hennessey, Vice Chairwoman
Norman D. Sam, Commission Member
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Dixie L. Laudal-Wright, Commission Member

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Cindy Compton, Resident and business owner
Tina Cramp, Vice Chairperson, City of Casa Grande Planning and Zoning Commission
Dr. Frank Davidson, Superintendent of Schools, Casa Grande Elementary School District
J. Marty Dernier, President & CEO, Casa Grande Regional Medical Center
Lisa Fitzgibbons, Resident
Jackie Guthrie, AICP, Planning Consultant
Robert Jackson, Mayor, City of Casa Grande
Marge Jantz, Former Director, Casa Grande Main Street
Dennis Jenkins, President, Central Arizona College
Seth Keeler, W Holdings
Kate Kenyon, Chairperson, Pinal County Planning Commission
Harold Kitching, Casa Grande Dispatch
Timothy Lee, Chairman, City of Casa Grande Planning and Zoning Commission
Kirk McCarville, Palo Verde Land & Investments
Dave McMaster, Past Vice President, Municipal Affairs, Home Builders Association of Central Arizona
Steve Miller, City Council Member, City of Casa Grande
Helen Neuharth, President, Casa Grande Chamber of Commerce
Ned Norris Jr., Chairman, Tohono O’odham Nation
Jim Olson, Landowner
Lynn Pate, Landowner
Dr. Nancy Pifer, Superintendent of Schools, Casa Grande Union High School
Phil Polich, Landowner
Dick Powell, City Council Member, City of Casa Grande
Randy Robbins, Special Projects Administrator, Pinal County
Mary Lou Rosales, Executive Director, CAHRA
Larry Sifuentes, Resident and State Farm Insurance Agent
David Snider, Pinal County Board of Supervisors, District 3
Regis Sommers, Resident and business owner
Eric Steinhoff, Resident and business owner
Gino Tarantini, Tarantini Construction Co., Inc.
Kent Taylor, Parks and Recreation Advisory Board
Steve Tomita, Omega Management Services, Inc.
Dolores Underwood, Principal, Palo Verde School
Don Whitwell, Resident and business owner
Larry Yount, LKY Development Company, Inc.
TECHNICAL ADVISORY GROUP

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Kazi Haque, City of Maricopa
Chief Bob Huddleston, Police Department, City of Casa Grande
Mary Johnson, Community Services Director, City of Casa Grande
Harold Kitching, Casa Grande Dispatch
Kevin Louis, Public Works Director, City of Casa Grande
Chief Scott Miller, Fire Department, City of Casa Grande
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Rod Wood, City of Casa Grande
THANK YOU

A special acknowledgement is given to the hundreds of individuals who participated in the general plan update process from the youth, adults, and the pupils of:

Cactus Middle School
Casa Grande Middle School
Villago Middle School
Casa Grande Union High School
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INTRODUCTION
INTRODUCTION

A-1 GENERAL PLAN 2020

This update comes at a critical time in the history of Casa Grande. The City of Casa Grande (City) has experienced significant change since the 2001 adoption of the Casa Grande General Plan 2010. City limits have expanded and new development has come forward at a rapid pace. These changes raise pertinent questions about how the City of Casa Grande can and should accommodate the cycle of development over the next 10, 20, and even 30 years.

A-2 BACKGROUND INFORMATION

The Casa Grande Existing Conditions report includes detailed information about the Community. This report was prepared as part of the General Plan development process and is available as a separate document on the City’s website, http://www.casagrandeaz.gov and from the City Planning and Development Department.

A-3 SMART COMMUNITIES

Smart Growth is based on planning and development patterns that:

» Mix land uses
» Take advantage of compact building design
» Create a range of housing opportunities and choices
» Create walkable neighborhoods
» Foster distinctive, attractive communities with a strong sense of place
» Preserve open space, farmland, natural beauty, and critical environmental areas
» Strengthen and direct development towards existing communities
» Provide a variety of transportation choices
» Make development decisions predictable, fair, and cost effective
» Encourage community and stakeholder collaboration in development decisions.

In Arizona, the Governor’s Smart Growth Task Force has defined Smart Growth as a continuous planning process to guide the preservation, development, or redevelopment of a neighborhood, community, or

region to promote the goals and ambitions of its residents. Quality of life, infrastructure, and land use are typically key considerations in the process. Smart growth communities prudently manage and direct their growth-strained resources to assure an economic future consistent with their goals. In addition, smart growth informs economic development efforts by providing a framework to coordinate investments and policies. The Governor’s Office of Smart Growth further states that Smart Growth is guiding growth in ways that result in vibrant communities, strong economies, and a healthy environment. Smart Growth means adding new homes, schools, businesses, jobs and infrastructure to Arizona’s economy in ways that make sense and promote balance. Smart Growth enhances the communities where we live, without over-burdening our transportation and infrastructure systems, polluting our air and water, or depleting our open spaces and magnificent natural landscapes. Smart Growth embodies qualities that make communities great places to live and give them a sense of place - walkable neighborhoods, recreational amenities, historic spaces, vibrant downtowns, choices in transportation, jobs, and housing, prudent investments in capital facilities and infrastructure, and opportunities for diversity and citizen involvement.

A-4 THE COMMUNITY FIRST VISION

Casa Grande is a regional center with an outstanding quality of active rural and suburban lifestyles. The City is built on promoting community cohesion, culture, and identity. Casa Grande is a City that is rich in history and resources and offers a natural, physical, and economic environment developed or created through well-planned developments and rural areas. These are supported by a safe and self-sustaining mix of neighborhoods that are diverse in people, housing, education and employment connected and supported by a network of transportation choices and open spaces.

In 2020, Casa Grande is a community that offers its residents:

» Quality jobs and careers through employment that supports economic regeneration ii and diversity.
» Widely accessible and quality health care facilities.
» Excellent lifelong education opportunities.
» Sustainable, interconnected communities where people choose to live, with a full range of local services and facilities, designed in ways that reduce the use of non-renewable resources.

ii. Regeneration: A process of reversing economic, social, and physical decline of existing areas within cities and towns when they have reached a stage where market forces alone do not suffice.
A-5 HOW TO USE THIS PLAN

The General Plan 2020 provides a guide to City elected and appointed officials, residents, businesses and staff about future growth and development. The Casa Grande General Plan 2020 is divided into four sections, which are described below.

Section A - Introduction: This section provides the introduction, its legal authority, and purpose of this document.

Section B - Community Portrait: This section provides a summary description of the Casa Grande community and economy. It is supplemented by the Existing Conditions Report dated September, 2008.

Section C - Community First: This section includes general plan elements that provide guidance for future growth and development. This section should be referred to when considering requests for rezoning and new development within the Casa Grande Municipal limits and Planning Area. Each element includes goals, policies, strategies, maps, and figures. To provide greater context and meaning to the goals, policies, and strategies contained in each element, they are organized by the relevant portions of the General Plan Vision. For the purposes of this plan, the following definitions apply:

Vision: An articulation of desired outcomes for the City.

Goal: Positive statements of intention of the long term vision for
Policy: Described as being very precise guidance that supports the completion of the goal under which the policy or policies sit.

Strategy: Clear and realistic statements that are action-oriented, determine responsibility, accountability, and where possible are time sensitive.

Section D - Implementation Strategy: This section establishes a comprehensive program for implementation of general plan strategies that can be monitored in accordance with Arizona State Statute.

A-6 PURPOSE AND LEGAL AUTHORITY

The Casa Grande General Plan 2020, was prepared and adopted in conformance with Arizona Revised Statutes §9-461.05 and §9-461.06. The Casa Grande General Plan 2020 inclusive of all maps, figures and additional guiding documents represent a statement of the Community’s vision for the future. Once this Plan is adopted by the City Council and ratified by a public vote, it will replace the Casa Grande General Plan 2010. Once adopted by the City, and as required by Arizona Revised Statutes §9-461.07, the City shall provide annual report to the legislative body on the status of the Plan and progress in its application.

A-7 ADDITIONAL GUIDING DOCUMENTS

The following plans and studies provide additional guidance and support the goals and policies of the General Plan. Anyone using this General Plan should refer to these studies and plans for guidance on the specific issues addressed therein:

Master Plans:
Casa Grande Regional Trail System Master Plan, (May 2008)
The Community Services Master Plan, (March 2007)
Casa Grande Mountain Park Trail System Master Plan, (July 2008).

Technical Studies:
City of Casa Grande Wastewater Master Plan, (July 2006)
Wastewater Feasibility Study, (January 2007)
Small Area Transportation Study, (July 2007)
Reclaimed Water Use Conceptual Water Use Master Plan, (March 2008).

**A-8 AMENDMENT PROCESS**

From time to time, the City of Casa Grande may choose to amend the General Plan in order to respond to opportunities or for other reasons. Arizona Revised Statutes §9-461.06 allow for an annual Major Amendment to the General Plan as well as Minor Amendments, (which may occur at any time during the year). State Law defines a Major Amendment as “a substantial alteration of the municipality’s land use mixture or balance as established in the municipality’s existing general plan land use element”.

An amendment to the General Plan is initiated by a request that (1) may be submitted by the Casa Grande City Council or the Casa Grande Planning and Zoning Commission, (2) by the owner of a property within the City or its Planning Area, or (3) as a result of a determination by the City of Casa Grande Planning and Development Department that a proposed rezoning request is not in conformance with the General Plan. All requests to amend the General Plan shall be submitted to the City of Casa Grande Planning and Development Department and shall be accompanied by:

- A response to the General Plan Amendment Determination Criteria listed below.
- A map detailing the proposed location of the amendment and its’ current General Plan land use designation and the land use designations of properties within 1/4 mile of the proposed amendment, and;
- A map detailing the proposed change in General Plan land use designation and the land use categories of the properties within 1/4 mile of the proposed amendment.

The City of Casa Grande will consider Major Amendments to the General Plan according to a Public Participation Schedule approved by City Council each year. This schedule will be posted on the City’s web page. Minor Amendments to the General Plan may be considered at any time during the calander year.
GENERAL PLAN AMENDMENT CRITERIA

MAJOR AMENDMENTS:
In conformance with Arizona State Statute, a Major Amendment to the General Plan will be required for:

1. Any rezoning request that is not in conformance with the Casa Grande General Plan 2020 Land Use Map and that meets the General Plan 2020 Major Amendment Criteria listed in Figure C-1: Major and Minor Amendment Criteria.

2. Any request for rezoning that is not in conformance with the following Casa Grande General Plan 2020 Maps:
   - Growth Areas
   - Planned Parks, Recommended Park Sites and City Facilities
   - Roadway Classification Maps
   - Proposed Future Transit Routes.

3. Addition of new roadway classifications that result in wider lane widths, increased number of lanes and/or a reduced pedestrian or multi-modal transportation environment to Figure C-4, Roadway Classification Design Criteria, and/or the Roadway Classification Map.

4. Any proposal that is not in conformance with Figure C-4: Roadway Design Classification.

5. Any changes to the General Plan 2020 land use category text in the Description, Appropriate Zoning, Density and Intensity and Transitional Land Uses sections.

6. Any changes to the Casa Grande General Plan 2020 that change the original intent of the Plan or that contradict the intent or meaning of the Casa Grande General Plan 2020 Vision, Goals, Policies, or Strategies or that would alter the density, intensity, infrastructure, or development standards described herein.

7. Any changes to the Casa Grande General Plan 2020 Glossary that substantially alters the intent, intensity, density, or meaning of a glossary definition.

MINOR AMENDMENTS:
Minor Amendments to the Casa Grande General Plan 2020 may be processed
at any time and in accordance with the City’s usual planning and zoning hearing schedule. A Minor Amendment to the General Plan is considered as:

1. Any rezoning request that is not in conformance with the Casa Grande General Plan 2020 Land Use Map and that meets the General Plan 2020 Minor Amendment Criteria listed in Figure C-1: Major and Minor Amendment Criteria.

2. Updates to statistics, descriptions and summary text that reflect changing conditions and new facts.

3. Addition of new roadway classifications that result in narrower lane widths, reduced number of lanes and/or an enhanced pedestrian or multi-modal transportation environment to Figure C-4, Roadway Classification Design Criteria, and/or the Roadway Classification Map except in those areas Designated City Center on the Land Use Map.

4. Other changes determined by the City of Casa Grande Planning and Development Department staff to constitute a minor amendment to the Casa Grande General Plan 2020 or not described herein as a Major or Minor Amendment.

GENERAL PLAN AMENDMENT DETERMINATION CRITERIA:
A determination to make a Major or Minor Amendment to the Casa Grande General Plan 2020 shall be based on the following criteria:

1. Describe how the proposed amendment furthers the General Plan Vision.

2. Describe how the proposed amendment furthers Smart Growth principles to:
   » Mix land uses
   » Take advantage of compact building design
   » Create a range of housing opportunities and choices
   » Create walkable neighborhoods
   » Foster distinctive, attractive communities with a strong sense of place
   » Preserve open space, farmland, natural beauty, and critical environmental areas
   » Strengthen and direct development towards existing communities
INTRODUCTION

» Provide a variety of transportation choices
» Make development decisions predictable, fair, and cost effective
» Encourage community and stakeholder collaboration in development decisions
» Further the sustainable use of resources and materials.

3. Describe how the proposed amendment enhances or has no net impact on future water supplies.

4. Describe how the proposed amendment enhances or has no net impact on mobility and traffic congestion.

5. Describe how the proposed amendment enhances or has no net impact on the quality and quantity of publicly accessible open spaces and trails.

6. Discuss if the proposed amendment will result in a higher net cost to the City or its residents for City Services.

7. Does the proposed amendment require public investment or financing.

8. Describe how the proposed amendment enhances or has no net impact on the natural environment, including air and water quality.

9. Describe how the proposed amendment enhances or has no net impact on the rural character of the City.

10. Describe how the proposed amendment results in the creation of jobs for Casa Grande residents.

11. Describe how the proposed amendment provides enhanced educational opportunities for Casa Grande residents.

12. Discuss how the specific goals, policies and strategies are furthered by the proposed amendment.

<table>
<thead>
<tr>
<th>Land Use Categories and Parks, Open Space, Trails &amp; Recreation.</th>
<th>Result of Proposed Amendment</th>
<th>Minor Amendment</th>
<th>Major Amendment</th>
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<tr>
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<td>Residential development exceeding the Citywide net target density of 0.6 dwelling units per acre.</td>
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<td>Commercial development that exceeds 20 acres within any given ½ mile radius.</td>
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<td>Commercial zoning designations (B-1, B-2 and B-4) over 10 acres.</td>
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<tr>
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Figure C-1: Minor and Major Amendment Criteria
### Minor and Major Amendment Criteria

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<th>Land Use Categories and Parks, Open Space, Trails &amp; Recreation.</th>
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<th>Major Amendment</th>
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B-1 PHYSICAL CONTEXT

Casa Grande is located in Pinal County, Arizona, mid-way between the Phoenix and Tucson Metropolitan areas. The Nogales Port of Entry is approximately 120 miles south of Casa Grande. Much of the land surrounding Casa Grande consists of the Gila River Indian Community to the immediate north and the Tohono O’odham Indian Community to the south. Casa Grande has benefited greatly from its location as a mid-point between the thriving and growing metropolitan areas surrounding Phoenix and Tucson.

Casa Grande sits at the nexus of two key Interstates, I-8 and I-10. Interstate 8 provides through access to the west to San Diego, California and bypasses the Phoenix and Tucson metropolitan areas. Interstate 10 provides through access to Los Angeles, California. While I-8 terminates in Casa Grande at its intersection with I-10, I-10 continues east to provide regional connections to Tucson and Mexico via I-19, and also continues east towards El Paso, Texas. In addition to national and international roadway connections, the Union Pacific Railroad passes through the City and is an active line that connects the major ports and freight transfer points in Los Angeles and El Paso.

The City limits of Casa Grande currently encompass approximately 108 square miles of developed and undeveloped land. The vast majority of land within the City limits and its Planning Area is vacant or in agricultural use. Other key land uses include manufacturing, residential and commercial. As the Phoenix and Tucson metropolitan areas continue to grow, Casa Grande’s desirability as an accessible location will be further enhanced. Opportunities exist to encourage development types and patterns that are competitive with those in the Phoenix and Tucson metropolitan areas, as well as those that offer the “small town” lifestyle treasured by Casa Grande residents.

Casa Grande is home to a significant amount of retail and industrial space. Retailers found within the City include Wal-Mart, Kmart, Home Depot, Lowe’s, and Staples. Grocery store retailers include Albertson’s, Food City, Fry’s and Safeway. The City is also home to the Promenade, a 900,000 square foot retail mall including J C. Penney, Dillards, Best Buy, Kohl’s and Target. Industries include Frito Lay, Wal-Mart distribution center, Abbott Nutrition and Hexcel. The City of Casa
Grandes infrastructure, location assets, and other economic attributes will continue to support the extension of the City’s retail and industrial employment base.

B-2 COMMUNITY PROFILE

The City of Casa Grande has a remarkable history of survival in the face of changing times, shifting economic forces and the vagaries of national, regional and statewide development influences. Its citizens are proud of its history and self-reliance as a rural community and have made many efforts to preserve those buildings, sites, and areas of the community that reflect this heritage.

When incorporated in 1914, the City of Casa Grande included 2,000 acres (about three square miles). After 1960, annexations increased substantially and continued at a rapid pace. In the decades leading up to the 1980’s, thousands of acres of land were annexed into the City. The City has grown at an even faster pace since then, incorporating over 10,000 acres of land in subsequent decades.

Today, the City of Casa Grande is the most populous community in Pinal County. Since 2000, Casa Grande grew by over 68 percent, or 17,198 people, to an estimated 44,000 residents.

The forecasted ethnic composition of the population of Casa Grande is similar to that of other communities within the County and shows some significant trends. From 2000 to 2012, the percent of white residents in Casa Grande is expected to decrease from just over 65 percent to 59.4 percent, while County wide, the percentage is projected to drop from over 70 percent to 65 percent. By 2012, it is expected that the number of residents with an Hispanic background will increase from 38 percent to 42.5 percent of the population in the City, and from 29.9 percent of the population to 38 percent for the County.

The median 2007 household income in Casa Grande was $41,100, according to Environmental Systems Research Institute (ESRI). The Pinal County 2007 median household income was $46,000 and median household incomes in major communities within the County were estimated to range from $37,300 in Coolidge to nearly $48,000 in Florence. Incomes across the county are expected to rise an additional 17 percent through 2012. The increases are due to rising incomes of existing residents and an influx of new residents with higher wages.

Casa Grande has historically posted Pinal County’s strongest jobs to population ratio.
It has been commonly observed that new residents purchasing homes in areas such as Casa Grande have higher incomes than the existing residents of rural/semi-rural communities in Pinal County. Higher incomes also develop within communities as their economy grows and diversifies.

**B-3 ECONOMIC PROFILE**

Casa Grande is the economic hub of Pinal County. The City has historically posted Pinal County’s strongest jobs-to-population ratio. Export-based industries in the area include agricultural production, manufacturing, and transportation-related businesses.

The City accounts for more than 50 percent of Pinal County employment in utilities, manufacturing, wholesale trade, retail trade, transportation and warehousing, information, management of companies and businesses, educational services, and health care and social services. In total, approximately 43.3 percent of all private, non-government jobs in Pinal County are located in Casa Grande. An indicator of the strength of Casa Grande’s economy is demonstrated by the fact that in 2005, the City’s population constituted nearly 15 percent of Pinal County’s population while almost 45 percent of the County’s jobs were located in the City. Casa Grande includes a greater proportion of manufacturing, retail trade, health care, and accommodations jobs than Pinal County as a whole. The City of Casa Grande's jobs to population ratio of 0.53 (i.e. slightly more than one job for every two residents) far exceeds that of Pinal County (0.201) and exceeds the Maricopa County ratio of 0.50.

Casa Grande has the most potential of any city in Pinal County to continue capturing a large amount of new employment. The City has strong fundamental characteristics that position it well to be the commercial, industrial and employment center of Pinal County. However, the City is still partly dependent on the growth of Metro Phoenix and Metro Tucson as a whole. During the past several years, Casa Grande benefited from residential and commercial development that occurred as an extension of the growth ring that surrounds Phoenix. In the past year, as that growth ring has contracted due to the overbuilding of housing, Casa Grande’s growth has slowed considerably as it waits for the economy to rebound and begin expansion again.

The City of Casa Grande appears to be well positioned to take advantage of its infrastructure, location assets, and other economic attributes to
expand its employment base. In addition to agriculture, government dominates current employment in Casa Grande. The City also has a significant presence of trade, transportation, and utilities employment, with other industries lagging behind these three primary sectors.

Casa Grande has excellent economic development fundamentals such as high quality and varied rail and road access, universities and colleges within 50 miles, competitive land values and a low cost of living (when compared to the Phoenix metropolitan area) and will be less dependent on surrounding metropolitan communities in future years. The community will need to place greater weight on economic development including protecting employment-based land uses and expanding its employment base into higher value added industries. Doing so will pay dividends in the longer term.

**B-4 MOVING FORWARD**

As the City moves forward, it has tremendous resources to capitalize upon. The City currently includes commercial and employment areas that are almost at a density to support some public transit service. As opportunities to encourage infill and enhance commercial and residential densities occur, they should be evaluated in terms of providing mobility choices to counter the impact of automobile congestion. Growth in surrounding cities provides opportunities for attracting new employees and sales taxes. The City seeks to provide land uses that can support these resources, be sustainable and continue to enhance its tax base. Encouraging more compact forms of development that are appropriate to the City’s environment, and which conserve undeveloped areas are important objectives for the City.
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C-1 COMMUNITY FIRST

The General Plan 2020 is a credit to the community of Casa Grande, which, beginning in February 2008 has shaped the vision and aspirations for Casa Grande’s future. The interest, creative ideas, and participation by residents from all generations provide a solid base that enables the City to move forward with a clear sense of direction.

C-2 GENERAL PLAN ELEMENTS

The General Plan clarifies and articulates the City’s intentions with respect to the rights and expectations of the public, property owners, special interest groups, prospective investors, and business interests.

Through this General Plan, the Casa Grande City Council informs the community of its goals, general and detailed development policies. Arizona Revised Statute (ARS § 9.461.06), requires a general plan for a city the size of Casa Grande to contain, at a minimum, the following elements:

- Land Use
- Housing
- Parks, Open Space, Trails and Recreation
- Energy
- Community Amenities
- Environmental Planning and Conservation
- Cost of development
- Water and Wastewater Resources
- Community Mobility
- Economic Development
- Growth Areas
- Implementation Strategy

Arizona Law allows the planning agency to formulate additional elements, which, in the judgment of the planning agency relate to the physical development of its jurisdiction. Once the plan is adopted, these non-mandatory elements are as legally binding as a mandatory element. The City of Casa Grande has chosen to include Historic Preservation and Rural elements in the General Plan 2020 update. These elements specifically demonstrate the City’s commitment to balancing future growth and development with rural landscapes, community character, and economic values.
OVERVIEW

Casa Grande’s rural surroundings and commercial agricultural areas help define the City and are a source of pride to residents. To many residents, the rural and agricultural areas are among the most attractive parts of Casa Grande and provide a lifestyle choice. This element includes goals, policies and strategies that direct the City to support agricultural and rural land uses.

The Community First Vision statement establishes the desire for:
*Casa Grande to be a City that is rich in history and resources and offers a natural, physical, and economic environment through well-planned developments and rural areas.*

VISION: A COMMUNITY WHERE RURAL LIFESTYLES AND RURAL CHARACTER ARE VALUED AND PRESERVED

The rural lifestyle is an integral part of the culture of Casa Grande. Rural areas include natural washes and drainages that provide wildlife habitats and corridors, permeable surfaces that reduce storm water runoff and natural desert native vegetation. Rural areas, as defined in this Plan, are places where City services and infrastructure may be provided on a smaller, less formal scale than in other areas.

**GOAL C-3.1: Conserve rural landscapes.**

**Policy C-3.1.1:** Conserve rural development patterns.

**Strategy:** Direct housing and commercial developments to areas designated Neighborhoods on the land use map.

**Strategy:** Promote the appropriate use of voluntary conservation easements and density transfers to conserve rural areas.

**Strategy:** Require new development in rural areas to be
compatible with existing development in design, form, and scale.

**Strategy:** In areas designated Rural on the Land Use Map, plan and design public buildings, structures, and improvements to be compatible with rural landscapes.

**Policy C-3.1.2:**
Ensure the visual distinction between suburban and rural areas through development patterns, architecture, and design.

**Strategy:** Create a variety of residential lot sizes within rural areas.

**Strategy:** Discourage the use of solid walls around the perimeter of a property to maintain view sheds and visual openness.

**Strategy:** Integrate canals and other agricultural features into site plans and development when practical.

**Strategy:** Develop a rural road standard that minimizes dust pollution and reflects rural development patterns.

**Policy C-3.1.3:**
Conserve rural development patterns in areas south of Interstate 8, between Trekell and Bianco Roads.

**Strategy:** Be sensitive to any changes in the location, capacity, function and form of washes and alluvial fans.

**Strategy:** Encourage the use of native landscaping.

**Strategy:** Encourage the use of stabilized soil surfaces for driveways and parking areas.
Achieving a balance between economic growth, conservation, and maintaining heritage lands for future generations is a fundamental component of sustaining Casa Grande’s rural character. Rural lifestyles also promote outdoor activity and are strongly connected to the natural environment.

**GOAL C-3.2: Support rural communities that are economically and environmentally sustainable.**

**Policy C-3.2.1:**
Encourage investment in services while maintaining the rural lifestyle and character of the area.

- **Strategy:** Work with utility and communication providers to expand access to modern infrastructure, i.e. wireless access.
- **Strategy:** Work with educational institutions to provide adequate access to City learning facilities.
- **Strategy:** Work with health care providers to ensure adequate access to health care services.

**Policy C-3.2.2:**
Small-scale commercial services appropriate to a rural lifestyle will be acceptable in rural areas where they serve the day-to-day economic and operational needs of the rural community.

- **Strategy:** Developers of commercial projects within rural and agricultural areas will coordinate with City staff to identify potential impacts to the rural and agricultural lifestyles that could occur as a result of the development, and meet with surrounding residents to discuss the potential impact of the proposed new commercial development and identify and consider possible mitigation measures.
- **Strategy:** The City will continue to invest in ways to improve communication between the City Council and rural residents and businesses.
VISION: THE ECONOMIC POTENTIAL OF AGRICULTURAL LANDS AND RESOURCES ARE MAXIMIZED

COMMERCIAL AGRICULTURE
Casa Grande has a long tradition of commercial agriculture. This use has continued due to an environment and economy that allows it to remain an important resource to Casa Grande. Agriculture is also an important economic activity in the Ak Chin Community, to the west of Casa Grande.

GOAL C-3.3: The City will support the needs of commercial agriculture.

Policy C-3.3.1: Continue to work with Casa Grande’s commercial farmers and ranchers to support their right to farm.

Strategy: Require new development within a half-mile of existing agricultural uses to provide disclosure that outlines elements of agricultural practices to all prospective home buyers and commercial tenants. These may include:

- Operations may occur at varying times and seasons; and
- Operations may include, but are not limited to, the noises and odors due to: the operation of machinery, the pasturing and feeding of livestock, crop dusting, irrigation, and the application of fertilizers, herbicides, and pesticides to fields.

Strategy: An applicant for a proposed General Plan Amendment or rezoning within 1/2 mile of an existing agricultural operation or within areas designated Agricultural or Rural on the Land Use Map shall meet with landowners within 1/2 mile of the proposed development, in coordination with the City’s Planning and Development Department staff, to discuss the potential impact of the proposed General Plan Amendment or rezoning on the surrounding area and to identify and discuss possible mitigation measures.

Cotton is one of the City’s agricultural products.
Policy C-3.3.1:
Continue to work with commercial farmers and ranchers on adjacent Tribal lands to minimize the impacts of development on their farming and ranching operations.

**Strategy:** Require new development within a half-mile of existing agricultural uses on Tribal Communities to provide disclosure to all prospective home buyers and commercial tenants that outlines elements of agricultural practices. These may include:

- Operations may occur at varying times and seasons; and
- Operations may include, but are not limited to, the noises and odors due to: the operation of machinery, the pasturing and feeding of livestock, crop dusting, irrigation, and the application of fertilizers, herbicides, and pesticides to fields.

**Strategy:** The City’s Planning and Development Department will continue to work with representatives of abutting Tribal Communities to discuss the potential impact of proposed new development on existing agricultural operations and to discuss possible mitigation measures.
OVERVIEW

The Land Use Element provides guidance for future development that will help the City to achieve its Vision. This Element includes goals, policies, and strategies appropriate to the entire community; a Land Use Map; a description of the specific land use categories identified on the map; and policies specific to each of those land use categories.

The Casa Grande Planning Area includes 274 square miles. Approximately 170 square miles remains unincorporated land, (mostly agricultural and undeveloped, desert land). Unincorporated land within the City’s Planning Area is considered crucial to maintaining Casa Grande’s unique rural identity and sense of community. Over recent years several developments within the Casa Grande unincorporated Planning Area have been approved by Pinal County.

The 2010 General Plan included 14 land use categories. This General Plan 2020 includes only six land use categories (Map C-1). Each of the General Plan 2020 land use categories describes the types of places the community wants in Casa Grande. These places include agricultural landscapes, rural areas, neighborhoods, community centers, locations for industrial/manufacturing, and commerce and business. Each General Plan 2020 land use category applies to residential and non-residential development within that category and encourages pedestrian and transit friendly development, provides flexibility to accommodate new development patterns, and takes advantage of innovations in transportation and design. The six General Plan Land Use Categories are detailed at the end of this section, pages C-57 through C-87.
VISION: A SUSTAINABLE COMMUNITY

Sustainability expresses a desire to enhance quality of life and economic opportunities in a way that preserves the environment and non-renewable resources for present and future generations. Throughout this General Plan process, Casa Grande citizens provided the following dimensions of a sustainable community:

» Having industry, manufacturing, and production-based agriculture activities that are integrated into and are an economic engine of the City.
» Encouraging new and complimentary business and commerce practices that will support existing economies.
» Seamlessly integrating rural, historic and new neighborhoods that preserve the City’s rural and desert character and contribute to the economic and social fabric of the wider community.
» Providing mobility choices for all residents.

GOAL C-4.1: Respect Casa Grande’s desert environment and landscape.

Policy C-4.1.1:
Minimize new development impacts on the natural desert landscape.

Strategy: Development will be encouraged to minimize grading, and avoid mass grading to the greatest extent possible.

Strategy: Maintain a list of native and acceptable non-native, drought-tolerant plant materials.

Policy C-4.1.2:
Promote an appropriate, sustainable balance between agricultural, rural, and developed areas.

Strategy: Ensure that rezoning requests are in conformance with the Land Use Map.
**Strategy:** Discourage amendments to the Land Use Map resulting in the elimination of more than 3% of the total net acres of land respectively designated on the Land Use Map as either Agricultural or Rural, as calculated at the time of the proposed amendment.

**Policy C-4.1.3:**
Require conservation of natural washes and hillsides with development approvals when applicable.

**Strategy:** Discourage, when possible and practical, the channelization of washes.

**Strategy:** Require natural drainage ways to be maintained and protected when possible or practical.

**Strategy:** Prohibit development on slopes over 15% grade.

**Policy C-4.1.4:**
Support infill development in areas where infrastructure capacity and services are already in place and available.

**Strategy:** Expedite review times and fees for development projects in areas designated Community Center on the Land Use Map and located within Infill Growth Areas on the Growth Areas Map.

**Strategy:** Create and adopt flexible development standards that encourage infill development.

**Strategy:** Establish infill policies and programs that encourage reinvestment and development of housing and supporting neighborhood services in the downtown area.

**Strategy:** Create policies and programs that encourage infill development and intensification of underdeveloped sites along:

» Florence Boulevard (between Pinal Avenue and I-10).
» Pinal Avenue (between Kortsen Road and Florence Boulevard).
» Cottonwood Lane (between Pinal Avenue and Trekell Road).
**Strategy:** Locate the most intense development in and around Community Centers and locations where public transportation is planned or is currently available.

**Policy C-4.1.5:**
Spatial form, design, intensity and density of developments in areas designated as Neighborhoods on the Land Use Map should be transit friendly and appropriate to adjoining land uses.

**Strategy:** Promote a mix of uses within planned area developments that are pedestrian and transit friendly.

**Strategy:** Developments in areas designated Neighborhoods on the Land Use Map should contain an ample supply of specialized open space in the form of squares, greens, and parks, in which frequent use is encouraged through accessibility, placement and design.

**Strategy:** Individual developments should contain a variety of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries.

**Strategy:** Design neighborhood so that housing, jobs, and retail and community services are within walking distance of each other.

**Policy C-4.1.6:**
Support renewable technology practices in all General Plan 2020 Land Use Categories.

**Strategy:** Encourage new and existing developments to implement renewable energy technology in residential and non-residential buildings.

**Strategy:** Consider implementing a City awards program that recognizes innovative and sustainable practices.
Policy C-4.1.7:
Preserve rural areas and undeveloped natural environments.

*Strategy:* Encourage rural lifestyle developments as integral residential areas within new Planned Area Developments and Master Planned Communities.

*Strategy:* Developments on sites greater than 160 acres that are within the areas designated Neighborhoods on the Land Use Map shall provide a minimum of ten percent (10%) of the total gross site acreage at densities of one (1) or less dwelling unit per acre.

**GOAL C-4.2: Recognize the importance of public land holdings within the City’s planning boundary.**

Policy C-4.2.1:
Work with the State Land Department and other public entities and agencies to ensure that planning decisions are made in the best interest of the General Plan 2020 Community First Vision.

*Strategy:* Continue open communication with the State Land Department on the application for development of State lands.

*Strategy:* Participate in the Pinal County Joint Area Study process for all areas within Casa Grande Planning Area.

**GOAL C-4.3: Accommodate growth through annexation while protecting rural and agricultural areas.**

Policy C-4.3.1:
Evaluate and consider the impacts of proposed annexations on rural character and on the City’s economic, social, and environmental conditions.

*Strategy:* Develop a qualitative and quantitative cost benefit analysis for all annexations.

*Strategy:* Work with Pinal County to obtain notice prior to lot splits within the City’s Planning Area.
Policy C-4.3.2:
Approve annexations that implement existing City plans and policies.

**Strategy:** Coordinate with Pinal County to assure development requests within the Casa Grande Planning Area are in conformance with the City’s General Plan and other adopted plans and policies.

**Strategy:** Actively participate in rezoning requests to the County that are located within the City’s Planning Area.

**Strategy:** Work closely with the County to prevent ‘Wildcat’ developments from occurring in the City’s Planning Area.

**Strategy:** Work with property owners on the inclusion of their property into the City, to ensure collaboration on the zoning process and initial zoning application to their parcel.

**Strategy:** Support and pursue annexations that improve the City’s economic base, and/or allow for orderly growth management.

**Strategy:** Actively support annexations that contribute to the Economic Development and Growth Area Element goals and policies identified in this plan.

Policy C-4.3.3:
Conserve and protect productive agricultural lands so long as they remain rich in agricultural resources and offer agribusiness opportunities.

**Strategy:** Permit solar energy production facilities in areas designated Agricultural land use on the Land Use Map.

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i Wildcat developments refer to a landowner’s right to split parcels up to five times. These subdivisions are typically built in unincorporated land, have little or no infrastructure and are subject to little oversight.
VISION: A COMMUNITY WITH ITS OWN IDENTITY

Residents and visitors orient themselves using unique public views, defined entries, and landmarks. These features set one community apart from another and help define the unique character of a place. Preserving key features and creating new ones can help define the mix of old and new, residential and commercial neighborhoods found in Casa Grande. Retaining a strong sense of Casa Grande’s distinct identity is critical in guiding the development of goals, objectives, and strategies in all Elements of this Plan. Casa Grande’s identity is founded in the City’s built and natural environments and its cultural and agricultural heritage.

GOAL C-4.5: Protect Casa Grande’s unique historic and natural features.

Policy C-4.5.1:
Reflect the agricultural and rural heritage of Casa Grande in the design of new agricultural and rural development.

**Strategy:** In areas designated Rural or Agricultural land use on the Land Use Map, encourage the use of building materials compatible with the surrounding agricultural, rural, or desert landscapes.

**Strategy:** Use unique street signs that emphasize the rural nature of the area in areas designated Agricultural or Rural land uses on the Land Use Map.

**Strategy:** Develop a Citywide Gateway Plan to highlight key entrances into the City.

Policy C-4.5.2:
Protect public views of the Casa Grande and Sacaton Mountains, surrounding parkland, open flat agricultural landscapes, and public open spaces.

**Strategy:** Identify and preserve views from public roadways, parks, and open spaces that are unique to the City. These views would include those of the Casa Grande and Sacaton Mountains.
GOAL C-4.6: Enhance Citywide public infrastructure with a unique fabric of public art, design, and development.

Policy C-4.6.1: Investment in public infrastructure should contribute to the character of the City.

**Strategy:** Work with the Casa Grande School District, Central Arizona Community College, health, and religious facilities to locate and design unique facilities that contribute to the character of the City and serve as community landmarks.

**Strategy:** Work with the City’s Community Services Department to identify public or semi-public buildings and facilities that could provide landmark features through building design, landscaping and art.

**Strategy:** Continue to support a Citywide “percent for the arts” program funded through a one percent dedication of capital funds for the inclusion of art in public projects.

**Strategy:** Provide opportunities for the display of public art in and around the City’s network of open spaces, parks, and public recreation facilities.

VISION: A LIVABLE COMMUNITY

Choices concerning housing, entertainment, transportation and lifestyle enable communities to sustain their populations and economic activities. As Casa Grande evolves from a small community, it must provide choices to an ever-widening range of residential and economic preferences. With respect to land use, choices with regards to housing, shopping, and employment will continue to remain important to a sustainable future.
Goal C-4.7: Support a wide variety of housing choices in Casa Grande.

Policy C-4.7.1:
Encourage variety in neighborhood design and development patterns.

*Strategy:* Encourage a range of neighborhood types, densities, and building design within Planned Area Developments and throughout the City and its Planning Area.

*Strategy:* Encourage the design of commercial buildings that reflect differences between neighborhoods, by being sensitive to scale and massing. For example, a large commercial “big box” style development would be inappropriate within a compact, walkable residential environment unless scaled down in massing and design to match the character of the neighborhood.

Policy C-4.7.2:
Provide areas that are transit and pedestrian friendly.

*Strategy:* Encourage higher density and intensity developments along planned transit corridors.

*Strategy:* Encourage compact and mixed-use developments along planned transportation corridors:
- Florence Boulevard (between Pinal Avenue and the Interchange of Interstate 10);
- Pinal Avenue (north and south);
- Montgomery Road (south at the junction of Florence Boulevard);
- Montgomery Road and Val Vista Boulevard.

*Strategy:* Require mixed-use developments along planned regional transit routes and at freeway interchanges.
Policy C-4.7.3:
Provide connectivity between new developments so they are integrated into the existing community fabric.

*Strategy:* Encourage Planned Area Developments and other developments throughout the City and its Planning Area to be interconnected by roads, trails, and shared use paths.

**GOAL C-4.8: Encourage compatible land uses within the Planning Area.**

Policy C-4.8.1:
Minimize land use conflicts.

*Strategy:* Require physical separation such as fences, berms, parks and open spaces, or landscape areas in order to buffer high traffic volume transportation corridors from single family residential areas.

*Strategy:* Within areas designated Neighborhoods, Community Center, Commerce and Business, and Manufacturing/Industry on the Land Use Map, require the use of 300-foot wide open space and/or other natural buffers between new development and adjacent tribal farming operations.

*Strategy:* Require development within the Neighborhoods, Community Center, Commerce and Business, and Manufacturing/Industry land use categories that are adjacent to agricultural and rural areas in the City, its’ Planning Area, and farming operations within the Ak Chin Indian Community to be no more than one (1) story higher than development in the adjacent agricultural, rural, or tribal area.

**GOAL C-4.9: Community Centers are mixed use destinations serving neighborhoods.**

Policy C-4.9.1:
Community Centers are planned to be diverse, transit-ready, and pedestrian friendly areas.

*Strategy:* Allow for a broad range of residential, business, and commercial uses to support community activity.
Strategy: Encourage areas designated as Community Centers on the Land Use Map to evolve over time as development and redevelopment opportunities occur.

Policy C-4.9.2:
Establish areas designated as Community Center on the Land Use Map as strong physical and social destinations.

Strategy: A flexible approach to building design is encouraged to maximize pedestrian access, mobility, and future transit services.

**VISION: A COMMUNITY WITH INTERCONNECTED NEIGHBORHOODS**

A healthy community should have neighborhoods that are interconnected to each other, employment centers, and core areas of the City. Interconnected communities provide safety and opportunities for residents to build strong relationships with other neighbors, and contain civic facilities that link residents to needed services. The City of Casa Grande is committed to connectivity in the form of physical buildings and infrastructure such as roadways, cycle lanes, trail corridors and public transit. In some rural and agricultural communities, this commitment also takes the form of support for information technology such as broadband accessibility for residents.

**GOAL C-4.10: Plan For An Interconnected City.**

Policy C-4.10.1:
Maintain or exceed expected level of service provision throughout the City.

Strategy: Work with service providers to identify gaps in infrastructure provision and to raise awareness of availability in the more remote areas of the City.

Strategy: All new development and redevelopment proposals shall be required to include all required infrastructure, including roadways, utilities and public services, prior to occupancy of the project. *(Some exceptions may be allowed in Rural and Agricultural areas.)*
The residents of Casa Grande have expressed strong public consensus for supporting redevelopment of downtown in a manner that preserves historic resources and creates a unique and vibrant destination in the City.

**GOAL C-4.11: Support a downtown with a wide range of housing, business, employment, entertainment, and shopping uses.**

**Policy C-4.11.1:**
Encourage development and infrastructure investments that promote livable, compact, walkable, and transit-supportive environments.

*Strategy*: Promote a mix of residential, employment, and retail land uses and developments in the downtown.

**Policy C-4.11.2:**
Regenerate under-used buildings and land.

*Strategy*: Encourage infill development in the downtown and adjacent neighborhoods as a catalyst to revitalization.

*Strategy*: Accommodate mixed use development in the downtown area through appropriate modifications of the City’s Zoning Ordinance.

**Policy C-4.11.3:**
Facilitate and coordinate public and private downtown revitalization projects.

*Strategy*: Continue to work with entities and organizations, focusing on downtown redevelopment to retain appropriate existing and encourage new, downtown businesses and development.
Strategy: Work with economic development entities to attract new business to downtown.

Policy C-4.11.4:
Promote land uses which can support future transit corridors in downtown and along Florence Boulevard.

Strategy: Support the “Four-Point Approach” to revitalize downtowns: Organization, Design, Promotion, and Economic restructuring of the Casa Grande Main Street Program.

Strategy: Support improvements of signs and infrastructure measures along Florence Boulevard, which provide greater ease of accessibility to and visibility of downtown.

Policy C-4.11.5:
Encourage new development to support the development pattern of downtown through compatible intensity and design.

Strategy: Protect the pedestrian scale of streets in downtown.

Strategy: Consider more intense and dense development along Florence Boulevard.

GOAL C-4.12: Maintain the historic character and architectural style of downtown through a mix of preserved buildings, new architecture, and innovative design.

Policy C-4.12.1:
Preserve the historic identity of downtown.

Strategy: The preservation, restoration, and re-use of individual historic buildings and groupings of buildings will have preference over new construction.

Strategy: Implement design guidelines for the downtown that ensure new development is compatible, in terms of design and architecture, with the historic character of the downtown.
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The following pages introduce the General Plan 2020 Land Use Map and Land Use Categories which describe the places residents and businesses envision for Casa Grande.

The Land Use Map and Land Use Categories that follow should be read in conjunction with this element.
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DESCRIPTION

Agriculture is one of the key industries within the City and is a valuable economic resource. Agriculture influences a number of the City’s land use policies and decisions. As with other jurisdictions in Arizona and the Southwest, agricultural lands are being converted into other uses, principally residential developments.

Agricultural lands are an asset to the City’s landscape. Some pockets of agricultural lands will, over time, become bounded by neighborhood development. The City will look at the logical transitional land uses that should apply to these areas.
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APPROPRIATE LAND USES

» Production agriculture.
» Agricultural processing.
» Farming.
» Agricultural operations.
» Dairies, feedlots, kennels.
» Agriculture-related residential, including farm worker housing.
» Manufactured Homes.
» Agriculture-related commercial.

APPROPRIATE ZONING

» UR - Urban Ranch Zone.
» RR - Rural Ranch Zone.
» SH - Suburban Homestead.
» B-1 - Neighborhood Business Zone.
» B-2 - General Business Zone (less than 5 acres).
» Commercial PAD for large-scale agriculture-related activities.
» PAD - Maximum one (1) residential dwelling unit per acre.

DENSITY AND INTENSITY

The maximum density for this land use category is one dwelling unit per acre, (1) the Citywide net target density is 0.6 dwelling unit per acre. Net Density Calculation Example:

\[
\frac{\text{Total number of residential units}}{\text{Net Developable Residential Acres}} = \frac{50 \text{ (Units)}}{80 \text{ (acres)}} = 0.625 \text{ DUA}
\]

» Maximum lot coverage - 40%.
» Maximum commercial building height - 30’ (exclusive of silos, gins, barns, etc.).

INFRASTRUCTURE AND MOBILITY

Development includes the following:

» Accessibility from arterial, collector and local streets, some of which are not paved, graded or maintained and may be offset from the existing City grid.
» Adjacent to or may include open irrigation ditches and canals.
» Has emergency, safety and community services available but may be below adopted City norms.

Agricultural landscape.
May be adjacent to or include above ground utility wires
» May include natural drainage.
» May, where appropriate, make provision for on-site sewage and wastewater treatment facilities to service agricultural uses.
» Has trash collection made available through a private company (outside the City limits), or the City Sanitation department when the site is within the City limits.

SPATIAL FORM AND DESIGN

Development within this land use category includes:

» Unobstructed, flat landscapes.
» Linear features such as crop rows or irrigation canals.
» Buildings that may not front on, or are not perpendicular to streets.
» Buildings with linear forms or geometric shapes.
» Expansive views.
» Buffer zones between agricultural and non-agricultural / non-rural land uses.
» Unpaved and unmarked existing parking areas.
» Outdoor equipment that may be visible from the street or adjacent development.
» Limited street lighting along arterial roads.
» Agriculture activities such as tilling and harvesting that may at times impact air quality levels through the generation of particulate matter.
» Agriculture activities such as aerial spraying and crop dusting that are common practices in this land use category and are likely to generate dust, noise and odors.
» Accessory and outbuildings incidental to agricultural operations that are visible from the street and adjacent development.

TRANSITION TO LAND USES

» Rural - Minor Amendment
» Manufacturing / Industry - Major Amendment
» Neighborhoods - Major Amendment
» Community Center - Major Amendment
» Commerce and Business - Major Amendment
DESCRIPTION

Two distinct environments characterize this land use category. Rural residential lifestyles convey one aspect of this land use and rural desert lands detached from the City infrastructure and services convey the other.

The rural land use category preserves very low density, rural residential and rural commercial development and also conserves undeveloped, desert land that provides a strong visual boundary between the City’s developed and undeveloped areas.
APPROPRIATE LAND USES

» Residential.
» Manufactured Homes.
» Small-scale, low-intensity commercial agriculture.
» Hobby Farms.
» Commercial stables.
» Kennels.
» Very low intensity, neighborhood retail and support services.

APPROPRIATE ZONING

» UR - Urban Ranch Zone
» RR - Rural Ranch Zone
» SH - Suburban Homestead
» B-1 - Neighborhood Business Zone
» CO - Commercial Office
» PAD - Maximum one (1) residential dwelling unit per acre.

DENSITY AND INTENSITY

» The net density for this land use category is one (1) dwelling unit per acre; the Citywide target density is 0.6 dwelling units per acre.
» Maximum Residential lot coverage, (inclusive of parking) is 25%.
» Commercial Floor Area Ratio (FAR) of 0.2.

INFRASTRUCTURE AND MOBILITY

Development includes the following:

» Arterial streets that are generally paved, collector and local streets to existing development that may be unpaved and may be offset from the City grid.
» Collector and arterial streets that should be paved according to rural design norms.
» Commercial water service that may be available.
» City sewer that may be available.
» Open irrigation ditches and canals.
» Electric and communication lines that may be visible.
» Natural drainage.
SPATIAL FORM AND DESIGN

Development within this land use category includes:

Residential:
- Large front and side yard setbacks when appropriate to terrain.
- Variety in building architecture and design.
- Building placement that varies from lot-to-lot.
- Rear and side yard walls that shall be a minimum 50% view fencing.
- Development that conserves open spaces, natural landscapes and habitats and allows for expansive views.
- Outbuildings necessary to support farming or livestock may be visible from the street and adjacent properties.

Commercial:
- Development that contributes to making the area a pedestrian friendly rural destination.
- Primary vehicular and pedestrian access to and from an arterial street.
- When possible and practical, all new solely commercial uses that shall be located adjacent to existing commercial development.
- Property zoned for commercial development that is limited to 20 acres within any given one half (1/2) square mile radius.
- Commercial buildings that are set back no more than 50’ from the outside edge of the arterial right of way. Parking is permitted within this setback.
- In commercial developments of 10 acres or greater, at least one half (0.5) of a percent of the net lot area (exclusive of setbacks, pedestrian ways, sidewalks and parking areas) shall be used to provide public open space in the form of seating, gardens or shaded areas that connote a rural town center feel.
- On-site buildings that should be reused and added to when appropriate.
- Equestrian friendly commercial uses, such as public riding and boarding stables that are permitted on sites not less than 10 acres and in accordance with the City’s Zoning Ordinance.
- The grazing and raising of horses and livestock that is acceptable in accordance with the City’s Zoning Ordinance.

TRANSITION TO LAND USES
- Agriculture - Minor Amendment
- Manufacturing / Industry - Major Amendment
- Neighborhoods - Major Amendment
- Community Center - Major Amendment
- Commerce and Business - Major Amendment
This category represents a vast area of future growth for the City and provides an area for a variety of residential neighborhoods that will be developed in a range of densities.

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.
APPROPRIATE LAND USES

- Single use retail, service or office development.
- Neighborhood and community retail development.
- Horizontal and vertical mixed-use retail/office/residential developments.

APPROPRIATE ZONING

- RR - Rural Residential Zone
- UR - Urban Ranch Zone
- SH - Suburban Homestead Zone
- R-1 and R-1a - Single-family Residential Zones
- R-2, R-3 and R-4 Multi-Family and Mobile Home Residential Zones
- B-1 - Neighborhood Business Zone
- B-2 - General Business Zone
- CO - Commercial Office Zone
- PAD - Planned Area Development

DENSITY AND INTENSITY

Residential:

- The Citywide net target density for this land use category shall be four (4) dwelling units per acre.
- 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.
- Developments on sites between 40 and 160 acres may be permitted to achieve up to net target densities of four dwelling units per acre or less.
- Development up to 4.5 dwelling units per acre may be permitted for developments on sites between 40 and 160 acres that provide for a range of lot sizes and integrate housing attainable by low, moderate and other income households, individuals or families.
- Developments on sites over 160 acres may be permitted to achieve up to net target densities of 4.5 dwellings per acre.
- Residential densities up to 18 dwelling units per acre net are permitted on single site developments of less than 25 acres and in conformance with the Citywide target.
Residential densities up to 20 dwelling units per acre are permitted as part of vertical, mixed-use commercial and residential developments.

Multi-family housing shall have primary direct access to an arterial or collector street.

**Commercial:**
- Permit neighborhood and community commercial and service development on single sites up to 30 acres.
- Single commercial sites of up to 30 acres shall be designed in such a way as to represent an appropriate neighborhood human scale.
- Permit horizontal and vertical mixed-use retail/office/residential developments on sites up to 40 acres (residential 30 percent maximum of total site area, commercial Floor Area Ratio (FAR) 0.35 maximum).
- Commercial development shall have a maximum FAR of 0.35.
- Within this land use category, combined commercially zoned areas within a half (1/2) mile radius of any commercial site shall be no more than 12 percent (gross acres) of all land use.
- Commercial uses shall not comprise more than 10 percent of the Citywide Neighborhoods land uses.

**INFRASTRUCTURE AND MOBILITY**

Development in this land use category includes the following:

- Paved streets constructed to City standards and connected to the Citywide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
- Services that are within this land use category meet or exceed or meet City norms.
- Publicly accessible usable open space, exclusive of detention, roadway landscaping and entry monuments that comprises a minimum of 15 percent of the total residential development in this land use category.
- Direct pedestrian, bicycle and open space connections between neighborhoods that are provided at maximum intervals of one quarter (1/4) of a mile.
- Utilities that are provided underground.
- Publicly accessible usable open space to include a minimum of 10 percent of all commercial development.
SPATIAL FORM AND DESIGN
Development within this land use category provides:

Residential:
» Streets that are united with common design elements.
» A variety of residential types and building design within neighborhoods.
» Mitigation, through setbacks, height limits, stepbacks and/or other design techniques of the negative impacts of height between buildings.

Commercial:
» Commercial uses that provide direct vehicular access to arterial streets and to adjacent residential, mixed use and commercial developments.
» A primary entrance to buildings that shall be connected to the sidewalk.
» Mixed-use buildings located across local or collector streets or adjacent to residential development that shall be appropriate in form and scale.
» Neighborhood service uses such as service stations, drive-throughs, or other auto-oriented uses that may be incompatible with residential uses shall be buffered from mixed use and single use residential areas.
» Shade structures that will be provided through either trees or building elements and cover at least 25 percent of the public and private sidewalks.

TRANSITION TO LAND USES
» Community Center - Minor Amendment
» Rural - Minor Amendment
» Agriculture - Minor Amendment
» Manufacturing / Industry - Major Amendment
» Commerce and Business - Major Amendment
One key objective of this category is to avoid the continuation of traditional four corner commercial development and strip commercial land use patterns that traditionally locate along major arterials, are designed to be primarily accessed by the automobile, and often ignore the communities and residents they intend to serve. The Community Center Land Use Category is intentionally broad. It is intended to encourage a mix of land uses and appropriate intensities that can reduce the need to travel by car. These areas provide for a variety of vertical and horizontal mixed uses within interesting and varied pedestrian environments along collector streets within new and established residential neighborhoods. All Community Centers aim to be integrated into the Neighborhoods land use category and encourage transit-orientated design to support longer-term transit goals.

Historic Downtown will be the most sensitive yet most intense area of development as reflected in earlier policies under the vision: A Vibrant and Celebrated Downtown. This is an area which has the greatest potential to explore some vertical mixed use without adversely impacting on existing views of the Casa Grande and Sacaton Mountains.
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APPROPRIATE LAND USES
» Established historic neighborhoods.
» Higher density residential developments.
» Transit supportive and transit ready single use retail and commercial development.
» Transit supportive and transit ready vertical and horizontal mixed-use commercial, retail and residential developments.

APPROPRIATE ZONING
» R-2 and R-3 Residential Zones
» B-2 - General Business Zone
» B-3 - Central Business Zone
» CO - Commercial Office Zone
» PAD - Planned Area Developments

DENSITY AND INTENSITY
» Residential development shall be at net densities between four and 20 dwelling units per gross acre.
» The scale and form of buildings shall be appropriate to their siting along roadway classifications and abutting land uses.
» Where residential uses exist along the apposing collector street, a minimum of 65% of all new ground floor uses should be residential.

INFRASTRUCTURE AND MOBILITY
Development within this land use category includes:
» Paved streets constructed to City standards and integrated into the Citywide grid.
» Streets that include facilities for pedestrians, cyclists, automobiles and considerations for future transit.
» Development that is connected to an approved water provider and City sewer.
» Services that shall meet or exceed City norms.
» Through pedestrian access and egress that shall be provided at a maximum of 400’ intervals.
» Utilities that are underground.

SPATIAL FORM AND DESIGN
Development within this land use category provides:
» Single use, detached single-family residential development over 35
acres that is prohibited adjacent to arterial streets.
» New or re-development abutting or across a local or collector street from single-family residential development that shall be single-family residential or mixed-use residential/retail development.
» Parking areas abutting and adjacent to single-family development that shall be screened from view.
» Parking and vehicular access that is secondary to pedestrian accessibility and mobility.
» On-street parking that will be permitted on local and collector streets and may be permitted along principal arterials.
» The majority of parking areas that are located between public sidewalks and building entrances.
» Connected parking areas between abutting developments.
» Frontage on a minimum of 75 percent of the ground floor building, such frontage includes sidewalks and landscaped pedestrian areas along arterial and collector streets for public right of way and pedestrian accessibility.
» The primary entrance of all development along arterial streets that shall provide direct pedestrian access from the building to the public sidewalk.
» Pedestrian access that shall be provided between abutting and adjacent residential and other mixed or single use developments.
» To retain a small town feel, vertical residential and commercial mixed use developments that are over 30 acres must provide a minimum of 2.5 percent open space visible from the street. The development must be accessible to the public during operating hours exclusive of parking, drainage and landscaped setbacks.
» In order to retain a small town feel, single use residential developments that must provide a minimum of 10 percent open space exclusive of parking, drainage, and landscaped setback areas.
» Shade structures that will be provided through either trees or building elements covering at least 25 percent of the public sidewalk adjacent to development.

TRANSITION TO LAND USES
» Neighborhoods - Minor Amendment
» Commerce and Business - Minor Amendment
» Rural - Major Amendment
» Agriculture - Major Amendment
» Manufacturing / Industry - Major Amendment
DESCRIPTION

This category supports the economic development principles of the General Plan and provides designated areas for existing, expanding and new commerce and light manufacturing that occurs within buildings and services necessary to support them.

This land use designation 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.

Because these areas are employment centers and revenue generating uses, they should be accessible to transit and provide interconnected environments.
COMMERCIAL AND BUSINESS CATEGORY
APPROPRIATE LAND USES

» Single use or “big box” retail.
» Enclosed or open-air regional retail shopping centers.
» Campus-style developments including offices, enclosed, light manufacturing, flex-space, lodging and commercial services.
» Medical Campus/Hospital.
» Freeway, rail, and auto-oriented retail or commercial.
» Transit Terminals and Park and Ride facilities.

APPROPRIATE ZONING

» R-3 Multi-Family Residential Zone
» B-2 - General Business Zone
» B-4 - Community Service Zone
» I-1 - Garden and Light Industrial Zone
» PAD - Planned Area Development (commercial uses only)
» CO - Commercial Office Zone

DENSITY AND INTENSITY

» Minimum site acreage shall be five (5) acres.
» Multi-family residential units are allowed only when this land use category is over 60 acres and is adjacent to Neighborhood land use category.
» Maximum residential land use 30% of the gross site area.
» Where the land use is a business/office park, public open spaces (inclusive of landscape features) shall comprise a minimum of 30% of the gross site area.
» Where the land use is retail, public open spaces (inclusive of landscape features) shall comprise a minimum of 10% of the gross site area.

INFRASTRUCTURE AND MOBILITY

Development within this land use category includes:
» Paved arterial streets connected to the City street-system.
» Emergency and other services provided to development within this land use category shall meet or exceed City norms.
» Pedestrian facilities between buildings and the street.
» Development connected to City sewer and an approved water provider system.
» Primary access and egress to collector or arterial streets. Access to primarily residential local or collector streets is discouraged.
» Utilities that are either above or below ground.
» Left-turn access from driveways, local or collector streets onto arterial streets at no closer than one eighth (1/8) mile spacing.

SPATIAL FORM AND DESIGN
Development within this land use category provides:
» Multiple buildings in a campus setting.
» Mix of building forms and building heights.
» Consistent architectural styles.
» Direct pedestrian connections between buildings and public sidewalks.
» Internal pedestrian circulation and identified pedestrian districts and direct pedestrian connections to adjacent pedestrian districts.
» Shared parking that shall be maximized.
» Landscaped areas connected to other public open spaces and trails.
» Residential uses that shall not comprise more than 10 percent of the total area designated Commerce and Business on the Land Use Map.

TRANSITION TO LAND USES
» Community Center - Minor Amendment
» Manufacturing / Industry - Minor Amendment
» Agriculture - Minor Amendment
» Rural - Major Amendment
» Neighborhoods - Major Amendment
Casa Grande’s economic base supports a wide range of Manufacturing and Industrial uses including rail and truck-based warehousing and distribution. This land use category is intended to conserve and promote suitable areas for industrial and manufacturing activities.

This category also includes business economies associated with natural resource extraction and supporting businesses. Existing employment sites are located next to high volume and regionally significant transportation corridors, in particular, the Union Pacific Railroad and Interstates 8 and 10.
APPROPRIATE LAND USES
» Single site manufacturing, industrial and production activities.
» Outdoor assembly, storage.
» Warehousing and distribution.
» Rail and freight-based activities.
» Land uses that result in noise, dust or other impacts that extend beyond the site.
» Resource extraction.
» Transportation related activities such as rail yards, aircraft maintenance and operations, vehicle maintenance, storage and crushing.
» Small-scale service-oriented and retail-oriented businesses.

APPROPRIATE ZONING
» B-1 - Neighborhood Business Zone
» B-2 - General Business Zone
» B-4 - Community Service Zone
» I-1 - Garden and Light Industrial Zone
» I-2 - General Industrial Zone
» PAD - Planned Area Development (manufacturing uses only)

DENSITY AND INTENSITY
» Maximum lot coverage (including parking, storage and roadway areas) shall be 80%.

INFRASTRUCTURE AND MOBILITY
Development includes the following attributes:
» Development that is connected to the City sewer system and shall be connected to an approved water provider.
» Development that shall provide vehicular access and egress to the street network as well as rail spurs, and limited access roadways where appropriate.
» Development that shall be accessible by paved arterial streets, capable of servicing the requirements of the development and built to City norms.
SPATIAL FORM AND DESIGN
Development within this land use category provides:

» Large front setbacks and, if appropriate, side and rear yard setbacks that will be encouraged to reduce the impact and mass of buildings from the street and adjacent non-manufacturing developments.
» Perimeter fencing or walls and buffers to screen storage, equipment, and outdoor activities shall be required.
» Entry ways that are landscaped.
» Pedestrian connections between the street and building.
» Monument style entry signs.

TRANSITION LAND USES
» Commerce and Business - Minor Amendment
» Agriculture - Minor Amendment
» Rural - Major Amendment
» Community Center - Major Amendment
» Neighborhoods - Major Amendment
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OVERVIEW

SMART GROWTH
Growing Smarter legislation requires communities within Arizona to consider the issue of suburban sprawl and pro-actively identify land use development patterns that counter suburban sprawl. Through the general plan process, communities in Arizona should provide for a coherent pattern of land development. For Casa Grande, this involves reinvesting in the existing neighborhoods, employment areas, corridors and suburban areas. This investment should have the objective of creating vibrant residential and economic centers. City investments should also result in housing close to jobs and promoting transit ready and walkable communities that minimize congestion. The plan should also be minimizing sprawl and loss of open space and natural resources.

GROWTH AREAS
The identification of Growth Areas are based on a number of factors. The first factor is based on existing infrastructure and the reality and timing of future, as well as planned infrastructure investments. The second factor contributing to the identification of growth areas is the City’s interest in improving economic prosperity by ensuring strategies and public investments strengthen and complement existing industries, retain and create good jobs, increase average incomes, and stimulate economic investment in Casa Grande. The third factor is to focus on areas where the Community First Vision can be met by providing the types of places residents have expressed an interest in seeing diverse, such as walkable, and transit-friendly neighborhoods. And finally, the fourth factor considers the long-term reality of the current economy and limited infrastructure investments that will require Growth Areas to catalyze regeneration so that private sector investment aligns with that of the public sector.

This Element provides the goals, policies, and strategies, that are specific to the designated Growth Areas. The City acknowledges that a phased approach recognizes that not all Growth Areas will, or should be developed at the same time. A strategic, long-term and comprehensive approach to development is required as reflected in the policies below and on the Growth Areas Maps (Map C-2 and C-2.1).
PHASED GROWTH STRATEGY (Map C-2.1)
Phase 1 (Primary Growth Areas) is based on existing infrastructure and development which can support growth for the next fifteen years.

Phase 2 (Secondary Growth Areas) includes areas that could be developed 15 to 25 years in the future and will be dependent on the delivery of future transportation and utility infrastructure investment.

Phase 3 (Tertiary Growth Areas) includes areas that could be developed from 25 to 50 or more years in the future and are dependent on the extension of infrastructure beyond the secondary growth area. This area, due to its separation from existing City services and established infrastructure, is expected to realize little to no development activity in the near future.

Phase 4 (Limited Growth Areas) is recognized by the existing agricultural activities and rural development patterns. The Phase 4 Growth Area will continue to develop under rural design standards, and it is unlikely that the City will extend urban services to this area in order to maintain the desired agricultural and rural environment.

This growth strategy will conserve rural and agricultural heritage areas around the City’s more populated neighborhoods in the primary, secondary, and tertiary growth boundaries.

ECONOMIC GROWTH AREAS (Map C-2)
As Casa Grande matures, its economy is becoming more complex. Once a farming and rail-based community, the City has become home to a range of manufacturing and distribution, retail trade, and health care employers. As these sectors mature, these industries will draw other employment uses, including service industries. Transportation access, via road, rail and other modes will continue to remain important to these employers. Additionally, the City’s exposure to Interstate 10 continues to be an important opportunity to capture regional sales tax revenues, as witnessed by the successful mall development, the Promenade at Casa Grande. To accommodate and support employment growth, the City has designated Economic Growth Areas along Interstates 10 and 8. These Growth Areas are designed to accommodate retail, manufacturing, industry and office service uses.
COMMUNITY CENTER GROWTH AREAS (Map C-2)

Casa Grande’s growing population is diversifying, from primarily older residents and retirees to a community of young adults and families. The 2000 Census showed that 19.6% of the City’s population was in the age range 25-44 years old. The latest population estimates from ESRI indicate that this age range now accounts for 24.7% of the community.

This changing demographic and community diversity is accompanied by a growing interest in places that offer a range of housing, lifestyles, employment and entertainment choices, and that are conveniently accessible. To accommodate this increasing demand, the City has increased its efforts to revitalize the historic downtown and nearby supporting corridors along Florence Boulevard and Pinal Avenue as the City’s first phase of redevelopment with a variety of land uses.

The Community Center Economic Growth Area (generally located along Pinal Avenue and Florence Boulevard - Map C-2) is intended to provide the types of places the community profile of Casa Grande desires. These areas reflect the City’s commitment to promoting the highest level of pedestrian mobility between land uses. This Community Center is also more conducive to vehicular trips oriented to a single destination resulting in fewer highway trips.

VISION: A COMMUNITY WITH QUALITY JOBS THAT SUPPORT ECONOMIC GROWTH AND DIVERSITY

Economic growth areas combine the needs of a diversified community and economy, as well as ensuring that the City will continue to generate revenues from commercial development.

Commercial and Business Growth represents the City’s most diverse economic opportunities in maintaining a strong local and regional economic base supported by existing advantages in location, access and future multi-modal transportation corridors. The Casa Grande Municipal Airport is highlighted as a growth area that is immediately served, has witnessed recent and continuing investment, and presents exceptional opportunities to diversify the City’s advancing economies.

Growth Areas along Thornton Road as well as Interstate 8 at Thornton
and Montgomery Roads are areas where the City will encourage and support planned infrastructure investments. The Land Use Category of these growth areas will promote a mix of Manufacturing/Industry (along Thornton Road), and Commerce and Business (along Interstate 8).

The Growth Areas along Interstate 10 will be areas in which the City of Casa Grande will maintain its competitive advantage with revenue generating land uses such as retail and office where service employers can locate their businesses.

Growth Areas will be established on the Growth Areas Map. These areas indicate strategic locations where the City’s future investment, development and public facilities and services will be extended to support population and employment growth for the next 20 years.

**GOAL C-5.1: Promote development in areas where existing infrastructure facilities and services are easily accessible.**

**Policy C-5.1.1:**
The Phase 1 Growth Area is established by the presence of existing infrastructure and utility extensions.

*Strategy:* The City will encourage the next wave of development to occur within Phase 1 Growth Areas where there is available in-place, adjacent or nearby infrastructure.

*Strategy:* The City will continue to plan to extend existing infrastructure throughout the Phase 1 Growth Area.

**Policy C-5.1.2:**
Development within the Phase 2 Growth Area may occur through private investment that would enable the expansion of infrastructure. The City does not plan to extend infrastructure in Phase 3 and Phase 4 Growth Areas during the time frame of this Plan.

*Strategy:* The City will not financially support infrastructure development in Phase 3 and Phase 4 Growth Areas in an effort to minimize development sprawl, but may consider using impact fees.
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Policy C-5.1.3:
Implement the annexation policies of the Land Use Element to ensure Growth Areas are incorporated into the City as a priority and provide the necessary infrastructure.

**GOAL C-5.2: Growth Areas will accommodate education services consistent with industries and businesses promoted by the City.**

Policy C-5.2.1:
The City will encourage the participation of educational institutions in supporting the economic growth strategies of this plan.

*Strategy:* Partner with community colleges and universities for training and education in growing high wage employment sectors that also have a high potential for locating within Casa Grande.

*Strategy:* Establish an Economic Stakeholder Commission to advance the City’s economic growth agenda.

**GOAL C-5.3: Growth Areas along Interstate 10 and in the Historic Downtown maintain the City’s position as the retail center of Pinal County.**

Policy C-5.3.1:
Support, in those areas identified as Growth Areas along Interstate 10, the development of key commercial retail cores and regional retail services that serve all of Pinal County and the jurisdictions within it.

Policy C-5.3.2:
Explore opportunities to create mixed-use zones anchored by retail development, particularly in the historic downtown.

**VISION: A COMMUNITY THAT OFFERS FACILITIES FOR RECREATION, CULTURE, SHOPPING AND LEISURE**

**GOAL C-5.4: Intensify development in the downtown to create a multi-function community center for Casa Grande.**
Policy C-5.4.1:
Historic downtown is within the Phase 1 Growth Area and will focus on creating a vibrant, mixed-use, pedestrian friendly center.

*Strategy:* Support the completion of the Downtown Redevelopment Plan and Downtown Transportation Study.

Policy C-5.4.2:
Facilitate intensive retail-oriented, mixed-use development in the Downtown Growth Area.

Policy C-5.4.3:
Regenerate under-used buildings and areas that are located within historic Downtown.

Policy C-5.4.4:
Infill development will be supported as a catalyst to Downtown revitalization.

Policy C-5.4.5:
Consider the opportunities for long-term, high-density residential development in Phase 1 Growth Areas that are designated Community Center on the Land Use Map.

*Strategy:* Continue downtown redevelopment efforts.

*Strategy:* Consider a City-assisted land assembly for complex redevelopment and infill projects.

*Strategy:* The City will consider expediting the review process of plans for new development and/or redevelopment in the downtown.

*Strategy:* Investigate the use of redevelopment funding strategies including, but not limited to Government Property Lease Excise Tax (GPLET) in the downtown.
OVERVIEW

The Parks, Open Space, Trails and Recreation Element outlines the provisions for recreation facilities, open spaces and trails within the City. This element is guided by the Casa Grande Regional Trail System Master Plan, the Community Services Master Plan and the Casa Grande Mountain Park Trail System Master Plan.

The City anticipates the majority of future recreation-based parks will be delivered by private developments. These parks will be on a neighborhood scale generally less than 10 acres in size and contain elements such as playgrounds, ramadas, volleyball, basketball, picnic areas, and open grass areas for informal play.

Typically communities provide services on multiple levels, such as neighborhood parks, community parks and regional parks. To date, this has been the method that the City of Casa Grande has used to provide parks to the community. Historically the City has provided and maintained all community and regional parks as well as neighborhood parks in the older neighborhoods of the City. The City has relied on developers to build, and Home Owners Associations (HOAs) to maintain, neighborhood parks in the newly developing parts of Casa Grande. There are 25 park facilities that are classified by their size and amenities within the Casa Grande planning area. The classifications for parks are:

**Mini-Parks:** Mini-Parks are small parks typically under one acre and generally consisting of play areas, shaded seating, and/or picnic areas. These parks may be associated with storm water retention or detention areas. These parks are intended to provide convenient play areas for small children and informal gathering areas within walking distance to homes in the immediate area.

**Neighborhood Parks:** Neighborhood Parks satisfy the recreation needs for a service area of approximately half-mile radius. The specific acreage requirements and facility equipment of each future neighborhood park will be determined when specific development proposals within a park service area are submitted to the City of Casa Grande. However, neighborhood parks will generally be less than 10 acres and include recreational facilities that are acceptable to the City Community Services Department, Planning Department, and Public Works.
Community Parks: Community Parks satisfy the recreation needs for a service area of approximately three-mile radius, and provide recreation facilities as specified by the City of Casa Grande. The specific acreage requirements and facility equipment for each community park will be determined when specific development proposals within its service area are submitted to the City of Casa Grande. However, community parks will generally be less than 40 acres and include recreation facilities that are acceptable to the City Community Services Department, Planning and Development Department, and Public Works Department.

Regional Parks: Regional Parks are designed to accommodate residents from a larger, regional service area. Regional parks are typically 40 acres and greater in size and may include any combination of amenities featured in other park classifications.

Linear Parks: Linear Parks provide linkages between other parks, schools, residential areas, and commercial or employment areas. Portions of linear parks may be used for improved recreation facilities. However, the primary uses of linear parks are recreational hiking, walking, biking, or other non-motorized travel.

Three Casa Grande regional parks function as undeveloped open space and are used primarily for hiking and biking.

In 2005, the City of Casa Grande conducted a statistically valid resident survey to determine issues, concerns, and preferences related to community development. The survey found that “walking and biking trails” were the outdoor recreation facilities that respondents most wanted to see constructed in the community. To meet this and other identified community desires the Casa Grande Regional Trails System Master Plan and the Casa Grande Mountain Park Trail System Master Plan have been approved and these are summarized below.

Community Services Master Plan
In March 2007, the City of Casa Grande approved a Community Services Master Plan. The Master Plan was developed through completing an extensive needs assessment, community input process, a citizen’s survey and a comprehensive evaluation of all existing facilities and future land acquisition, park development, open space, trails, operations
Stimulating recreation, culture and leisure resources

maintenance, libraries and recreation programming needs. This Plan is an additional guiding document to the General Plan 2020.

Casa Grande Regional Trail System Master Plan

In May 2008, the City approved the Casa Grande Regional Trail System Master Plan. The trail system proposed will be a non-motorized, multi-use trail system. It will serve walkers, hikers, trail-runners, bicyclists, in-line skaters, and equestrians. To the extent possible, all trails in the proposed regional trail system will accommodate multiple user types, such as equestrian, hiking and biking.

Approved Regional Trail System

Community Trails: The Casa Grande Regional Trail System Master Plan consists of both Community Trails and Neighborhood Trails. The proposed Community Trails will provide an overall framework for the regional trail system. These trails will connect the various neighborhoods within the City, create opportunities for non-motorized transportation, and provide access to public parks, community buildings, and natural resource areas.

Community Trails include the following trail types:

- Linear Parks
- Community Trails
- Spur Trails
- Rural / Unpaved Trails
- Primitive Trails
- Enhanced Bicycle and Pedestrian Corridors

Neighborhood Trails: Neighborhood Trails will play an important role in the overall City of Casa Grande trail system. These trails will be integral to all new residential subdivisions and other developments.

Two types of Neighborhood Trails include:

- Primary Neighborhood Trails
- Secondary Neighborhood Trails
Casa Grande Mountain Park Trail System Master Plan

In July 2008, the City also approved the Casa Grande Mountain Park Trail System Master Plan. The Casa Grande Mountain Park Trails Master Plan represents the collaborative effort of local residents, public and private landowners, City officials and staff to create a shared-use trail system for Casa Grande Mountain Park. When fully implemented this trail system will provide a dynamic range of recreational experiences for hikers, mountain bikers, and equestrians. Guiding principles in the development of this plan were:

» Identify a shared-use, non-motorized (hiking, mountain biking and equestrian) trail system that connects with the City’s pathway system, regional trails where feasible, and trails from adjoining developments.

» Secure public access on the north, east, south, and west sides of the park, and define trailhead requirements.

» Increase communication and understanding with the Park’s adjacent landowners about mutual interests for recreation and conservation activities.

» Leverage funding.

» Secure adjacent properties managed by the Bureau of Land Management.

Existing and Proposed Natural Resource Trail Parks

Casa Grande Mountain Park and North Mountain Park are existing Natural Resource / Trail parks, are both owned by the City of Casa Grande and offer opportunities for trail related recreation. Two additional areas have been identified as potential natural resource / trail parks. The first of these is a small hilly area in Section 1 (Township 6 South - Range 6 East, G and SRM). This centrally located 124-acre site is part of a larger State Land parcel. It offers opportunities for novice mountain bicycle riding as well as other trail-related activities. The second is in the foothills of the Sacaton Mountains. This site is approximately 950 acres in area and encompasses several parcels. It is characterized by hilly topography that is generally unsuitable for conventional urban development. The site is privately owned but the concept of preserving selected foothill areas as open space, and using them for appropriate recreational activities, is consistent with the preliminary land use plans presented by the owner to the City of Casa Grande.
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Vision: A Community with Exceptional Natural Environments and Open Space Accessible to All

Quality parks, trails and facilities that provide opportunities for accessible recreation and exercise are fundamental components of active, engaged and healthy communities. The opportunities provided through the City’s outdoor activities, programs and network of open spaces, facilities, and trail corridors contribute to the quality of life for Casa Grande residents and visitors. Investment in the City’s recreation network also allows for the conservation of existing cultural, scenic and natural resources, view corridors, agricultural areas and wildlife habitats.

Good design is about creating a place that functions well, both now and in the future. A well designed place should also be attractive, providing an inspirational and special place for people. Poorly designed places may result in conflicts between different activities and users. If spaces lack character and identity people will not want to use them. A well-designed place has the following qualities:

- Sustainability
- Character and distinctiveness
- Definition and enclosure
- Connectivity and accessibility
- Legibility
- Safety
- Adaptability and robustness
- Inclusiveness
- Biodiversity

Goal C-6.1: High quality parks, trails and open spaces are located throughout Casa Grande.

Policy C-6.1.1:
Require safe and adequate trails and open spaces to be provided as a part of all subdivisions and Master Planned Communities.
**Strategy:** Review all new development proposals for compliance with the approved Community Services Master Plan and the approved Casa Grande Regional Trail System Master Plan and applicable Zoning Code requirements.

**Strategy:** Use “Crime Prevention through Environmental Design”, (CPTED) principles to enhance public safety along the trail system.

**Policy C-6.1.2:**
Provide parks, trails and recreation facilities to meet the standards adopted in the Community Services and Regional Trails System Master Plans.

**Strategy:** Use the Park Design Guidelines to update existing City parks to meet the minimum base standard established therein.

**Strategy:** Establish required Level of Service to be met by all developed parks using the list of acceptable components in the Park Design Guidelines as presented in the Community Services Master Plan.

**Strategy:** Work with the planning and legal departments to develop ordinances for new park construction based on the design guidelines presented within the Community Services Master Plan and Regional Trail System Master Plan.

**Strategy:** Prioritize design standards for parks not maintained by the City to emphasize ease of maintenance to lessen the potential costs in the event parks operated by HOAs are turned over to the City. Maintenance districts or similar entities shall be established if this occurs.

**Strategy:** In new parks and playgrounds not maintained by the City, encourage low-maintenance, low-water park features, shelters, native areas, low-water spray features and misters, basketball courts, and trail connections.

**Strategy:** Discourage the installation of large amounts of sod (or any other water-consuming feature) or components that are labor intensive to maintain in new parks not maintained by the City.

High quality natural environments and open space accessible to all
**Strategy:** Develop master plans for the renovation of Dave White Regional Park, North Mountain Park, and for future vacant parkland.

**Strategy:** Encourage the dedication of trail corridors and the construction of Community and Neighborhood Trails, in accordance with the Casa Grande Regional Trails Master Plan, when the proposed trail is within or adjacent to a new development.

**Strategy:** The City will work in partnership with other public and private agencies to extend the opportunities for the development of new trail corridors or extensions to existing trail corridors.

**Strategy:** Continue discussions with the Arizona State Land Department related to trail development on parcels of State Trust Land within the Casa Grande planning boundary so that trail corridor dedications and trail development requirements are appropriately incorporated into the planning of State Trust Lands.

**Strategy:** Identify and secure public access to open spaces throughout Casa Grande.

**Strategy:** Continue negotiations with the U.S. Army National Guard, as-needed, to secure authorization for the use of federal lands adjacent to Casa Grande Mountain Park (Section 15, T7S-R6E) for trails and other appropriate public recreation purposes.

**Strategy:** Finalize negotiations with the Bureau of Land Management related to the transfer of 80 acres of federal land to the City of Casa Grande for management and incorporation into Casa Grande Mountain Park.
GOAL C-6.2: Ensure adequate recreational facilities are easily accessible from each home.

Policy C-6.2.1: Connect residential areas with schools, natural areas, and other facilities.

**Strategy:** Any loss of parkland through governmental action may be replaced in-kind if possible.

**Strategy:** Implement the Casa Grande Regional Trails Master Plan neighborhood trail system to link residential and commercial areas and community facilities where feasible.

**Strategy:** Encourage new Planned Area Developments (PADs) and subdivisions to provide Neighborhood Trails with access points within quarter-mile of each new residence.

**Strategy:** Apply the City’s standards for open space, trails and parks to all new PADs.

**Strategy:** Solidify and strengthen IGAs with schools for use of fields, gyms and multipurpose spaces.

**Strategy:** Expand programs to meet the needs of the working public (evenings and weekends), the needs of stay at home parents as well as seniors (daytime hours), and consider additional before- and after-school activities through partnerships.

**Strategy:** Partner with schools to provide comfort features to schoolyards and thus increase the LOS.

**Strategy:** Encourage developers and HOAs to add components and comfort features to raise the LOS in parks.

**Strategy:** Review the network of HOA parks annually to insure the level of service, as it relates to parks, recreation, open space and trails, is being met.
Strategy: Expand and improve accessibility to major recreational centers to encourage greater participation.

Strategy: Study the possibility of increasing usable open space from certain street system modifications.

**VISION: A COMMUNITY WITH INTERCONNECTED OPEN SPACE**

A network of public open spaces will play a major role in combating the effects of climate change, from their role in helping to moderate desert temperatures to preventing flooding. Thoughtfully designed public open spaces can offer multiple benefits such as water storage, cooling and carbon absorption. They can provide natural features for flood management, walkways and roadway buffering. They can be home to native plants and preserve unique and native habitats and biodiversity.

**GOAL C-6.3: Use technological advances, new concepts and new designs to minimize the use of non-renewable resources.**

**Policy C-6.3.1:**
Continue to maintain building and zoning codes that permit the practical application of new and advanced concepts, designs and ideas in recreation and entertainment.

Strategy: Recognize access barriers such as interstates, highways, and railroads and acquire land in growth areas that do not require users to navigate these barriers.

Strategy: Encourage adherence to appropriate elements of the United States Green Building Council’s (USGBC), Leadership in Energy and Environmental Design (LEED) criteria in the design and construction of recreation facilities.

Strategy: Work with HOAs in Casa Grande to upgrade parks to provide an adequate Level of Service (LOS).

Strategy: Use HOA parks as neighborhood trailheads to access citywide and regional trails and greenways.
Strategy: Explore building partnerships with new HOAs for park maintenance and access.

Strategy: Encourage developers and HOAs to be environmentally sensitive in their open space elements.

Strategy: Monitor water use on all Community Services parcels for long-term sustainability.

Strategy: Update irrigation systems to provide their most efficient application.

GOAL C-6.4: Coordinate park and trail planning and programs between Casa Grande, Pinal County and neighboring jurisdictions.

Policy C-6.4.1:
The City will collaborate with Pinal County, neighboring municipalities, and state and federal landowners and/or managers to coordinate and complement recreation and open space amenities.

Strategy: Work in partnership with appropriate entities to ensure coordinated efforts are communicated and supported to fully complement the City’s community resource provision.

Strategy: Conduct regularly scheduled coordination meetings with Pinal County and other entities and or jurisdictions as required to coordinate trail system development in the region.

GOAL C-6.5: Expand the City’s network of open spaces, parks and trails.

Policy C-6.5.1:
Proactively identify, and when appropriate act, on opportunities to acquire land for future open spaces, parks, trails, and community facilities.

Strategy: Create new parks in areas that currently have residents that are not served.
**Strategy:** Accommodate two large parks of at least 200 acres each, northwest and southwest of the City, within the Planning Area.

**Strategy:** Plan for new parks in the expanding areas to supplement the service that is currently being provided exclusively by HOAs.

**Strategy:** Review land holdings for a future sports complex. This could be paired with other community services facilities, such as a recreation center, youth center, regional park or library.

**Strategy:** Ensure that all new parks be constructed to provide adequate Level of Service (LOS).

**Strategy:** Locate parks in new developments.

**Strategy:** Review development fees and cash-in-lieu requirements on an annual basis to ensure adequate funding.

**Strategy:** Explore the option of acquiring the quarry site northwest of Casa Grande to expand open space system.

**Strategy:** Explore the possibility of creating an adopt-a-park program to help with park maintenance, beautification, and civic pride.

**Strategy:** As available, review land in growth areas for future parks based on creating a consistent base Level of Service (LOS).

**Strategy:** Continue to acquire land to develop a greenway around Casa Grande by connecting the large parks with greenways and multi-use trails.

**Strategy:** Be proactive in reclaiming disturbed lands that will play a role in providing habitat and beautify the environment.

**Strategy:** Increase recreation resources by maximizing the multi-purpose uses of existing open spaces.

**Strategy:** Build partnerships within the community to take advantage of existing facilities, share new facilities, and help
maintain community facilities.

**Strategy:** Supplement public-owned open spaces with private open space resources.

**Strategy:** Create a comprehensive resource plan that uses all resources in the Casa Grande area to enhance the Community Services Department programs and services.

**VISION: RECREATION AND CULTURE**

The City approved a Community Services Department Master Plan in 2007. This plan identified standards for new and existing recreation, cultural and leisure facilities throughout the City.

The mission of the City of Casa Grande Community Service Department is to provide services for well-rounded quality education and recreation opportunities that reflect the interest of our diverse community. The City strives to improve the quality of life through parks, open space and trails, equal access to a diversity of material through library services, and a variety of recreation programs and activities for the community.

**GOAL C-6.6: A City rich in recreational resources and quality of life opportunities.**

**Policy C-6.6.1:**
Expand recreation program offerings to meet the changing needs of the community.

**Strategy:** Align with the “America on the Move” effort to address the obesity epidemic affecting every state in our nation.

**Strategy:** Expand where feasible the number of community wide, City-sponsored special events promoted and located in parks and/or facilities best suited to accommodate the activity/event.

**Strategy:** Expand where feasible fitness and wellness programs for the entire community.
Strategy: Enhance computer classes for all ages at all levels and price them similarly regardless of which division is offering them.

Strategy: Enhance the “Casa Grande” quality of life recreation program effort focusing on the nature, environmental, interpretation and stewardship of parks and open space.

Strategy: Continue to offer activities for the new “senior” who wants active, short commitments, has individual interests, and has little interest in traditional senior programs.

Strategy: Create additional opportunities for youth learn-to-swim programs.

Policy C-6.6.2:
Increase the amount of fine arts, public space and multi-use areas to meet the needs expressed by the citizens of Casa Grande.

Strategy: Work in partnership with Downtown Redevelopment.

Strategy: Analyze the findings of “Focus Future II”, an independent document in the City’s Community Services Department.

Strategy: Investigate future options for the old High School Auditorium located next to City Hall.
COMMUNITY FIRST
OVERVIEW

The Historic Preservation (HP) Element describes the goals, policies, and procedures to be used by the City of Casa Grande to protect and preserve the historic, architectural, cultural, and archaeological resources of the community. This Element builds upon the provisions set forth in the Historic Preservation ordinances adopted by the City Council but also sets forth recommendations for expanded and improved operations of the municipal Historic Preservation program. The inclusion of a Historic Preservation Element in the Casa Grande General Plan 2020 Update signifies the City’s commitment to ensuring the preservation of those properties and areas that reflects the community’s unique heritage.

During the 20th Century, historical preservation was clearly established as a valid public purpose and government made strides to establish and meet preservation goals. The United States Supreme Court has specifically noted the power of the government to regulate the use of private property and provide public controls over land use, as well as validated the use of historical preservation laws as an appropriate exercise of those powers. Legislatively, Congress adopted the National Historic Preservation Act of 1966, which declared historical preservation to be a government priority and established the National Register of Historic Places, which recognizes historic properties of state and local significance.

Arizona also has adopted state legislation regarding historic preservation and, through use of the zoning powers delegated to Arizona cities and towns, allows local governments to establish districts of historic significance and regulate development within those districts to preserve the historical character of the designated areas. Many cities and towns, including Casa Grande, have adopted ordinances pursuant to this authorization to preserve some of the rich history of the area.

The Historic Preservation Element of the City of Casa Grande’s General Plan will provide guidance for the City of Casa Grande as it seeks to both fulfill the mandates of the State of Arizona for planning and to implement the goals and priorities of the community. The importance of historic preservation as a component of the long-term growth and
development of municipalities is recognized through several planning-oriented documents. For example, Arizona’s Growing Smarter legislation, which authorizes the creation of General Plans, requires a historic preservation element for cities with fifty thousand or more in population, and permits them for cities less than that level. Although the Casa Grande General Plan 2010 did not include a specific historic preservation element, several sections referenced or related to the importance of maintaining the historic character of the community. Finally, the Arizona Historic Preservation Plan Update 2000, although primarily focused on the work of the State Historic Preservation Office, also set forth a number of goals for Certified Local Governments, such as Casa Grande, noting that “historic resources continue to be lost at an alarming rate,” and that as a result of historic preservation elements not being integrated into the planning process, the preservation of a community’s identity and character is lost or impacted by new development. That Plan goes on to make a number of recommendations to help reduce those losses, including monitoring of historic resources, assisting owners in understanding options, and providing incentives to preserve those resources.

AIMS OF THE HISTORIC PRESERVATION ELEMENT
The purpose section of Ordinance No. 1397.17, which amended the Casa Grande’s City Code related to historic preservation in 2004, sets forth the current adopted goals for the City’s historic preservation program. Paraphrased they include the following tenets:

» Protect and enhance the landmarks and historic districts which represent distinctive elements of Casa Grande’s in its cultural, historical, and architectural heritage;
» Foster civic pride in the accomplishments of the past;
» Protect and enhance Casa Grande’s attractiveness to visitors that will support and stimulate the economy; and
» Ensure the harmonious, orderly and efficient development of the City by providing a mechanism to resolve conflicts between preservation and growth.

THE DEVELOPMENT OF CASA GRANDE’S HISTORIC PRESERVATION PROGRAM
In the late 1970s, two buildings in Casa Grande were listed on the National Register of Historic Places. The Casa Grande Stone Church was registered in 1978 and the Women’s Club Building in 1979. A survey was undertaken in the early 1980s and a Multiple Resource Inventory Area
list was compiled. From this list 26 properties were nominated to the NRHP during 1985 and 1986. The Casa Grande Historical Society and local volunteers spearheaded these efforts. After the formation of the Historic Preservation Program, the City became a partner in further efforts to survey and designate properties on the NRHP. In 2002, 21 additional properties were added to the NRHP through a Multiple Property Submission.

The demolition of a venerable local landmark, the Central Elementary School was a catalyst for galvanizing community and political support for the formal organization of a municipal historic preservation program. In August of 1991 the Mayor and Council passed and adopted Resolution 1940 which established a Historic Preservation Ordinance. Minor amendments to the ordinance were made in 1992. In 2004 the earlier Historic Preservation Ordinance was repealed and Ordinance 1397.17 set forth readopted provisions and new Historic Preservation regulations for the City.

The 2004 changes included: elimination of references to interior architectural features; limiting the Historic Preservation Commission’s ability to accept façade easements on behalf of the City instead only recommending their acquisition to the City Council; allowing the Planning Department to issue Certificate of No Effect and establishing the criteria and application procedure for its issuance; requiring public hearings by the Historic Preservation Commission for the issuance of a Certificate of Appropriateness; and establishing time lines for submitting Hardship Applications following a denial of a Certificate of Appropriateness and a severability clause.

**LOCAL DESIGNATION ACTIVITIES**

Following the enactment of the Historic Preservation Ordinance the City locally designated those properties that were listed on the NRHP. These individually significant properties date primarily from the first decades of the twentieth century. In 2002 a survey was conducted of the Evergreen Addition to Casa Grande. This survey resulted in the local designation of a historic district and expanded the City’s recognition of historic properties related to the community’s residential development during the Depression and the early post World War II (WWII) era.

**REVIEW PROCEDURES**

The Historic Preservation Commission has only conducted a limited number of hearings for Certificates of Appropriateness. This is because
most of the work done on historic properties qualifies as routine maintenance or involves work that does not require a building permit such as window replacement or re-roofing. However, to assist in their review process, the Historic Preservation Commission has proactively sponsored the preparation of design guidelines for the Evergreen Historic District and planned outreach efforts to advise the historic district residents about the availability of the guidelines.

HISTORIC RESOURCE POPULATION
The historic resource population of Casa Grande is associated with five distinct historic periods of development: (1) Settlement, (2) Transition from a railroad camp to mining and distribution center, (3) Early Twentieth Century economic diversification, (4) Depression/ New Deal years and (5) Post World War II growth. The primary property type associated with the aforementioned periods of development is residences. The oldest homes are most often associated with early settlers and later prominent businesses leaders and their families. Other houses are considered architecturally significant for their representation of popular architectural styles at the time they were built. A handful of residences are significant for adobe or masonry construction and local craftsmanship. Other historic property types include public, institutional and commercial buildings which typically were erected as part of a community’s historic development.

Only a small proportion of the community’s extant historic buildings, designated and un-designated, were built before the Depression. The number of buildings constructed doubled during the Thirties and WWII. The post WWII period saw an explosion of building that continued into the mid-1960s (Map C-6). In the 1970s with the advent of master-planned communities, the amount of construction each year surpasses all other periods of development. As the designation activities of the City has been limited to only buildings from the early twentieth century and one neighborhood which spans early to mid-century development, there are certainly hundreds and, possibly, thousands of potentially eligible historic properties within the town limits of Casa Grande.

The threats to the designated historic properties are very similar to that found in the growth communities of Arizona and throughout the West. Economic considerations are probably one of the most common. Historic buildings in the downtown are threatened by redevelopment pressures. The need and cost for functional upgrades to maintain viable
uses also affects decisions about their preservation. Changes in societal expectations and popular taste also come into play. Today’s families want larger houses with more amenities than was provided in earlier periods of residential building. Often times small historic homes sit on relatively large lots making them targets for “teardowns.” The historic core of most cities, including Casa Grande, is the home of the community’s governmental and institutional leadership and the appearance of the economic health of the historic core is perceived as a direct reflection on that leadership. When vacant, under-used or poorly maintained historic buildings exist, political support for their preservation can be swayed to using other approaches for protecting the community’s economic health and viability. Perhaps one of the most critical threats to the historic resources in Casa Grande is the lack of awareness and appreciation of their significance by the larger population. This is a phenomenon affecting many Arizona cities due to the larger amount of immigration of people from other parts of the country and the turnover of residents that occurs on an annual basis.

GENERAL RECOMMENDATIONS FOR IMPLEMENTATION

The effective operation of a municipal Historic Preservation Program requires that a variety of efforts be undertaken to accomplish the goals of recognizing the community’s cultural, historical and architectural resources and protecting and preserving these resources. However, this work cannot be done in isolation. To be successful requires an informed citizenry appreciative of Casa Grande’s heritage as well as a range of programs and projects to integrate historic preservation with the City’s work to achieve larger community goals. Further, as a Certified Local Government, the City of Casa Grande also has a responsibility to enforce its Historic Preservation Ordinance and State legislation to designate and protect historic and archaeological properties, maintain a qualified Historic Preservation Commission, survey and maintain a detailed inventory of its designated properties and provide for adequate public participation.

Some of the strategies in the following elements of Community First, General Plan Vision 2020 are simple to undertake, while others will take multiple years to develop and successfully implement. Generally it is recommended that over the next five years a major focus of the annual Historic Preservation work program should be directed towards building the capacity of the Historic Preservation Program operations. Some activities have been suggested that relate to the overall efforts that
are needed for the improvement of the Historic Preservation Program elements. Also discussed are strategies intended to garner more public support for the municipal Historic Preservation Program and concern for the preservation of the community’s resources. The Historic Preservation Commission, City staff, and interested citizens should decide on an annual basis the relative merits and priorities for implementing the suggested work tasks. But, initially, it is recommended that these should be the core activities of the Casa Grande Historic Preservation Program.

As the Program develops beyond the next five years and additional properties are added to the Casa Grande Historic Register there should be more emphasis on the development of mechanisms for preservation and enhancement of the designated properties. While long range, there are recommendations that have been included on public policies and incentives that will address this area. The final section provides preliminary recommendations as to refinements that should be made to the existing Historic Preservation Ordinance and possible policies and/or practices that might be developed as part of the program’s functions. All recommendations will need to be refined as Historic Preservation issues are encountered and additional properties come under the purview of the Program’s operations.

VISION: A COMMUNITY WITH HISTORIC, ARCHITECTURAL, CULTURAL AND ARCHAEOLOGICAL RESOURCES

GOAL C-7.1: Develop and maintain an effective municipal Historic Preservation Program.

Policy C-7.1.1:
Provide the financial resources and staff time to support the program’s current and planned expanded activities

Strategy: Prepare an annual work plan for the Historic Preservation Program and determine staff support, consultants and funding needed to implement the proposed work. Include the information as part of the annual budgeting process.
Strategy: Consider funding on an annual basis to support Historic Preservation. Requirements for leveraging these funds might be imposed. However, seed money would assist the Historic Preservation Program in generating additional funding.

Strategy: Plan for the expansion of staff support for the Historic Preservation Program as the designated historic resource population increases and/or the Historic Preservation Commission undertakes additional activities.

Policy C-7.1.2:
Better integrate the work produced by the Historic Preservation Commission into the decision-making processes of the City.

Strategy: Encourage the Historic Preservation Commission and Historic Preservation Program staff to make periodic reports to the City Council and other relevant Boards and Commissions on their survey, designation activities, and threats to the preservation of significant historic properties.

Strategy: Notify the Historic Preservation Commission of any City action or development plan submitted to the City that might affect designated historic properties or those buildings and areas eligible for designation.

Policy C-7.1.3:
Ensure that Historic Preservation Commission members and staff supporting the Historic Preservation Program’s work are knowledgeable about principles and practices.

Strategy: Prepare an orientation packet and conduct an orientation session specific to the operations of the Historic Preservation Program for new Commission members. As part of the orientation review the Historic Preservation Ordinance provisions, provide background information on previous efforts, and provide copies of materials produced by the Program.

A City rich in historic resources

One of Casa Grande’s historic homes.
Strategy: Provide training opportunities to develop the expertise and skills of Historic Preservation Commission members. This training could be done at several scales. There are national non-profit organizations that conduct training sessions that can be tailored to address local issues and needs. A less ambitious approach would be to schedule several training sessions a year to learn about specific aspects of the program’s operation. For example, while the Casa Grande Historic Preservation Commission has not heard a hardship request, understanding the considerations that should be addressed and the appropriate review procedures is better done in advance of receiving a request, not at the actual hearing.

Strategy: The Historic Preservation Commission and Historic Preservation Program staff should conduct an annual retreat to develop a recommended written work program for the year. Midyear the work program should be assessed to ascertain progress in completing planned work elements.

Strategy: Provide opportunities for the Historic Preservation Commission to meet and network with other commissions and preservationists in the state. Encourage and even underwrite attendance at the annual statewide preservation conference.

Strategy: Consider the development of standing work committees related to identified goals and program needs. Members would be recruited from the general citizenry, historic district residents and community organizations and leadership. The members of the committees might become a potential pool of Historic Preservation Commission appointees.

Strategy: Consider expanding the technical assistance available through the Historic Preservation Program such as offering workshops. Workshop information could range from basic home maintenance and repair to specialized topics like improving energy efficiency in historic buildings.
VISION: A COMMUNITY THAT VALUES AND PROTECTS HISTORIC RESOURCES

GOAL C-7.2: Build community-wide awareness and support for the City’s Historic Preservation efforts.

Policy C-7.2.1:
The City should acknowledge the importance of developing a strong base of community support for the historic preservation efforts and should provide resources for it. The City Council and City management should participate, as needed, in the Historic Preservation Commission’s efforts to garner that support.

Strategy: Conduct a survey to ascertain the community’s knowledge and satisfaction with the current Historic Preservation Program and the willingness to expand operations and impact on decision-making within the City. The survey should canvas community and business leadership, historic property owners, downtown organizations and the general public. The survey could be web-based, direct mail or in conjunction with presentations before various groups, i.e. Realtors Association.

Strategy: Identify all organizations with missions related to heritage, education, and culture. Invite them to work with the Historic Preservation Commission to develop collaborative efforts for public education.

Strategy: Develop a plan for working with local press and the media to publicize information about historic resources, endangered properties, and Historic Preservation issues.

Strategy: Conduct an annual town meeting on Historic Preservation and invite the public to discuss local issues.

Strategy: Promote historic events such as July 4th or Arizona Statehood Day and find a means of incorporating aspects about local historic properties and the importance of Historic Preservation.
**Strategy:** Conduct Historic Preservation Commission meetings at historic property locations and include some information about the property before or after the meeting. Publicize the locations and invite the citizenry.

**Strategy:** Work with the City's Public Information Office to develop a plan to promote historic properties and inform residents about the Program.

**Strategy:** Explore different formats, such as web sites, print materials, programs, and DVDs, for reaching the public and develop measurements to assess their relative effectiveness.

**Strategy:** Develop materials geared to a popular audience about Casa Grande's historic properties and distribute to local hotels and motels for visitors.

**Strategy:** Meet with the Chamber of Commerce and Convention and Visitor Bureau staff to identify opportunities for visitor-oriented historic property promotion.

**GOAL C-7.3: Expand the survey and designation activities of the Historic Preservation Program.**

**Policy C-7.3.1:** The City should provide matching funds so that Certified Local Governments grants for survey work might be used to support further survey work.

**Policy C-7.3.2:** City Council members and City management should request periodic updates on survey and designation activities and tour identified properties and areas.

**Strategy:** Supplement the previous geographic-based surveys with thematic surveys of specific building types, i.e. agricultural, schools, churches, etc.
Map C-6 General Plan 2020 - Historic Resource Population Map
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**Strategy:** Begin the study of the mid-century neighborhoods of Casa Grande using new methodologies and technological advancement that will make the work more efficient and economical. Collaborate with the SHPO and other municipal preservation programs to learn about new methodologies.

**Strategy:** Consider initiating neighborhood-based, student, or volunteer group survey projects. Initially provide the participants training on what information needs to be collected and survey methods. Recruit neighborhood residents or other participants to undertake research and complete documentation.

**Strategy:** Include public information meetings and presentations as part of the conduct of surveys. Consider preparing popular publications or a web site summarizing progress and findings of the survey.

**Policy C-7.3.3:**
The Historic Preservation Commission should develop designation priorities based on community concerns, known threats to historic properties, and opportunities for expanded support for the Historic Preservation Program.

**Strategy:** Include identified priorities as part of the City’s annual work program planning.

**Policy C-7.3.4:**
Improve the designation procedures so they are better understood by the general community.

**Strategy:** Require written staff reports detailing why a property meets the criteria for designation. Make the reports available in advance of the public hearing for review by property owner(s) and interested citizenry.

**Strategy:** Prepare public information handouts explaining the criteria and procedures for listing a property on the Casa Grande Historic Register.

Downtown Casa Grande has a long and rich history.
GOAL C-7.4: Improve the municipal protections and incentives available for designated historic properties and Native American Cultural and Archaeologic Resources.

Policy C-7.4.1: As the Historic Preservation Program operations expand, more attention should be given to fairness and clarity of the City’s regulatory powers.

**Strategy:** Clarify the design review powers of the Historic Preservation Commission and City staff and prepare handouts for public dissemination that describes the procedures and review criteria used.

**Strategy:** Prepare a plan of action which would be used if demolition is sought for a designated historic property.

**Strategy:** Prepare a handout detailing materials that need to be filed for the Historic Preservation Commission to consider an economic hardship case.

**Strategy:** Establish internal procedures for review of Historic Preservation Commission of City actions that might affect a designated historic property.

**Strategy:** As additional properties or districts are designated, update City staff and elected officials on the expanding operations and additional responsibilities of the Historic Preservation Program.

**Strategy:** Cross-train other City staff in Historic Preservation and review procedures so they might be able to assist in accepting applications and advising citizens about review procedures.
Strategy: Require public and private development proposals and activities adhere to State and federal rules and regulations and work with appropriate tribal cultural resources departments regarding the study, testing, notification, consultation, and recovery processes regarding Native American cultural and archaeologic resources.

Policy C-7.4.2:
Formally acknowledge the importance of balancing Historic Preservation regulations with incentives to encourage preservation and support public-private partnerships to support the City’s goals.

Strategy: Establish as a City policy that properties listed on the Casa Grande Historic Register will have priority for eligibility or participation in City programs.

Strategy: Identify and disseminate information about funding sources that might assist historic property owners in the maintenance and repair of their properties.

Strategy: Consider expanding the technical assistance available through the Historic Preservation Program such as offering workshops. Workshop information could range from basic home maintenance and repair to specialized topics like improving energy efficiencies in historic buildings. Works could be planned and conducted in partnership with the building trades, professional groups and community organizations.

Strategy: Prepare handouts or add to the City’s web site a compilation of the federal, state and local incentives for Historic Preservation.

Strategy: Establish expedited City review procedures for projects involving designated properties.

Strategy: Explore providing fee waivers on projects and building projects preserving designated properties.

Strategy: Identify zoning and other developmental incentives that might be made available for designated historic properties.
Strategy: Investigate the adoption or utilization of alternative building codes, such as the UCBC, for rehabilitation projects involving designated historic properties.

Strategy: Establish an Historic Preservation Commission subcommittee to explore funding opportunities to support programs for historic properties rehabilitation and maintenance, emergency acquisition of endangered historic properties and technical services for historic property owners and historic districts.

**GOAL C-7.5: Improve procedures in the Casa Grande Historic Preservation Ordinance.**

**Policy C-7.5.1:**
Recognize the importance of having an effective Historic Preservation (HP) Ordinance which governs the operation of the municipal Historic Preservation Program.

**Policy C-7.5.2:**
Provide funding as needed and/or internal staff assistance to revise the ordinance to improve the procedures currently utilized to reflect some of the “best practices” that are incorporated as part of other municipal programs.

**Policy C-7.5.3:**
Ensure that the provisions of the Historic Preservation Ordinance are enforced and considered in decision-making by the City.

**Strategy:** Revise the designation procedures to more closely correspond with the requirements of state enabling legislation.

**Strategy:** Revise the review procedures to allow the Historic Preservation Commission to postpone or continue items heard for Certificates of Appropriateness to allow additional information to be compiled to assist in their decision-making.
COMMUNITY FIRST

Casa Grande has historic buildings that represent a range of time periods.

**Strategy:** Include the criteria which the Historic Preservation Commission will use when considering a hardship application for the denial of a Certificate of Appropriateness for a proposed demolition or alteration.

**Strategy:** Revise the maintenance and repair provision of the ordinance to identify the process by which the state of disrepair will be documented, notice to the owner with time lines for addressing the deficiencies, enforcement procedures, and rights for appeal.
OVERVIEW

The Casa Grande Planning Area is diverse and includes unique geography and natural areas. As the City of Casa Grande continues to transition from rural and agricultural land uses to more built development patterns, careful planning will be required to minimize the adverse environmental impacts. Improving air and water quality as well as preserving natural resources are important aspects that contribute to the community’s quality of life.

VISION: A COMMUNITY THAT PRESERVES THE NATURAL ENVIRONMENT

The natural environment within the Casa Grande planning area includes a wide range of scenic resources, natural drainages, native vegetation, and wildlife habitats that can be preserved and enhanced as part of the land use strategy and development process. In addition, the quality of life in existing and planned residential areas needs to be protected from the introduction of potential environmental and health hazards such as noise, air and chemical contamination.

GOAL C-8.1: Preserve the natural environment and scenic resources within the Planning Area by ensuring environmentally compatible development, and protecting environmentally sensitive areas.

Policy C.8.1.1:
Promote development that is compatible with, protects, and enhances scenic views and the natural environment.

Strategy: Through zoning and building codes, establish building heights that preserve scenic views.

Strategy: Adopt development and landscape guidelines and standards that encourage the use of native vegetation and appropriate irrigation systems.
Policy C-8.1.2:  
Protect and preserve sensitive landforms, vegetation, plants, and natural and wildlife habitats to ensure their long-term biological viability.

_Strategy:_ Require new development to protect wildlife corridors and habitats in areas known to have substantial wildlife.

_Strategy:_ Where appropriate, allow for land use density transfers on sites that are adjacent to riparian areas (drainages). This allows land to remain undeveloped in order to maximize wildlife linkages to natural open spaces, and higher density development of land that offers less natural resource potential.

_Strategy:_ Develop a program to retain native plants and encourage salvaging native plants that are to be removed.

_Strategy:_ Limit grading and use natural landforms and features as integrating elements in project design.

_Strategy:_ Promote sound development practices, including Best Management Practices, to limit erosion and sedimentation during construction.

Policy C-8.1.3:  
Protect City residents and visitors from environmental hazards.

_Strategy:_ Through the City Code, regulate hazardous materials use, storage, disposal, and clean-up to protect the health of humans and the environment within the City.

_Strategy:_ Encourage the use of non-toxic chemicals, materials, products in buildings, and site development, manufacturing, and processing operations.

_Strategy:_ Ensure infill and redevelopment lands are surveyed by the developer for contamination issues from previous uses.
Policy C-8.1.4:
Designate residential land uses in areas that are not subject to high noise levels.

Strategy: Discourage any new single-family residential development in the adverse noise environment created by the Casa Grande Municipal Airport, interstate Highways and Railroad.

MANAGING DEVELOPMENT IN FLOODPLAINS AND FISSURE AREAS
As land is developed in the Casa Grande planning area, careful attention needs to be given to drainage associated with developing in Feder Emergency Management Agency (FEMA) floodplains. The floodplains are extensive and shallow and present challenges for development. Many drainage constraints can be alleviated if the proper corrective drainage measures are designed in conjunction with land development and public works infrastructure projects.

Another potential development constraint is earth fissuring that occurs when groundwater is withdrawn from the underground aquifer, causing the land surface to settle and crack, particularly near mountain fronts. Earth fissures can create a public safety hazard and cause significant damage to buildings and infrastructure.

The Casa Grande Area Drainage Master Plan does not show any known fissures within the Casa Grande Planning Area. However, there are similar geo-physical characteristics (sediment-filled, overdraft of ground water, and known land subsidence) within the Planning Area. A potential exists for fissuring to occur in the Planning Area, and additional studies will be required to more precisely identify geographic locations, and the magnitude of risk for fissures to occur in the future.

GOAL C-8.2: Protect residents from hazards associated with FEMA floodplains, and potential fissure areas.

Policy C-8.2.1:
Require mitigation measures or restrict development in areas subject to flooding.
Strategy: Work with FEMA and Pinal County to update mapping of FEMA floodplains and known flooding areas to identify where the potential for flooding needs to be mitigated or avoided.

Strategy: Adopt, for flood prone areas, development guidelines and standards that identify mitigation measures and restrictions.

Strategy: Work with Pinal County to update the Pinal County, Casa Grande Area Drainage Master Plan, and develop a city-specific drainage master plan for the City of Casa Grande.

Policy C-8.2.2:
Require mitigation measures or restrict development in areas subject to fissures.

Strategy: Work with the Arizona Department of Water Resources (ADWR) and Arizona Geological Survey to more precisely identify potential fissure locations, and develop appropriate mitigation measures.

PROTECTING AIR AND WATER QUALITY
Air quality issues are not confined to the Casa Grande planning area. Development activities within the Planning Area and within adjacent areas in Pinal, Pima, and Maricopa Counties have a cumulative impact on local air quality.

Pinal County operates air quality monitors that record ambient concentrations of several air pollutants including:

- PM 10 - Dust with particle sizes of 10 microns or smaller
- PM 2.5 - Dust with particle sizes of 2.5 microns or smaller
- Carbon Monoxide
- Lead, Nitrogen Dioxide
- Ozone
- Sulfur Dioxide

Although U.S. Environmental Protection Agency (EPA) air quality standards for several of these pollutants are violated in portions of Pinal, Pima, and Maricopa Counties, the majority of Pinal County and all of the Casa Grande Planning Area complies with EPA standards for all of these pollutants. As a result, there are no required curative plans for the Casa Grande Planning Area that would impose stricter air quality regulations.
or controls on industrial facilities, transportation systems, or land development projects. The City continues to work with Pinal County in efforts to reduce particulate matter, (PMs) caused from dust generated by unpaved roads.

Likewise, water quality issues are not bounded by municipal and planning area boundaries. In addition to the subsidence and fissure issues associated with ground water pumping, there may be an increase in concentrations of undesirable elements in underground water supplies, such as arsenic and nitrates. The EPA and the Arizona Department of Environmental Quality (AZDEQ) establish water quality standards and monitoring requirements that water providers must meet.

**GOAL C-8.3: Meet or exceed all County, Federal and State, air and water quality standards, and ensure that development patterns do not have an adverse impact on air and water quality.**

**Policy C-8.3.1:**
Encourage land development patterns that maintain high levels of air and water quality.

**Strategy:** Designate land uses and establish development guidelines that facilitate alternative modes of transportation, such as walking, bicycling, carpooling, and public transportation, to reduce air pollutant emissions.

**Strategy:** Designate land uses in a manner that will minimize groundwater pumping, particularly in areas subject to land subsidence.

**Policy C-8.3.2:**
Encourage construction, maintenance practices, and methods that minimize adverse impacts on air and water quality.

**Strategy:** Enforce a grading permit program that requires re-vegetation or soil stabilization of graded surfaces, and prevention of tracking dirt onto City streets.

**Strategy:** Require that streets be paved in early phases of construction to minimize dust during construction activities.
**Strategy:** Implement street paving and sweeping programs that will reduce dust emissions from unpaved and paved roads.

**Policy C-8.3.3:**
Promote transportation systems that are consistent with local and regional efforts to improve air quality.

**Strategy:** Pursue implementation of transit services and rideshare programs identified in the Casa Grande and Pinal County transportation plans.

**Strategy:** Continue to pursue implementation of plans for non-motorized forms of transportation including pedestrian facilities, bicycle facilities, and trail systems.

**Policy C-8.4:**
The City will stay informed of current air and water quality regulatory issues that pertain to both the Casa Grande Planning Area and neighboring jurisdictions in order to protect and enhance air and water resources.

**Strategy:** Provide input on air and water quality plans, programs, and projects in adjacent developing areas in Pinal, Pima, and Maricopa counties.

**Strategy:** Actively encourage public discussion of air quality issues.

**Policy C-8.5:**
Support efforts to minimize groundwater pumping.

**Strategy:** Develop state-of-the-art water reclamation and reuse plans, programs and infrastructure to reduce groundwater pumping, and replenish underground water supplies.

**Strategy:** Develop water conservation programs, and design guidelines pertaining to low use water fixtures and landscaping.
OVERVIEW

This Element considers the water and wastewater components in relation to water supply, water demand and wastewater generation that can successfully support the delivery of the Community First Vision.

The availability of clean water supply is a resource our community depends on and one that should be used conservatively. Arizona’s Growing Smarter Plus legislation requires that this Element consider water resources in terms of land use, anticipated growth, and infrastructure needs, reflecting the unique needs of each community. This Element is guided by the City of Casa Grande Wastewater Master Plan, 2006, (supplemented by the Wastewater Feasibility Study, January 2007) and the Reclaimed Water Use Conceptual Master Plan for the City of Casa Grande.

For long-term development sustainability, all water providers serving areas within the City of Casa Grande or its Planning Area must maintain its designation of assured water supply, or have sufficient supplies of water available for certificates of assured water supply issued by the Arizona Department of Water Resources (ADWR). In addition, all water providers must plan for and be able to develop properly sized water infrastructure systems to serve anticipated growth. Water resources include surface water, groundwater, and treated effluent, (reclaimed water). Water and infrastructure systems include water treatment plants, wells, water distribution systems, recharge and recovery facilities and reclaimed water systems.

Water services in the City of Casa Grande are provided by private water companies. At present, Arizona Water Company (AWC) provides water within the current incorporated City limits and it is anticipated that Global Water/Santa Cruz Water Company and Arizona Water Company will each provide water service to the City’s Planning Area west of Montgomery Road in accordance with their mutually agreed, respective planning areas. Private water companies have historically used groundwater as a primary source to serve to their customers and are responsible for reviewing and approving plans for water infrastructure within their respective service areas. Arizona Water Company has two subcontracts for Central Arizona Project (CAP) water, totalling 8,884...
acre feet per year for its Casa Grande service area. In the future, groundwater supplies will be supplemented with (CAP) water from the existing two subcontracts, from other supplies of CAP water and other surface water supplies that are currently used for agricultural purposes.

The private water companies are regulated by the Arizona Corporation Commission (ACC), which also regulates the water rates that public service corporations can charge. Groundwater withdrawal is monitored and regulated by ADWR. Water quality is monitored and regulated by the Arizona Department of Environmental Quality (ADEQ) and the United States Environmental Protection Agency (USEPA).

The City of Casa Grande is located within the Pinal Active Management Area (AMA) as shown in Figure C-2. The Pinal AMA covers approximately 4,000 square miles in central Arizona and consists of five sub-basins with unique groundwater underflow, storage, and surface water characteristics as shown in Figure C-3. Prior to the 1980s, Pinal AMA experienced a reduction in groundwater levels due to the pumping of water for municipal, agricultural, and industrial uses. The Third Management Plan for the Pinal AMA identified 2.4% of the overall water use was used by the municipal and industrial sector, with agricultural use and other uses accounting for the remaining 97.6%. After the introduction of CAP water into the area in the mid 1980s however, groundwater levels began to rise throughout the area due to reduced groundwater pumping and heavier than normal rainfall. This historical evidence of groundwater declines was, in part why the AMA was created; to restrict and limit groundwater withdrawn in the area to prevent excessive aquifer depletion and lowering of the groundwater table.

In recent years, the area has experienced some success with water restrictions and regulations and there has been some localized rebounding of the water table. However, the reliance on groundwater will continue to be an issue and alternate water resources will be needed. The use of CAP water for potable use is a potential secondary source that will require significant capital investment for treatment and distribution infrastructure. These investments will include a water turn-out on the CAP Canal, pipes to deliver raw water from the CAP Canal turn-out to a treatment plant, construction of a water treatment facility, drinking water distribution piping, and staff to operate and maintain the system. The City recognizes that water infrastructure financing mechanisms are important to the City and its residents and encourages the ACC to find ways for public service corporations, like Arizona Water Company and Global Water/Santa Cruz Water Company, to fund needed
Figure C-2: Pinal County Active Management Areas
Source: Arizona Department of Water Resources
Figure C-3:
Pinal County Active Management Area Water Basins
Source: Arizona Department of Water Resources
infrastructure in an effective and timely manner.

There are also opportunities to treat wastewater, and reclaim treated wastewater for non-potable uses consistent with ADEQ permitted uses and for recharging the aquifer. As with the CAP infrastructure requirements, a significant capital investment will be needed to develop the infrastructure required to produce and distribute reclaimed water. Strategies for developing water reclamation facilities are detailed in the City of Casa Grande Wastewater Master Plan, 2006, the subsequent Wastewater Feasibility Study of 2007, and the Reclaimed Water Use Conceptual Master Plan for the City of Casa Grande. Strategies are also described in the Arizona Water Company Pinal Valley Planning Area Final Report, March 2008, which is available from the Arizona Water Company.

Within the Casa Grande Planning Area, private water companies must establish their service areas through a Certificate of Convenience and Necessity (CC and N) with the ACC. Both Global Water/Santa Cruz Water Company and the Arizona Water Company have legally established CC and N that will require modification as their service areas are expanded. In addition, both companies have established planning areas from which they can plan on a regional basis for the water and reclaimed water needs of the area.

The private water companies rely to some degree on private developers and customers to assist in financing the construction of water infrastructure systems. While this method of financing is adequate for short-term water production and distribution, it is difficult to secure the level of financial participation needed to properly size the water infrastructure system for consistency with the City’s long-range planning efforts. The City supports the appropriate use of hook-up or other facilities fees to help offset the infrastructure funding requirements inherent in long-range planning for major infrastructure facilities such as surface water treatment plants, water reclamation plants, recharge, and recovery facilities, water storage, and transmission lines.

As a result, the City will need to maintain a close, cooperative working relationship with the private water companies and regulatory agencies. This relationship can ensure that long-term water resources and infrastructure plans will accommodate the level of development and water service anticipated for the Casa Grande Planning Area. The provision of an adequate, reliable, affordable, and safe water supply will be a key building block to ensure that the vision for high-quality,
affordable growth can be realized.

Concerning the need for long-range planning, the City supports the efforts of Global Water - Palo Verde Utilities Company for master-planning for wastewater treatment under its 208 planning, Global Water / Santa Cruz Water Company for its long-range master-planning for its water service areas, and for Arizona Water Company’s master planning for its Pinal Valley Water System Service Area.

With respect to wastewater facilities, the City of Casa Grande provides wastewater collection and treatment facilities in the area bounded roughly by I-10 on the east, the Maricopa Casa Grande Highway on the south and west, and Kortsen Road on the north. It is anticipated that Global Water, (also referred to as Palo Verde Utilities) will provide services west of Montgomery Road. Currently, the Casa Grande Wastewater Reclamation Facility (CGWRF) has a capacity of 6 million gallons per day (MGD), and the City Council has recently approved a 52.9 million dollar contract for an expansion of the City’s treatment plant, taking the capacity from 6 million gallons daily to 12 million to meet future growth.

Along with plant expansions, the City is proceeding with expansion of the collection system to serve anticipated new development. This approach will promote centralized wastewater treatment and the use of reclaimed water. Continued provision of an adequate, affordable, and safe water supply that serves existing and planned developments will involve a high degree of cooperation and coordination among agencies or jurisdictions.

Providing adequate, reliable, affordable and safe wastewater treatment
GOAL C-9.1: Casa Grande has an affordable and adequate quantity and quality of water sources.

Policy C-9.1.1:
The City will seek out opportunities to collaborate with regulatory agencies and water providers, to ensure the long-term availability of an adequate and reliable water supply to meet the land use strategies, and development objectives of this plan.

Strategy: Assign and maintain City staff representation and dialogue with federal and state regulatory agencies, and private water providers that have an impact on the water supply for the Casa Grande Planning Area.

Strategy: Advocate partnership arrangements with water providers that will result in sustainable water supplies to serve Casa Grande’s long-term water demand.

Strategy: Work with other water interests to identify impediments to securing adequate water for growth, and develop methods to secure the necessary water supplies under the current regulatory framework.

Strategy: Actively participate in processes regarding regulations to facilitate the acquisition, development, and use of necessary water supplies.

Strategy: Investigate incentive programs for private water providers to pursue strategies that will ensure long-term sustainability of water supplies.

Policy C-9.1.2:
Raise public awareness of the importance of conserving water.

Strategy: Provide periodic water conservation information in the City’s utility billing, on its’ Web site, and through local newspaper coverage.
Policy C-9.1.3:  
Encourage new and existing developments to implement water conservation and water reclamation measures.

**Strategy:** Encourage private water companies to work with existing HOAs to promote water conservation guidelines. Remove any obstacles or out-dated standards that prevent Home Owners Associations from engaging in positive water stewardship.

**Strategy:** Encourage the installation necessary in new developments of infrastructure to optimize the use of reclaimed water for non-potable uses, such as landscaping.

**Strategy:** Encourage new development to use low water use landscaping and efficient irrigation systems.

Policy C-9.1.4:  
Promote and provide incentives for businesses to conserve water resources, reduce water waste, and implement non-potable water reclamation techniques.

**Strategy:** Develop an awards program to recognize industrial, commercial, and residential projects that exhibit leadership in the use of water conserving and recharge practices.

**VISION: A COMMUNITY WITH A WASTEWATER FACILITY THAT ACCOMMODATES GROWTH**

Wastewater treatment and reclamation facilities, along with their associated collection and distribution systems, will be developed by the City of Casa Grande in cooperation with the development community. The City’s Wastewater Master Plan of 2006 was produced in response to the City’s need to expand and improve its existing wastewater collection, treatment, and effluent disposal system due to rapid growth within the City’s planning boundary.
GOAL C-9.2: To have efficient wastewater collection and treatment facilities.

Policy C-9.2.1:
Plan and implement wastewater facilities that will meet anticipated demands.

**Strategy:** Update the wastewater and reclaimed water master plans on a regular basis to ensure that system improvements are planned, designed, and constructed to match the rate of growth in the City’s wastewater service area.

**Strategy:** Continue to develop the City’s reclaimed water distribution and recharge systems to make beneficial use of treated effluent.

**Strategy:** Periodically review and update wastewater and reclaimed water development charges, and use rates to ensure that revenues are adequate to finance capital and operating expenses.

Policy C-9.2.2:
The City will continue to provide high quality water reclamation infrastructure services for the City.

**Strategy:** Implement the recommendations of the City of Casa Grande Wastewater Master Plan and the Reclaimed Water Use Conceptual Master Plan.

**Strategy:** The City will continue to monitor actual growth to determine the future timing requirements for the future Santa Cruz Wash Pipeline(s).

Policy C-9.2.3:
The City will work in partnership with other public and private entities in maximizing the beneficial use of effluent to help meet projected long-term water resource need.

**Strategy:** The City will pursue a Memorandum of Understanding with Arizona Water Company with the overall objective of maximizing the cost effective, beneficial use of effluent produced at the Kortsen Road Water Reclamation Plant.
OVERVIEW

As well-planned transportation network safely and efficiently moves people and goods throughout a city or region. It supports and fosters economic growth, and enhances the quality of life for visitors and residents in the City. The City of Casa Grande’s transportation network includes streets, trails and a municipal airport. As the City continues to develop, the transportation system will support a sustainable land use pattern and a healthy economy.

The City is well situated with respect to major intercity rail and highway transportation links. Interstates 8 and 10 pass through the southern and eastern portions of the Planning Area (respectively). The Union Pacific Railroad passes diagonally, from east to west, through the center of the City. State Routes 84 (Gila Bend Highway), 287 (Florence Boulevard), and 387 (Pinal Avenue) also within Casa Grande, provide regional connections as well as a location for a significant amount of retail and commercial activity within the City. The State highways are maintained by the Arizona Department of Transportation (ADOT). The City and ADOT have discussed the City assuming ownership and maintenance of segments of these roadways as the City becomes more developed. Casa Grande also owns and maintains a well-established system of arterial and collector roadways, and with the exception of the historic downtown, these are generally oriented on a north/south grid layout.

In 2007, the City of Casa Grande completed a Small Area Transportation Study (SATS). This study identifies a system of freeways, expressways (also known as parkways), arterial streets, and transit services to serve the area’s future population and employment base. The long-range roadway classifications and transit plans are shown on Map C-7 and Map C-8. These are supported by the Roadway Design Criteria provided in Figure C-4. Collector facilities will connect with the one-mile grid of arterials to provide access to local neighborhoods and commercial areas.

The Casa Grande Municipal Airport is owned and operated by the City of Casa Grande. The Airport serves small, general aviation aircraft. The City has appointed aviation consultants to undertake an airport master plan to address future runway configuration and include strategies to enhance the capacity of the airport to serve commercial and other types of business uses. The draft airport master plan currently includes...
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* Policy C-10.1.3 The City to modify roadway classification to allow for higher pedestrian and multi-modal transportation activity where appropriate within Community Centers.

Figure C-4
Roadway Design Criteria
Source: Small Area Transportation Study 2007, Casa Grande.
proposals for a 4,750 foot southwesterly extension of the existing runway for a total ultimate runway length of 8,400 feet. In addition, the plan is considering the construction of new exit taxiways, and a new 3,650 foot parallel runway located north and west of the existing runway. Noise contours for the final agreed airport configuration will be developed as part of this process.

The City recently approved the Casa Grande Trails Master Plan. The Master Plan identifies a Community Trails System that connects destinations, and is designed to provide an alternative non-motorized transportation facility for City residents. The Community Trails System includes Linear Parks, Community Trails, Spur Trails, Rural / Unpaved Trails, Primitive Trails, Enhanced Bicycle and Pedestrian Corridors. Information about the Community Trails System, and goals, policies and strategies, are included in the Parks, Open Space and Trails, and Recreation Element of this plan.

**VISION: A COMMUNITY WITH SUSTAINABLE AND LINKED NEIGHBORHOODS**

The City’s transportation and circulation system is an integral part of the overall development pattern of the City. The Land Use Map identifies places where different land use and transportation patterns are appropriate. The land use element speaks to the density, intensity and type of land use desired within City land use categories. This Element describes the type, capacity and design of transportation infrastructure appropriate to support these Land Use Categories.

The following goals, policies, and implementation strategies are intended to guide efforts to integrate a functional, multi-modal circulation system with existing and future land uses in the City of Casa Grande.
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GOAL C-10.1: Casa Grande’s transportation system will be compatible with Land Uses described on the Land Use Map.

Policy C-10.1.1:
When considering changes to the Land Use or Community Mobility elements of this Plan, the City will evaluate the compatibility between land use demands, and transport infrastructure.

**Strategy:** Develop and adopt design standards and guidelines for transportation facilities consistent with the Land Use Categories described in the Land Use element.

**Strategy:** As part of the City’s development review process, require the developer to provide an evaluation of the extent to which transit, pedestrian, bicycle, multi-use paths, and equestrian facilities for proposed land use developments help facilitate citywide mobility.

**Strategy:** As new development occurs, the City will continue to identify opportunities to transition from substandard transportation facilities to those that meet future mobility needs.

**Strategy:** Prohibit the installation of utilities or buildings within the ultimate roadway cross-sections identified in the City SATS if those installations will have to be relocated to accommodate future roadway improvements.

Policy C-10.1.2:
The capacity of the City’s transportation system will be in balance with planned and current land uses.

**Strategy:** The City will achieve Level of Service, (LOS) D or better on all Arterial and Collector Streets.

**Strategy:** Consider the impact of new development on the City’s mobility and transportation system capacity and access as part of the City development review process.
Policy C-10.1.3:
Develop mobility standards for the Community Center land use category that reduce the conflicts between current and planned land uses while meeting acceptable transportation Levels of Service (LOS).

Strategy: Transportation infrastructure in the Community Center land use category will meet or exceed City standards, and will include a higher level of multi-modal features to accommodate pedestrians, bicyclists, and future transit service.

Strategy: The City may modify standard roadway cross-sections in the Community Center land use category to achieve a higher level of pedestrian and multi-modal transportation activity. Speed limit and truck restrictions may also be applied as necessary to achieve the desired combination of motorized and non-motorized transportation service.

Strategy: The City may reduce or eliminate standard parking requirements in the Community Center land use category in order to promote a higher level of pedestrian and multi-modal transportation activity.

Strategy: Develop a new street cross-section that may be more appropriate to areas which serve greater pedestrian facilities and activities, such as walking, sitting, street furniture, street parking, outdoor dining, and sidewalk displays/sales as the primary activity and vehicular access as an important, secondary activity.

Policy C-10.1.4:
Provide transportation facilities to support the commercial activities planned for the Commerce and Business, and Manufacturing / Industry land use categories.

Strategy: Provide capacity for future transit facilities in the Commerce and Business and Manufacturing / Industry land use categories.

Strategy: Require pedestrian linkages between buildings and between buildings and adjacent streets in the Commerce and Business, and Manufacturing / Industry land use categories.
**Strategy:** Avoid direct access onto primarily residential local and collector streets in the Commerce and Business and Manufacturing / Industry land use categories.

**Strategy:** Plan, design and develop transportation facilities in the Manufacturing / Industry land use category to move high volumes of traffic and goods through a combination of improved interstate highways, expressways/parkways, arterial and collector streets, rail lines, and the Casa Grande Municipal Airport.

**GOAL C-10.2: Use partnerships and other financing techniques to reduce the cost of new street construction and, when practical and possible, ongoing street maintenance.**

**Policy C-10.2.1:**
Reduce the cost of construction for new streets when possible, practical and safe.

**Strategy:** Require, when appropriate, new developments to dedicate rights-of-way for construction of transportation facilities within and adjacent to the development.

**Strategy:** Require new developments to construct or provide financial assurance, equivalent to the cost of construction for new transportation facilities.

**Strategy:** Continue to work with private, state, and federal entities to partner in the funding of transportation improvements.

**GOAL C-10.3: A City with well designed streetscapes that are safe, attractive, sustainable, and low maintenance.**

**Policy C-10.3.1:**
Include sustainable design elements, such as permeable surfaces and native and drought tolerant vegetation in street and public transportation facility design.

**Strategy:** Consider the use of pavement materials, such as rubberized asphalt, to reduce noise and dust.

**Strategy:** To reduce impact on the waste stream, consider the re-
use of materials in street and streetscape design.

**Strategy:** Roadway bridges shall be designed to accommodate design year storm drainage requirements commensurate with planned roadway uses and adjacent land uses. Low-flow crossing designs may be developed for local and collector street wash crossings where traffic volumes do not warrant constructing a bridge.

**Policy C-10.3.2:**
Whenever possible, separate railway crossings from the roadway.

**Strategy:** Require separation of the rail and roadways to be included in roadway projects that include a new railroad crossing.

**Strategy:** When separating the roadway from the railway is not possible in the near future, use pavement markings, signs and other warnings to alert drivers to the railroad crossing.

**Policy C-10.3.3:**
Safely separate pedestrians from vehicular traffic.

**Strategy:** Use traffic control tools such as signals, high-intensity activated crosswalk, (HAWKS), and speed tables to reduce speeds and enhance safety.

**Strategy:** The City will encourage pedestrian connectivity within and between developments if development features, such as cul-de-sacs and parcel consolidation, are proposed that could potentially disrupt pedestrian network continuity.

**Policy C-10.3.4:**
Use traffic management techniques to enhance safety within the roadway right-of-way.

**Strategy:** Conduct periodic safety studies on the arterial and collector streets, including intersections, and implement appropriate countermeasures where abnormal crash patterns are identified.

**Strategy:** Include preemptive devices in new traffic signals to improve response times for emergency vehicles.
Policy C-10.3.5: Roadway improvements should reflect the character, function, form, and aesthetics associated with adjacent land uses.

**Strategy:** Establish a stakeholder involvement process for major roadway improvement projects, to obtain broad based input on integrating design features with the context of adjacent land uses.

**Strategy:** Develop and adopt roadway design standards and guidelines consistent with the principles of Context Sensitive Design Solutions. This includes incorporating design themes into roadway and streetscape features.

**GOAL C-10.4: To have comprehensive design standards for all roadway classifications that reflect function and the land uses they serve.**

Policy C-10.4.1: Develop and adopt expressway/parkway, arterial, collector, and local roadway design standards to accurately reflect travel function and anticipated travel volumes based upon development intensity and land use character.

**Strategy:** Design and build a transportation system in accordance with the Roadway Classification system described on Map C-7.

**Strategy:** Consult and coordinate with the Arizona Department of Transportation (ADOT) in establishing right-of-way and design standards for Pinal Avenue, Florence Boulevard, and the Gila Bend Highway.

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i Roadway designs that fit the social and physical context of a neighborhood or area, for example, downtown.
GOAL C-10.5: A safe transportation network.

Policy C-10.5.1:
Establish guidelines regarding safety and appropriate access control to and from adjacent roadways and properties.

Policy C-10.5.2:
Develop and administer appropriate guidelines regarding driveway access spacing and street intersection spacing to maintain capacity, efficiency, and safe traffic flow throughout the transportation network.

Strategy: Update driveway spacing and location requirements on expressways/parkways, arterials, and collector streets to provide appropriate access to adjacent property, while preserving the traffic flow and safety needs associated with the corresponding roadway functional classification.

Strategy: Update street intersection spacing and alignment requirements to establish a consistent, efficient, and safe transportation network.

Strategy: Consolidate driveway access points along arterial streets when possible and practical as a part of street improvement projects.

Strategy: Consult and coordinate with ADOT to ensure that ADOT permits, and projects within the Casa Grande planning area are consistent with the City’s driveway and intersection spacing requirements.

Strategy: For new developments adjacent to two roadways of different functional classification, vehicular access to the roadway network will generally be permitted by the City only on the lower classification roadway. This is particularly true for development within the Community Center land use category.
GOAL C-10.6: Provide safe, convenient and efficient transportation choices.

VISION: A CONNECTED COMMUNITY WITH ACCESSIBLE AND AFFORDABLE MULTIMODAL TRANSPORTATION CHOICES

Policy C-10.6.1:
Promote public transportation.

**Strategy:** Work with regional, public and private partners in the development of public transportation plans and programs.

**Strategy:** Coordinate with local and regional public and private transportation providers in the promotion and expansion of their services, and assist in promoting public awareness of service availability.

**Strategy:** Amend existing roadway design standards and guidelines to accommodate future public transportation services.

**Strategy:** Consult and coordinate with ADOT and the Union Pacific Railroad to express its support for intercity rail passenger service along the I-10 or through Casa Grande.

Policy C-10.6.2:
Encourage and facilitate the use of bicycle corridors.

**Strategy:** Develop and adopt a Bicycle Facilities Master Plan that is consistent with, and in addition to, the Casa Grande Regional Trail System Master Plan that includes bicycle paths, bicycle lanes, and bicycle routes, along with the associated design features required for an efficient, effective, safe and connected bicycle network.
Policy C-10.6.3:
Encourage safe, pleasant and attractive facilities for walking consistent with the Casa Grande Regional Trail System Master Plan.

**Strategy:** Develop design standards for new arterial and collector streets to provide for improved sidewalks within the public right-of-way on both sides of the street when the street is built to its ultimate cross-section.

**Strategy:** Separate sidewalks and pedestrian amenities from the edge of the roadway with landscaping, parking, or vertical barriers.

**Strategy:** Provide for pedestrian travel on both sides of local streets in residential areas.

**Strategy:** Participate in ‘safe routes to school’ programs to enhance the continuity and safety of the pedestrian system for travel to and from schools.

Policy C-10.6.4:
Require connectivity within and between developments.

**Strategy:** Require direct vehicular, bicycle and pedestrian connections between commercial and adjacent residential developments.

**Strategy:** Require direct vehicular, bicycle and pedestrian connections between adjacent commercial developments.

**Strategy:** Require bicycle and pedestrian connections between residential subdivisions, and between master planned developments.

**Strategy:** Require new development to provide transit stops when determined appropriate by the Planning and Development Department.

Florence Boulevard is planned as a future bus transit corridor.
Policy C-10.6.5:
Promote the development of equestrian trails that are consistent with the Casa Grande Regional Trail System Master Plan and that provide a safe and convenient mode of transportation and recreation.

Strategy: Within areas designated rural and agriculture on the Land Use Map, provide equestrian facilities when appropriate and practical along canals, within the public street right-of-way, and on other linear public right-of-way.

VISION: CASA GRANDE IS AN ACTIVE REGIONAL CENTER

GOAL C-10.7: Support appropriate multi-jurisdictional planning among the City of Casa Grande, Pinal County, Central Arizona Association of Governments (CAAG), ADOT, Gila River Indian Community (GRIC), Ak-Chin, and Tohono O’odham Indian Communities.

Policy C-10.7.1:
The City of Casa Grande will participate in the regional transportation planning programs carried out by Pinal County, CAAG, ADOT, and neighboring tribal governments, and will advocate inclusion of the City’s long-term objectives and vision in regional plans and programs. The City will also solicit the participation of regional planning partners, as appropriate, in Casa Grande.

Strategy: Consult and coordinate with adjacent jurisdictions to ensure adequate and consistent roadway classifications, widths, alignments, transition segments, and improvements at the jurisdictional boundaries.

Strategy: Continue to cooperate with adjacent jurisdictions to plan and improve roadway and public transportation through the execution of intergovernmental agreements.

Strategy: Support regional transportation planning programs that incorporate the City’s long-term objectives and vision.
Strategy: Participate with other regional planning partners in discussing and evaluating the potential creation of a Pinal County Metropolitan Planning Organization.

**GOAL C-10.8: Provide for the long-term viability of the Casa Grande Municipal Airport to develop in accordance with local and regional aviation needs.**

**Policy C-10-8.1:**
The City will ensure that land uses surrounding the municipal airport are compatible with future development and master plans for the airport.

Strategy: Update, adopt, and use the Casa Grande Municipal Airport Master Plan to designate land use categories in the Land Use Element that are compatible with long range development plans for the airport.

Strategy: Pursue available State and Federal grants that are available for airport development.

**GOAL C-10.9: Ensure that Casa Grande continues to have adequate rail services to meet industrial needs, adjacent land uses are compatible with rail facilities, and opportunities for rail passenger service are considered.**

**Policy C-10.9.1:**
Encourage the long-term viability of rail freight and passenger service to the community.

Strategy: Permit land uses adjacent to existing and planned rail lines that are compatible with railroad operations.

Strategy: Support and participate in activities related to intercity freight and passenger service.

Strategy: Coordinate with industrial users and the Union Pacific Railroad Company to maintain and improve rail access for existing and potential industrial users.

Cactus fly-In, Casa Grande Municipal Airport.
Commuter Rail between Phoenix and Tucson is under discussion.

**Strategy:** The City will coordinate with the Union Pacific Railroad Company and adjacent property owners to identify opportunities to improve aesthetic compatibility.

**Strategy:** The City will support the implementation of trails and aesthetic buffers along the railroad consistent with the Casa Grande Regional Trail System Master Plan.
COMMUNITY FIRST

COMMUNITY AMENITIES

OVERVIEW

Casa Grande works closely with schools, businesses, service providers, and other jurisdictions and organizations to provide a network of community facilities throughout the City. City owned facilities include fire, police, recreation, library, and wastewater treatment. There are also private and public facilities located throughout Casa Grande which are not owned by the City, and collectively support the community. These facilities include schools, hospitals and clinics, water, electric lines and stations, and post offices. Goals and policies related to water and wastewater are included in the Water and Wastewater Resources Element of this plan. Goals and policies related to electricity and gas utility provision are included in the Energy Element of this plan.

The Community First vision calls for “a full range of local services and facilities” and specifically identifies healthcare, recreation, culture and leisure resources, education, and local services and facilities as key to the future of Casa Grande.

Community amenities such as schools, fire stations, police stations, and other essential facilities are needed and should be taken into consideration when planning for development.

VISION: A COMMUNITY THAT PROVIDES ACCESS TO QUALITY EDUCATION

The Casa Grande Unified High School District, the Casa Grande Elementary School District, and the Central Arizona Community College District (CAC) currently serve Casa Grande’s educational sector. As the City’s population has grown these Districts have responded to the needs of new residential communities with new schools and upgraded facilities, and have identified or donated sites to meet future need. The City’s policy is to direct developers to work closely with the school districts in meeting educational need. Throughout the vision process, residents also articulated their desire for post secondary educational facilities, such as, an extension of the CAC.
GOAL C-11.1: For all Casa Grande residents to have access to, and are well-served by, quality educational facilities.

Policy C-11.1.1:
Ensure new residential development is balanced with the capability and capacity of the local education system.

**Strategy:** Require all requests for new residential development to provide documentation from the primary and secondary school district describing how students from the new development will be accommodated within the district(s).

**Strategy:** Encourage the dedication of public school sites as a part of Master Planned Community development.

**Strategy:** Include representatives from relevant school districts in the review of rezoning requests and site plans.

Policy C-11.1.2:
Encourage new schools to be integrated into the surrounding development.

**Strategy:** Encourage the design and location of primary and middle school buildings to be accessible from local and collector streets.

**Strategy:** Encourage the location of schools adjacent to supportive and compatible land uses, including but not limited to open spaces, trails, residential areas, parks, and libraries.

**Strategy:** Discourage the location of schools near high volume traffic corridors, excessive noise, manufacturing and/or industrial, and other incompatible land uses.

Policy C-11.1.3:
Work closely with Central Arizona Community College to advance higher education opportunities.

**Strategy:** Create a task force consisting of City officials, representatives of Central Arizona Community College, the Chamber of Commerce, and key industries in identifying a site,
and developing a strategic plan to locate a four-year college within Casa Grande.

**Strategy:** Work with Central Arizona Community College to enhance the existing community college satellite operations in Casa Grande.

**Policy C-11.1.4:**
Increase the amount of public library space available to the residents of Casa Grande.

**Strategy:** Encourage development in accordance with the Public Library Planning Guidelines recommended in the Community Services Master Plan.

**Strategy:** Adopt the Public Library Site Evaluation Criteria recommended in the Master Plan.

**Strategy:** Plan, program, design, construct, furnish and equip a new library with more books, satellite sites, bookmobile, and multi-media facilities.

**Strategy:** Renovate the existing downtown library.

**Strategy:** Work with the Community Services Department and school districts to identify under-used school buildings, and coordinate recreation and cultural shared use programming.

**Strategy:** Investigate the future viability of providing a mobile library service to provide access in the more remote rural communities.
Vision: A Community with Accessible and Quality Health Care

The Casa Grande Regional Medical Center (CGRMC) is a 102 room, full-service, nonprofit hospital. In addition to the CGRMC, there are a number of other medical and health clinics and facilities serving Casa Grande. These include urgent care, radiology, oncology, family health, physical therapy, and heart facilities. Other health related services include the senior-citizen council, elderly service agencies, and counseling and crisis services. The City is also serviced by assisted-living and home-healthcare services.

Goal C-11.2: A range of health care facilities are available and accessible to residents.

Policy C-11.2.1:
Support the continued operation of the Casa Grande Regional Medical Center.

Strategy: Continue to work with the Casa Grande Regional Medical Center to serve health care needs of the region.

Policy C-11.2.2:
Continue to support the development of public health care services and facilities in appropriate locations accessible to Casa Grande residents.

Strategy: Work with Pinal County to identify County health services that meet the basic needs of the City residents, are conveniently and appropriately located and are accessible.

Goal C-11.3: A community of wellness.

Policy C-11.3.1:
Continue to educate residents about the community and personal effects of obesity.

Strategy: Support City efforts to align with “America on the move”.

Public Art, Casa Grande Main Street.
Strategy: Support City departmental efforts to research potential grant opportunities and federal programs such as *Steps to a Healthier U.S.* initiative from the U.S. Department of Health and Human Services.

Strategy: Continue to work with healthcare providers, such as the Casa Grande Regional Medical Center, to expand the number of community wide, City-sponsored special events focused on health and wellness. Locate these events in parks and/or facilities best suited to accommodate them.

Strategy: Expand the “Casa Grande” quality of life recreation program effort focusing on the nature, environmental, interpretation, and stewardship of parks and open space.

VISION: A COMMUNITY THAT PRIORITIZES PUBLIC SAFETY

The City Police and Fire Departments provide a range of services and support programs including Silent Witness, Graffiti abatement, and Fire Explorers programs.

The Fire Department is one of the oldest in Pinal County, dating back to the City’s incorporation in 1915 and appropriately located within the historic downtown. In 2006, the department was presented with the Life Safety Achievement Award recognizing the local fire prevention activities that contributed to reducing the number of lives lost in residential fires. Fire prevention activity and public education is a continuous cost-effective service commitment provided by the Department.

The City’s existing police facility is located downtown at North Marshall Street. A new police facility site at Pinal Avenue and Val Vista Road has been secured and is expected to be completed and occupied by 2010. A continued police presence in the Downtown area is still considered important and remodeling the existing building for a downtown substation is being explored.
GOAL C-11.4: To have a safe, healthy, and protected community.

Policy C-11.4.1:
The City will continue to ensure that development and enhancement of police and fire facilities and delivery of police and fire services keeps pace with growth.

*Strategy:* Review the future fire and police level of service requirements in line with land strategy and growth areas of this General Plan.

*Strategy:* Continue to include representatives of public safety departments in the review of rezoning requests and site plans.

Policy C-11.4.2:
Ensure continued high standards of law enforcement by providing the Police Department with personnel, equipment, and facilities that assist them in protecting the health, safety, and general welfare of the community.

*Strategy:* As Casa Grande grows, support Community Oriented Policing programs to serve the more remote areas of the City.

Policy C-11.4.3:
Ensure adequate standards of fire protection are met by providing the Fire Department with personnel, equipment, and facilities that assist them in protecting the health, safety, and general welfare of the community.

*Strategy:* The City Fire Department will provide a comprehensive all-risk training program that improves services and provides maximum safety for Fire Department personnel.

*Strategy:* Update and Perform Existing Building Occupancy Inspections.
Policy C-11.4.4:
Enhance the operational efficiency of the Fire Department.

**Strategy:** Work to reduce response times by an average of 34 seconds on all emergency responses.

Policy C-11.4.5:
Continue to support fast emergency response times.

**Strategy:** Ensure new developments are designed to provide ease of accessibility for emergency vehicles.

**Strategy:** Plan for the distribution of police and fire substations to meet public safety needs and in accordance with the land use strategy of this General Plan.

Policy C-11.4.6:
Raise crime and fire safety awareness throughout the community.

**Strategy:** Explore awareness programs with the City’s school districts to educate the youth of Casa Grande about crime and fire safety.

Policy C-11.4.7:
Through the City’s Streets Division, continue to pursue high levels of standards in traffic safety.

**Strategy:** Continue to include facilities that enhance the safety of pedestrians.

**Strategy:** Continue to monitor speeds to ensure safe City roadways.
GOAL C-11.5: Casa Grande is accessible by digital technologies.

Policy C-11.5.1:
Continue to work with private digital service providers to enhance the wireless accessibility of Casa Grande.

Strategy: Work closely with telecommunications and other companies that provide digital services to expand services concurrent with new development, population, and employment.

Strategy: Work with telecommunications and other companies to enhance communications for all emergency services.

Strategy: Continue to post safety information on the City’s Web site and include safety information in City publications.
OVERVIEW

In 2008, the Pinal County Housing Needs Assessment was completed by Kuehl Enterprises, LLC and includes housing and socioeconomic data for most of Pinal County’s municipalities. The housing data covers development through the end of 2006. While this may not capture the full extent of the Casa Grande housing stock, many of the trends identified in this study are unlikely to have changed.

The variety and age of housing stock are taken into consideration when determining housing affordability. Certain types of housing, such as, multi-family, attached and mobile homes are generally more affordable than traditional single-family homes. An affordable home is not considered a benefit to a community if it is substandard. When comparing the price of new versus resale homes, the age of the property affects affordability.

As of 2006, over 65 percent of Casa Grande’s housing units were single-family homes, over 19 percent were attached homes, and nearly 16 percent were manufactured homes. Just over 26 percent of the housing stock in Casa Grande was built prior to 1980, while nearly 38 percent was built since 2000. This suggests that tremendous growth has occurred during the current decade, and that most of the housing stock in Casa Grande is less than 30 years old. This is confirmed by the Central Arizona Association of Governments (CAAG) recently released population estimates, which show that Casa Grande has grown from a population of 25,387 in 2000 to 41,869 in 2007, a 65 percent increase.

According to the Kuehl study, the median price of resale homes in the fourth quarter of 2006 was $160,000 while the median price of new housing was nearly $216,000. With resale homes at $160,000 in the fourth quarter of 2006, Casa Grande was in the mid-range of housing affordability among cities in Pinal County. At 2006 fourth quarter prices, the study concluded that a family at the Pinal County median income could not afford to buy a home in the County.

The average median home price through 2006 was just over $173,000 for resale homes and nearly $232,000 for new homes. In 2007, the average median home price for resale homes was just over $170,000 while new home prices dropped to an average median price of $201,400. As of
second quarter 2008, both resale and new home prices have dropped considerably. Over the first half of this year, average median resale home prices are just under $143,800, and new homes are just above $172,500. However, with the decline in housing prices, Casa Grande housing has become relatively more affordable from the time the original study was conducted. Despite the reduction in new and resale home prices, homes for sale in Pinal County are still unaffordable to median income families.

In the past, the lack of affordable housing was primarily a problem for low and very-low income residents and for people with special needs. Today, we are witnessing very challenging economic times. More people in Pinal County will struggle to purchase a home in this City or region. Additionally, there will be a growing number of working people who cannot afford any rental or for sale housing at all.

Much of the housing activity in the City over the past five years has yielded single-family housing for sale. The recent economic decline has also left the City with a surplus of vacant or foreclosed single-family properties. Housing construction projects have also halted. The stock of vacant unsold and foreclosed homes may take several years to be absorbed. Until that time, there is a potential for these homes to deteriorate from lack of maintenance and vandalism thereby negatively affecting the neighborhood. Because Casa Grande’s housing growth is relatively new, there is not yet a diversity of housing supply in the City. For example, there is a low apartment presence in Casa Grande. Additionally, a large portion of the apartment units in the City are rent-restricted. Apartments will be demanded in the future, particularly as the national economy recovers and affordable workforce housing is required to support economic development. The lack of diversity in housing stock may affect the recovery of the City’s housing market.

As in most growing rural areas, an influx of new residents will permanently alter the demographic characteristics of Casa Grande. As the City continues to develop and diversify its economic base, it is expected that the median family income will also rise. This too will result in increasing access to quality, affordable housing.
The City's housing stock has dramatically increased in recent years. The forces behind this increase include housing speculation by investors in the Metropolitan Phoenix and Tucson housing market; rising prices of housing in the immediate Phoenix and Tucson Metropolitan areas, which resulted in residents from Tucson and Phoenix seeking inexpensive homes in many parts of Pinal County, including Casa Grande; and the ease with which many homeowners were able to secure a mortgage, bringing many new homebuyers into the market. Much of the housing demand in Casa Grande was evidenced through the construction and permitting activity for single-family homes. C-Figure 5 shows the height of single-family housing permitting activity in the City during 2005 and 2006. In general, these homes were more affordable than homes in the Phoenix and Tucson metropolitan area, but more expensive than the previous Pinal County housing stock.
While housing affordability remains an issue in Casa Grande, the weakening economy has already put downward pressure on home prices increasing the supply of affordable housing within the City. Furthermore, over the longer term, the continued diversification and enhancement of the City’s employment base will result in higher wages, and create a supply of home buyers with more income to spend on housing.

**GOAL C-12.1: Provide a variety of housing choice for all income levels, generations, and household demographics.**

**Policy C-12.1.1:**
The land use strategy of this general plan provides for a mix of residential uses at various densities within the various land use categories, including single-family homes, attached ownership units, such as town homes and multi-family complexes.

*Strategy:* Create a process by which the City can monitor the housing inventory by type and value.

*Strategy:* Through rezoning, innovative site planning and design, implement the land use strategy as illustrated on the Land Use Map.

*Strategy:* Establish a Citywide target of 15 percent of all new dwelling units to be multi-family housing throughout residential areas as a method of balancing housing choice for young families, individuals, and retired persons. This requirement may vary on a project-by-project basis.

*Strategy:* Encourage the formation of public-private ventures to develop housing for low and moderate-income households using local, state, and federal programs.

*Strategy:* Examine the potential for incentives, such as density transfers or bonuses that are related to private sector investment into affordable housing.

**Policy C-12.1.2:**
The City seeks to meet housing needs of senior citizens, by encouraging different levels of residential care homes in accessible locations, close to demanded facilities and amenities.
Strategy: Identify and analyze the housing needs of elderly persons and other special needs population groups and encourage the location of residential care homes proximate to them.

Strategy: Encourage the development of housing for special needs persons particularly in areas designated Community Center on the Land Use Map where mass transit, medical, and accessible support services are available.

Policy C-12.1.3: Provide housing at a variety of price points.

Strategy: Inventory all federal and state housing programs and identify if subsidies related to affordable housing are available and applicable.

Strategy: The City will consider acquiring land, when economically viable, to use for future workforce housing.

Strategy: Support development of high-quality, federally subsidized rental housing through participation in federal rental housing assistance programs, and use of Low Income Housing Tax Credits.

Strategy: Encourage the provision of executive housing in areas designated Rural, Neighborhoods, and Community Center on the Land Use Map.

GOAL C-12.2: Promote intensifying residential densities within specific Growth Areas and Community Center land use categories.

Policy C-12.2.1: Encourage mixed-use projects in areas designated Community Center on the Land Use Map and in commercial developments within areas designated Neighborhoods on the Land Use Map in order to increase the housing supply while promoting infill development.

Strategy: Promote the use of vacant commercial land or expansive parking lots for more intensive residential uses where appropriate.
**Strategy:** Promote housing densities in areas planned for multi-modal transportation.

**VISION: A COMMUNITY THAT INVESTS IN NEIGHBORHOOD REVITALIZATION**

While many individuals associate the growth of Casa Grande with the new subdivisions constructed within the past five years, the community has a long history as a population and employment center of Pinal County. The Historic Preservation element of the general plan provides a detailed account of early residential construction activity, which exploded after World War II and then again in the 1970s with the advent of master planned communities.

The City’s Housing Division has been successfully managing the City’s valuable neighborhood revitalization efforts through the Owner Occupied Housing Rehabilitation Program. Funds are made available in the form of low interest loans, interest free deferred payment loans, and grants to rehabilitate owner occupied homes within the City limits. These programs ensure that upon completion of the rehabilitation, the home will meet all applicable codes and energy efficiency standards. These standards preserve the City’s affordable housing stock by extending the life of the units by 20 to 30 years. This program is largely supported by State Housing Fund and Community Development Block Grant Funds. Working with funding partners, the Arizona Department of Housing and the United States Department of Agriculture, the City’s Housing Division is able to offer a Voluntary Demolition Program. In this instance, homes beyond repair are typically demolished and replaced on the same lot.

**Nurture existing neighborhoods and housing stock**

Casa Grande neighborhood.
GOAL C-12.3: Maintain vitality of mature neighborhoods.

Policy C-12.3.1:
Continue the City’s efforts to rehabilitate housing and replace substandard housing using federal, state and local funds.

**Strategy:** Prioritize substandard homes and homes in need of repair in older neighborhoods for revitalization.

**Strategy:** Establish targeted code enforcement programs to upgrade neighborhoods.

**Strategy:** Consider implementing voluntary neighborhood cleanup programs.

Policy C-12.3.2:
Raise community awareness of programs and laws that enable residents to resolve structural deterioration and property maintenance issues.

**Strategy:** Work with residents through outreach to maintain quality, structural integrity, and historic standards in established downtown neighborhoods.

**Strategy:** Establish a neighborhood revitalization program that addresses crime, blight, housing condition, substandard infrastructure, and other issues by targeted use of City resources.
OVERVIEW

Casa Grande is positioned as the economic hub of Pinal County. The community has excellent economic assets that can be used by businesses. These assets include a location along two interstate highways and a transcontinental rail line, a sizable inventory of employment land served by utilities and, lower land and labor costs compared to Maricopa County. The City also has the ability to use the population and employment base of other Pinal County communities.

Due to the existence of these assets, the City is positioned to realize much growth, both in terms of population and employment, for many more decades. However, it is important to not just grow, but to grow well. The following Economic Development Element includes goals, policies, and strategies to enhance and expand Casa Grande’s economic prosperity.

Other communities throughout the County have realized that quality growth takes a strategic approach to economic development. Due to Casa Grande’s favorable location and well established economic base, the City is positioned to be equally strategic in its economic development policies.

Economic strategies must also be considered prior to the development of specific community goals. One such general strategy centers on making the most of current assets. As previously noted, Casa Grande has a number of economic attributes that are desired by companies, including proximate highway and rail networks, abundant developable land, available workforce, and affordable and available business inputs. To efficiently allocate limited resources, the community will need to compare its full list of economic assets to those assets that various businesses desire. This will allow for a targeted, short-term economic development strategy.

The City will also need to focus on broadening its base industries (e.g. export industries). This process could include the identification of target industry needs as well as selecting those industries where the needs are not currently being met but could be met and result in cost savings. Regional opportunities must also be considered. Another general strategy could be developed in consideration that the City is positioned between
two major markets: Phoenix and Tucson. As both of these major markets develop, additional opportunities will arise. The following goals and policies were formulated based upon the basic premise of enhancing economic development activity and improving the lives of local residents.

VISION: A COMMUNITY THAT SUPPORTS ECONOMIC DEVELOPMENT AND DIVERSITY

The health of any economy is directly tied to the health of the local employment base. Unlike some other communities in the Greater Phoenix economic region, Casa Grande has an opportunity to significantly develop its own employment base and be somewhat independent of public policy directives of other cities and towns. However, regional partnering will still be an important component of any economic development plan.

**GOAL C-13.1:** Casa Grande will continue to be a community that has at least one job for every two residents and provides employment opportunities for residents of the City, and the Pinal County region.

**Policy C-13.1.1:**
Diversify the current employment base with an emphasis on attracting basic industries.

*Strategy:* Become a member of the Greater Phoenix Economic Council to gain national and global exposure, and to benefit from business leads created by the Council.

**Policy C-13.1.2:**
Research and establish policies for business development incentives, which can be offered to companies considering locating in Casa Grande.

*Strategy:* Work with CAREDF to develop a user-friendly economic development web site that promotes the area’s favorable economic attributes.
**Strategy:** Lobby the State Legislature to implement a more competitive economic development policy that includes incentives related to job creation and investment.

**Policy C-13.1.3:**
Evaluate the City’s development processing schedules and procedures in order to reduce time frames and costs for review of projects.

**Policy C-13.1.4:**
Evaluate the potential for the Casa Grande Municipal Airport to accommodate larger aircraft and expansion of employment sites.

**Strategy:** Expand local airport use through the City’s master planning efforts, infrastructure development, and advertising.

**GOAL C-13.2: Expand employment opportunities into higher skilled and higher paying jobs.**

**Policy C-13.2.1:**
Partner with community colleges and universities for training and education in growing high wage industries that also have a high potential for locating locally.

**Policy C-13.2.2:**
Identify higher wage target industries that match the occupational characteristics and skill set of the current and future population of Casa Grande.

**Strategy:** Support and promote the expansion of the Casa Grande Regional Medical Center as the hub of medical services in Pinal County.

**Policy C-13.2.3:**
Identify those current industries that have the potential for expanding into higher value-added operations.

**Strategy:** Internally research, or create a task force to focus on, the City’s current industries (i.e. agriculture) and identify through private sector participation if tangential expansion into higher value-added operations is possible.
**Strategy:** Internally research, or create a task force to perform, a detailed economic development profile of the community’s strengths and weaknesses, then match the strengths with a select list of target industries based on their specific needs. Identify if any weaknesses can be resolved efficiently.

**VISION: CASA GRANDE IS AN EXPANDING REGIONAL CENTER FOR ECONOMIC ACTIVITY**

Communities rely significantly on sales taxes to fund government operations. These government expenditures are required to provide basic services, but to also facilitate economic development. The extent that Casa Grande residents spend locally, directly translates into the extent that the City can provide services and incentives that promote a strong economy.

**GOAL C-13.3: Maintain the City’s position as the retail center of Pinal County.**

**Policy C-13.3.1:**
Support the development of key commercial retail cores and regional retail services that serve all of Pinal County.

**Policy C-13.3.2:**
Develop an employment base that consists of residents from all of Pinal County.

**Strategy:** Gather demographic data from other Pinal County communities that may also contribute to a workforce for newly locating businesses (i.e. City of Maricopa).

**Policy C-13.3.3:**
Identify and promote sites for future commercial cores and regional retail development.

**Strategy:** Develop policies for the granting of incentives to retail
development on a fair and equitable basis.

**Strategy:** Promote the *Commerce and Business* growth areas located along Interstate 10 as the next cycle of retail and commerce development.

**Strategy:** Facilitate and promote the retention and expansion of automotive sales centers in Casa Grande.

**Policy C-13.3.4:**
Explore opportunities to create mixed-use community centers anchored by retail development, particularly in the Historic Downtown and along Florence Boulevard.

**Strategy:** Continue to support downtown businesses, property owners, downtown entities, and revitalization programs.

**VISION:** A COMMUNITY THAT INVESTS IN INFRASTRUCTURE TO CAPTURE A BROAD RANGE OF INDUSTRIES

**GOAL C-13.4:** Promote development specifically related to rail and freight transportation.

**Policy C13-4.1:**
Identify rail opportunities related to the expansion of existing industries that are heavy rail-based freight users, such as, those engaged in agriculture, chemicals, and other industrial products.

**Strategy:** Identify a specific list of industries that rely on heavy materials shipped via rail for manufacturing inputs, but then ship via truck to a final destination.

**GOAL C-13.5:** Build on existing green industries, such as Frito Lay, to make Casa Grande known as a location for low carbon footprint industry.
Policy C-13.5.1:
Identify opportunities to recruit emerging “green industries” such as solar panel manufacturing and wind energy related products and other industries that operate sustainably.

**Strategy:** The City will establish an economic development marketing strategy to attract “green industries”.

**Strategy:** Identify and accommodate green manufacturing clusters.

Policy C-13.5.2:
Promote excellent rail access as a means of attracting new businesses. This includes loading and transfer facilities that may serve the broader region.

**Strategy:** Market the City’s excellent rail access to further develop the area’s trucking industries.

Policy C13.5.3:
Explore opportunities to expand the area’s transportation and warehousing industries, including higher value-added transportation logistics. These industries already display a relatively high location quotient (ratio of local employment in such an industry compared to the ratio for the nation as a whole) but appear to be under-served given the City’s economic characteristics.

**Strategy:** Work with the City of Eloy to maximize development opportunities related to the new rail yard development.

**Strategy:** Explore regional employment opportunities in connection with regional transportation projects, including railroad and airport-related opportunities.
An adequately educated workforce is a primary economic development tool. To be sustainable, Casa Grande will need to educate its residents, and then provide jobs for those seeking to live within the community.

**GOAL C-13.6: Provide education services consistent with those industries recruited by the City.**

**Policy C-13.6.1:**
Explore additional education opportunities through education facilities in the wider Pinal County, Tucson, and Phoenix areas.

**Policy C-13.6.2:**
Actively pursue working with Central Arizona Community College and accommodating a four-year college in Casa Grande for City and the County’s residents.

**Policy C-13.6.3:**
Work with local business owners to assist in identifying those skills that are most desired.

**Strategy:** Develop a business location and retention plan in cooperation with local education providers, local businesses, and in consideration of the needs of businesses that may locate in the area.

**Strategy:** Examine the immediate potential for additional university satellite facilities within the community.
The objectives of sustainable communities and economic development are not mutually exclusive. In future years, the development of sustainable technological practices will come as a result of necessity. In the short term, building green economies is both an ambitious and progressive effort, and enables the City to be prepared for the time when sustainable and green industries are considering their future locations. Because of its commitment to sustainability, a green economy, which includes all businesses that provide environmental goods and services, such as alternative sources of energy and pollution prevention technology, is a viable economic development opportunity for the City to explore.

**GOAL C-13.7: Target industries that produce environmentally friendly “green economies” such as solar manufacturing, biomass, waste-energy, and other renewable energy industries.**

**Policy C-13.7.1:**
Identify the specific needs of environmentally friendly businesses, both in terms of labor inputs, and also in terms of capital inputs and incentives.

**Strategy:** Investigate the City’s natural resource and competitive advantage as the County hub for green economies.

**Strategy:** The City will engage in a comparative analysis of municipalities leading in the development of green industries.

**Strategy:** Prepare a marketing strategy to target particular green industries.

**Strategy:** The City will focus on under-represented industries and upstream industries with higher paying jobs.
Policy C-13.7.2:
Develop and promote an incentive package that specifically targets green industries.

*Strategy:* Use no-opportunity cost incentives (i.e. the benefit to the community is not less than what is provided to the locating business).

*Strategy:* Lobby the State for the enhancement of income tax incentives related to solar manufacturing.

Policy C-13.7.3:
Provide intellectual assets within the City through local colleges, nearby universities, and research institutions.

*Strategy:* Investigate the possibilities of collaborating with education and research institutions to develop a skilled workforce in the long term.

*Strategy:* Adopt a sustainability strategy within all economic development programs.

*Strategy:* Consider developing a coalition of influential stakeholders within the City and Pinal County to promote recruitment of green businesses.

*Strategy:* Develop or secure impact models to calculate community benefits from each business location to ensure that the incentives provided to them do not outweigh the local economic benefit.
OVERVIEW

The principles of sustainability are an important feature of the Community First Vision. Issues such as natural resource conservation and the protection of rich agricultural, and rural lands have been raised throughout the general plan update process.

Directing compact growth in limited areas that have the potential to be served by transit is, in itself, a conservation strategy. Compact, transit-served growth is an efficient use of land that reduces the need to develop outlying agricultural and rural areas, and creates a developed environment where transit, walking and bicycling are more realistic alternatives to automobile travel. The issues of energy conservation, demand, efficiency, and the advanced use of clean, efficient renewable energy resources is considered holistically throughout all elements of this City of Casa Grande General Plan 2020.

Achieving optimal energy efficiency in a local community cannot be achieved without consideration of the importance of local energy plans and ordinances. Energy, like water, roads and homes, is a vital infrastructure component to the local economy and way of life.

To ensure long-term sustainability of new development in the Casa Grande planning area, the principles of energy conservation need to be reflected in the City’s planning and design processes. Sustainability involves a combination of preserving non-renewable energy resources and incorporating state-of-the-art environmental preservation features in land use plans and building designs.

Organizations such as the United States Green Building Council (USGBC) are promoting energy conservation through building design enhancements. A key program of the USGBC is the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, that identifies numerous ways to design buildings in a way that will reduce energy consumption associated with building construction and operation.

The following Community First Vision components are an acknowledgement by the community that energy and natural resource issues are relevant for Casa Grande’s future, are important for planning our communities, and will be instrumental in improving the current
energy environment and creating the most sustainable and beneficial environment possible.

VISION: A COMMUNITY THAT HAS ADVANCED ITS’ PRACTICES IN TECHNOLOGY TO SECURE AND CONSERVE ENERGY

Currently the provision of energy utilities such as electricity and natural gas to supply our residential, commercial, industrial and agricultural sectors is undertaken by the private sectors. The City continues to work closely with Electrical District (ED) No. 2, Salt River Project (SRP), ED3, Arizona Public Services and Southwest Gas Corporation to support their service provision throughout the City’s residential, commercial, and industrial communities. The City will continue to encourage utility companies to bring forward environmentally sound and advancing practices to conserve and secure the energy requirements in Casa Grande. The City can support these efforts by providing a clear framework in which utility companies can continue to expand their practices.

The economic development policies of this general plan build upon the emerging green economies in Arizona. (Please refer to the Economic Development Element.) At the same time, existing industries will be supported in their efforts to keep pace with more eco-friendly practices. The recent commitment by the Casa Grande Frito Lay Plant to become fully eco-friendly should be a hallmark which other companies and the City can promote.

GOAL C-14.1: Lead by example, and reduce the City’s overall carbon footprint and water use.

Policy C-14.1.1:
The City will provide a leadership role for the community in energy efficiency and environmental stewardship through the way in which it builds and operates its public buildings, services and facilities.

Strategy: For new build public facilities, the City will employ Leadership in Energy and Environmental Design (LEED) Certified green buildings practices.
**Strategy:** The City of Casa Grande shall develop a Green procurement strategy for eco-labeled products and services, such as paint and office supplies.

**Policy C-14.1.2:**
The City will, over time, improve the energy efficiency and employ appropriate and feasible, sustainable, operational, design, and maintenance techniques, within all existing public buildings.

**Strategy:** The City will employ recognized (LEED), practices for existing buildings operations and maintenance.

**Policy C-14.1.3:**
As appropriate and feasible, all City-owned parks will continue to advance environmental stewardship through low maintenance and low water consumption design and planting, and the use of native planting and granite landscaping to replace lawn.

**Strategy:** The City will consider collaborating with the National Renewable Energy Laboratory in its own efforts to pursue eco-friendly public buildings and facilities.

**Strategy:** The City will investigate undertaking and adopting a Sustainable City Program by identifying the source of greenhouse gas emissions, and developing reduction targets for the City.

**Strategy:** The City will consider the potential of participating in Cities for Climate Protection Campaign, which is a program administered by the International Council for Local Environmental Initiatives.

**Policy C-14.1.4:**
The City will encourage opportunities for City Staff involved in planning, parks and recreation, landscape, and building maintenance to become LEED-accredited.

**Strategy:** Offer staff incentives for becoming LEED accredited.

**Policy C-14.1.5:**
As the City continues to grow, it will consider producing an Energy Efficiency Plan that will document policies and incentives to promote greater use of renewable energy.
GOAL C-14.2: To strongly support private sector energy conservation and innovative environmental responsible programs and procedures.

Policy C-14.2.1:
Promote and provide incentives for existing and new industries to improve eco-friendly practices by reducing waste and conserving energy.

**Strategy:** Promote local best practices being implemented by companies, such as the Frito Lay plant.

**Strategy:** Consider introducing an awards program, which recognizes environmental stewardship and energy conservation by City businesses.

GOAL C-14.3: Provide clear guidance to support and integrate long-term local and regional energy planning infrastructure with land use plans.

Policy C-14.3.1:
The City will work closely with regional transmission planning efforts within the Planning Area.

**Strategy:** Future siting of electric transmission and distribution lines, gas pipelines and merchant power plant locations shall be accommodated through existing corridors serving the City, as reflected in Figure C-6.

**Strategy:** The City should continue to participate in the Central Arizona Transmission Study work groups that are tasked with identifying generation and transmission projects to serve the central portion of Arizona.

Policy C-14.3.2:
 Provide clear guidance to local utility providers on long-range land use plans to coordinate efforts.

**Strategy:** Work with providers to ensure all new electric sub-transmission or distribution lines less than 60 kV are provided underground throughout the City, where appropriate.
Strategy: Locate existing electric distribution lines less than 60kV underground as opportunities occur, such as in road widening.

Policy C-14.3.3:
Continue to support energy efficient programs offered by the City’s gas and electric providers.

Strategy: Continue to work diligently with energy providers and neighboring Ak-Chin, Gila River, and Tohono O’odham Indian Communities to ensure the City has more supply diversity to accommodate future demand and growth and to achieve greater price stability.

Strategy: Support and encourage solar development through such efforts as the APS Solar Partners Incentive Program and other efforts that may be developed.

Strategy: Continue to coordinate with electric utility providers regarding existing and future programs to identify potential energy efficiency and cost saving measures.

VISION: A COMMUNITY THAT INCREASES THE USE OF RENEWABLE RESOURCES

Opportunities exist for new development and building structures to reduce energy consumption by adhering to “sustainable site design and building” practices. Sustained energy efficient practices through design are the most effective way to reduce long-term economic and environmental costs.

GOAL C-14.4: A City advanced in environmental accountability and integrated energy efficient measures.

Policy C-14.4.1:
Areas designated Agriculture on the Land Use Map provide locations for areas which may have the potential to utilize natural resources through investing in solar power industries.
Figure C-6
Approved Transmission Alignments
Policy C-14.4.2:
Encourage new and existing residential developments to implement energy efficient and renewable energy, and water conservation measures.

**Strategy:** The City will work with existing HOAs to promote energy conservation guidelines within their neighborhoods, and remove any obstacles or out-dated standards that prevent positive energy stewardship.

**Strategy:** Provide support and incentives to new Planned Area Developments and Master Planned Communities, that apply LEED for New Communities principles of site selection, community development, and green construction.

**Strategy:** Support Pinal County’s strategy that a percentage of all homes in developments larger than 100 dwelling units meet ENERGY STAR rating as defined by the EPA, or other energy efficiency standards.

**Strategy:** Encourage site improvements to optimize energy consumption through solar orientation of lots, additional tree shading, and where feasible, narrowed street widths.

**Strategy:** Reduce waste by continuing to improve awareness of household and commercial recycling programs.

**Strategy:** Consider bringing forward a recycling ordinance, which would require all new multi-residential, commercial, and industrial development to provide on-site areas for the storage of refuse and recyclable materials.

**Strategy:** Maintain and promote water conservation and programs to conserve energy.
VISION: A CITY RICH IN RESOURCES

Preserving the City’s most valued resources, such as agricultural lands, scenic desert areas, open spaces, and wildlife corridors are equally important to conserving energy and responding to climate change. Promoting locally grown produce from the City’s farmlands is also a sustainable economic activity, and reduces the amount of energy expended in transporting produce, and supports a self-sustaining economy.

The City has a vital role in both supporting locally based companies in their energy conservation efforts and secondly, through direct governance by providing the tools, technologies, education, information, and motivation needed to secure the City’s future energy resources.

The City has the two resource advantages of land and sunshine suitable for competitive and large scale solar industries. On a smaller scale, the abundance of guaranteed sunshine and light should be fully utilized.
OVERVIEW

The Cost of Development Element has significant implications for Casa Grande which is in the middle stages of growth. This Element is designed to provide guidance to help ensure that new development pays its “fair share” of associated costs, with appropriate exceptions when in the public interest. Casa Grande adopted its original impact fee ordinance in 2000 to address some of these issues. The fees have been updated several times since then. Beyond impact fees, there are multiple policy issues to consider when implementing a Cost of Development Element.

First, new development will require certain City services and basic infrastructure related to population growth. The costs associated with providing these services and infrastructure improvements, should be funded based upon the aforementioned premise of development paying for itself.

Second, there is no one correct level of service that a community must provide. Certainly, standards exist. However, community policy makers and residents must decide what level of service is appropriate for Casa Grande.

Third, for a community that must allocate a considerable amount of resources to economic development, the issue of funding community investment as an incentive also becomes important. In some cases, the two considerations are complimentary, while in other cases, due to limited resources, the two are in conflict.

Fourth, growing cities often depend upon cooperation with the private sector to provide some of the services and infrastructure desired by the community. For instance, city development policies and standards could require developers to set aside a portion of a project for open space and recreation areas. In this manner, the community is meeting at least a portion of its service standard for parks and open space, without an initial publicly funded capital investment.

Fifth, prioritization of community funding strategies and capital improvement programs are an important component of the Growth Areas Element of the General Plan. By coordinating City spending on infrastructure with its long-term economic goals, the City can direct
growth to those locations where the city will reap the greatest benefit. These benefits may include increased job growth, increased retail sales, or other long-term policy objectives. The Growth Areas Element of the General Plan, identifies those locations where the City anticipates the greatest benefit will be generated.

**PRIMARY FUNDING OPTIONS**

Arizona’s cities and towns are limited to a fairly discrete set of funding options. In general, this set of options is applicable regardless of community. The primary options include:

1) *Development Fees*: These fees are imposed on developers to cover the anticipated additional costs that the City will bear because of the development. While accepted by the development community, Casa Grande will need to assure that the fees are competitive with other communities to avoid redirecting development elsewhere.

2) *Property Taxes*: These revenues are imposed on both residential and commercial property, and tend to be more stable than other sources of revenue.

3) *Sales Taxes*: These are taxes imposed on sales activity that occur within the City boundaries. These revenues can vary considerably during the business cycle.

4) *Bed Taxes*: This tax is imposed on the room revenues of hotels and motels within the City. These revenues can also vary considerably during recessions.

5) *User Fees*: These are fees directly linked to specific City services such as waste disposal, recreation, etc.

6) *Bonding*: Whether general obligation bonds or revenue bonds, this source of immediate capital allows for capital projects to be built prior to the revenue being fully collected. In these cases, community taxes and fees are simply used to service the debt over some duration.

7) *Community Facilities Districts*: These districts have become more popular in fast growing communities, and are typically used to develop major infrastructure within master planned
communities at the election of the developer or owner. Bonds issued by the district can be repaid through several different methods, but are typically absorbed by the future residents of the project. District bonds are backed by the assets of the land that is assessed, and are not an obligation of the authorizing city.

8) Improvement Districts: These districts have been used for decades by cities to construct streets and utilities. Landowners within the boundaries of the district are assessed for the improvements through annual assessments.

9) Certificates of Participation: These lease purchase agreements provides the investor returns based on the lease revenues. The transference of property is usually specified after some period of time.

10) Public-Private Partnerships: Public-Private Partnerships (PPP) constitute an important, but often overlooked technique for leveraging the limited assets of a community. PPPs are often used in downtown areas, where the city may have acquired land over time, and desires a developer to redevelop the area. The technique has been used successfully in Goodyear, Tempe, Phoenix and Scottsdale, and could be put to use in various other applications. The Government Property Lease Excise Tax provision of State law, is one tool that could be used for redevelopment purposes in a PPP.

11) Other Miscellaneous Revenue Streams: This includes state revenue sharing as well as special taxing districts.

CURRENT DEVELOPMENT FEES, COMMUNITY REVENUES, AND LEVEL OF SERVICE
Development fees are a primary revenue source for financing growth. Casa Grande has adopted development fees for a variety of purposes similar to most cities in the metropolitan areas and Pinal County. Development fees for major Pinal County cities are provided below.

While there is some difference in the fees charged by the cities, the difference is usually related to the provision of water and sewer service. For instance, Casa Grande operates its wastewater treatment plant and system, but water service is provided by several private companies. Therefore, a water system impact fee is not charged by the City.
The City of Maricopa’s water and sewer systems are all operated by private companies. The City provides fire protection services. Impact fees charged by Pinal County within unincorporated areas are restricted by State law. Its street or transportation impact fee is the highest among all Pinal and Maricopa County communities (Figure C-7).

Casa Grande’s impact fees are typical for Pinal County cities. The City of Coolidge charges relatively low fees today, but they are set to increase dramatically in 2009. While the fees for Casa Grande are among the highest in Pinal County, they are dramatically lower than the impact fees currently charged or proposed by Maricopa County cities (Figure C-8).

The variations in fees between cities in the metropolitan area, vary due to policy decisions on the part of city councils. Some of the difference can be related to different service levels, such as, requiring a higher

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**FIGURE C-7: DEVELOPMENT IMPACT FEE SCHEDULE - PINAL COUNTY**

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<thead>
<tr>
<th>Jurisdiction</th>
<th>Effective Date</th>
<th>Meter Size</th>
<th>Water Resources</th>
<th>Water System</th>
<th>Wastewater / Sewer</th>
<th>Streets</th>
<th>Police</th>
<th>Fire</th>
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<tr>
<td>Casa Grande</td>
<td>1/2/09</td>
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<td>571</td>
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<tr>
<td>Coolidge (proposed)</td>
<td>3/28/09</td>
<td>3/4&quot;</td>
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<td>954</td>
<td></td>
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<tr>
<td>Florence</td>
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**FIGURE C-7: DEVELOPMENT IMPACT FEE SCHEDULE - PINAL COUNTY (CONTINUED)**

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<tr>
<th>Jurisdiction</th>
<th>Library</th>
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<th>Solid Waste</th>
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</tr>
<tr>
<td>Maricopa (Current)</td>
<td>436</td>
<td>313</td>
<td>696</td>
<td>5,332</td>
<td></td>
</tr>
<tr>
<td>Pinal County</td>
<td>222</td>
<td></td>
<td></td>
<td>8,954</td>
<td></td>
</tr>
</tbody>
</table>

Figure C-7:
Development Impact Fee Schedule
Source: Pinal County, September 2008
level of public safety personnel or more emphasis on purchasing and preserving open spaces. Each community’s characteristics and geography are different, leading to different impact fee schedules.

A city may also have differing impact fees for various districts or areas of the community. For instance, some cities may have several impact fee areas, which each require different levels of infrastructure based on the expense of providing infrastructure such as new roads or utility systems. In an effort to encourage more infill and redevelopment projects, some cities do not charge impact fees for new developments within the built-up portions of the city. This provides an incentive to developers to develop within the non-impact fee areas. It also makes better use of the city’s infrastructure that is already in place and, in many cases, built to its ultimate capacity. Casa Grande could consider establishing several impact fees areas in the future, as growth extends outward from the center of the community.

<table>
<thead>
<tr>
<th>City</th>
<th>Impact Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avondale</td>
<td>$18,021</td>
</tr>
<tr>
<td>Buckeye (proposed)</td>
<td>$16,595</td>
</tr>
<tr>
<td>Chandler (current)</td>
<td>$20,553</td>
</tr>
<tr>
<td>Glendale</td>
<td>$21,431</td>
</tr>
<tr>
<td>Goodyear</td>
<td>$15,024</td>
</tr>
<tr>
<td>Peoria</td>
<td>$17,446</td>
</tr>
<tr>
<td>Phoenix North Areas (proposed)</td>
<td>$24,181</td>
</tr>
<tr>
<td>Queen Creek</td>
<td>$15,981</td>
</tr>
<tr>
<td>Scottsdale (proposed)</td>
<td>$16,007</td>
</tr>
<tr>
<td>Surprise</td>
<td>$17,486</td>
</tr>
</tbody>
</table>

Sources: Maricopa County Cities, September 2008

Figure C-8: Impact Fees for Maricopa County Cities

COMMUNITY FIRST

Fiscal responsibility
GOAL: C-15.1 A City which equitably manages the fiscal and capital impacts resulting from new development and annexations.

Policy C-15.1.1:
Prepare a comprehensive capital improvement program for all city departments that identifies capital needs as the City grows.

Strategy: Update development impact fees on a yearly basis through inflation adjustment.

Strategy: At least every five years, reevaluate the methodology of the impact fee study using revised population projections, level of service standards, construction costs, and land costs.

Policy C-15.1.2:
Maintain the affordability and competitiveness of Casa Grande.

Strategy: Perform an annual audit of the impact fee structure of communities in the metropolitan area.

GOAL C-15.2: Identify alternative funding mechanisms that may be used to pay for the capital impacts of new development.

Policy C-15.2.1:
Consider the use of Improvement Districts and Community Facilities Districts for master planned communities that may be used to finance infrastructure and other capital improvements.

Strategy: The City will identify potential Improvement Districts.

Policy C-15.2.2:
Provide for off-sets or credits against impact fees for developers who dedicate land or construct facilities that meet or exceed City standards.
GOAL C-15.3: Evaluate the on-going cost implications of new development on the City’s operations.

Policy C-15.3.1:
Comprehensively evaluate the City’s revenue base to ensure that demand from new development does not overly burden the community’s on-going operations and level of service.

Strategy: Consider the economic development consequences of implementing new development fee schedules or new tax structures.

Strategy: Examine the competitiveness of any current or proposed fees/taxes and how the fee/tax level may positively or negatively affect economic development.

Strategy: Evaluate Level of Service (LOS) with each department to ensure that demands from new developments are met.

GOAL C-15.4: Growth is directed to areas which provide for the most sustainable, efficient, and cost-effective use of infrastructure.

Policy C-15.4.1:
The City will direct capital improvements in accordance to the Growth Areas element and Growth Phases Map of this General Plan.

Strategy: Use the City’s Capital Improvement Program to direct growth to those areas of the City that will provide the most long-term benefit.

Policy C-15.4.2:
The City will direct new development to those areas that have excess infrastructure capacity and can meet additional demand.

Strategy: Evaluate the zone approach in assessing impact fees as one method to encourage infill development.
RESOLUTION NO. 4360

A RESOLUTION OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, CONCERNING THE PROPOSED GENERAL PLAN OF THE CITY; FINDING AND DETERMINING CERTAIN FACTS; ADOPTING THE PROPOSED GENERAL PLAN OF THE CITY; ORDERING THE SUBMITTAL OF THE PROPOSED GENERAL PLAN TO THE QUALIFIED ELECTORS OF THE CITY FOR RATIFICATION; ORDERING AVAILABILITY OF THE GENERAL PLAN FOR PUBLIC INSPECTION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Casa Grande is required to update its General Plan in accordance with the goals and content requirements contained in A.R.S. 9-461; and

WHEREAS, the City has consulted with, advised, and provided an opportunity for official comment by citizen representatives, public officials, other required or appropriate government jurisdictions including Pinal County, appropriate school districts, public land management agencies, and any other entity required by the Arizona statutes, and

WHEREAS, at least sixty (60) days prior to the adoption of this resolution, the Planning and Development Department as the designated Planning Agency of the City filed a copy with the Mayor and Council and submitted a copy for review and further comment to all parties required by Arizona Law; and

WHEREAS, the City’s Planning and Zoning Commission held two public hearings on the proposed General Plan in two different locations and after having provided notice of such hearings by publication of the Notice in the Casa Grande Dispatch at least 15 days and not more than 30 days prior to the hearing; and

WHEREAS, the Mayor and Council of the City held a public hearing on the proposed General Plan and notice of such hearing was published in the Casa Grande Dispatch at least 15 days and not more than 30 days prior to the hearing; and

WHEREAS, the City’s General Plan 2020 shall consist of map(s) and statement of community goals and development policies with the descriptive text covering the objectives, policies, and standards used to develop the essential elements of the Plan; and

WHEREAS, the City’s General Plan is composed of the elements required or permitted by Arizona state law; and

WHEREAS, the city has given notice in the manner required by A.R.S. 9-461.06 of the proposal of the City to adopt a new general plan and that each of the required publications have been made in the Casa Grande Dispatch, a newspaper of general circulation in the City;
NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE City Of CASA GRANDE, as follows:

The Mayor and Council of the City of Casa Grande hereby:

1. Adopt the General Plan 2020 as the General Plan of the City Of Casa Grande;

2. Order the submittal the General Plan 2020, as adopted by this Council, to the qualified electors of the City Of Casa Grande for ratification as a referred item at the City Election to held on November 3, 2009;

3. Establish the effective date for the general plan as that which is set upon proclamation of the results by the Mayor after canvassing of the election results in a manner provided by law; and

4. Order the Planning and Development Director to cause copies of the General Plan 2020, as adopted by the Council, to be available for public inspection at the Casa Grande City Library, City Clerk’s Office, and on the City’s web site.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 6th day of July, 2009.

[Signature]
Mayor

[Signature]
City Clerk

[Signature]
City Attorney

ATTEST:

APPROVED AS TO FORM:
Implementation

This section generally describes the entities and City Departments charged with implementing the strategies included in this General Plan. In accordance with ARS §9-461.07 the City of Casa Grande Planning and Development Department will render an annual report to the City Council on the status of the General Plan and progress in its application. Because conditions and opportunities can change unexpectedly, this section is considered a supporting document to the General Plan, and is not subject to the General Plan amendment process.

A copy of the Implementation Strategy can be obtained at the Planning and Development Department or on the City website at http://www.casagrandeaz.gov/web/guest/lrplanning.
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8-hour Ozone Standard:
On July 18, 1997, the United States Environmental Protection Agency (EPA) revised the National Ambient Air Quality Standard for ground-level ozone from 0.12 parts per million (ppm) 1-hour “peak” standard to 0.08 ppm 8-hour “average” standard. This new standard is commonly referred to as the 8-hour ozone standard.

Active Management Area:
A geographical area which has been designated pursuant to the provisions of the Groundwater Management Act (Arizona Revised Statutes Title 45) as requiring active management of groundwater.

ADEQ:
Arizona Department of Environmental Quality, the State of Arizona agency responsible for addressing environmental quality issues as determined by the State Legislature and/or as mandated by the federal government through the Environmental Protection Agency.

ADOT:
Arizona Department of Transportation, the State of Arizona agency responsible for planning, engineering, improving and maintaining major transportation facilities, particularly highways.

ADWR:
Arizona Department of Water Resources, the State of Arizona agency that addresses water resource planning and enforcement of state laws addressing use of groundwater and conservation measures.

AGFD:
Arizona Game and Fish Department is tasked with conserving, enhancing, and restoring Arizona’s diverse wildlife resources and habitats through aggressive protection and management programs. It also provides wildlife resources, safe watercraft, and off-highway vehicle recreation for the enjoyment of, appreciation by, and use by present and future generations.

Affordable Housing:
Basic housing costs, rent or mortgage and utilities only that cost the household no more than 30 percent of the household income.
Annexed/Annexation:
The legal process by which a city incorporates a land area into its existing municipality with a resulting change in the boundaries of the annexing jurisdiction.

Alluvial Fans:
Alluvial fans are gently sloping, fan-shaped landforms common at the base of mountain ranges in arid and semiarid regions.

A.R.S.:
Arizona Revised Statute, a series of titles and State laws introduced via the State Legislature, a lawmaking assembly made up of members from the Senate and the House of Representatives.

BLM:
The Bureau of Land Management (BLM) is an agency within the United States Department of the Interior, which administers America’s public lands, with a mission to sustain the health, diversity and productivity of the public lands for the use and enjoyment of present and future generations.

Buffer:
A strip of land set aside to create a distinct separation between differing land uses.

Build-out:
When a jurisdiction’s developable land is fully built, leaving no more available for development.

Carbon Monoxide:
Carbon monoxide (CO) is a colorless, practically odorless, and tasteless gas or liquid. It results from incomplete oxidation of carbon in combustion. At lower levels of exposure, CO causes harmful health effects and the effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure.

CFS:
A cubic foot per second is a unit, which is equivalent to a volume of 1 cubic foot of matter flowing every second. It is popularly used for pipeline transport rates, water flow in rivers, and for HVAC measurements of airflow.
City:
City with a capital “C” refers to the government or administration of the City of Casa Grande. City with a lower case “c” may mean any city as referenced.

City limits:
Area of land encompassed within the City’s municipality.

Clustered Development:
Development that allows the reduction of lot sizes below the zoning ordinance’s minimum requirements, if the land thereby gained is preserved as permanent open space for the community.

Context Sensitive Roadway Design
A term used commonly in transport engineering and planning that reflects a philosophy towards designing new and adapting existing roadways to the human-scale and character of place.

Compact Development Patterns:
Considered a sustainable land use pattern that prevents sprawl and concentrates a mix of land uses in one area and advocates higher intensity and density development that allows walkability between buildings and open spaces.

Decibels:
A unit of measurement of the loudness or strength of a signal. One decibel is considered the smallest difference in sound level that the human ear can discern.

Density:
The number of dwelling units per acre (DU/AC).

DU/AC:
A measurement of density and is the number of dwelling units allowed or built per acre of land.

Economic Regeneration:
A planning term used to express improvements to the economic well-being of an area. In Casa Grande, economic regeneration means attracting and stimulating investment in existing neighborhoods, new homes, local business enterprises, jobs and visitors.
Employment Quotient:
Typically equals salary/company turnover.

EPA:
Environmental Protection Agency, which is the federal agency responsible for regulating environmental hazards.

Erode/Erosion:
Erosion is the carrying away or displacement of solids (sediment, soil, rock and other particles) by the agents of currents (wind, water, or ice) by downward or down-slope movement in response to gravity (or by living organisms in the case of bioerosion).

ESA:
The Endangered Species Act provides a program to protect endangered and threatened plant and animal species and the habitats in which they are found from extinction as a “consequence of economic growth and development untendered by adequate concern and conservation.”

ESRI:
ESRI designs and develops the world’s leading geographic information system (GIS) technology.

FAR:
Floor Area Ratio is the sum of the area of all floors of buildings or structures compared to the total area of the site or parcel on which the building lies. FAR is expressed as a percent or decimal.

FEMA:
Federal Emergency Management Agency, an independent agency of the United States government that provides a single point of accountability for all federal emergency preparedness and mitigation and response activities.

Fissures:
A narrow opening or crack on the ground of considerable length and depth usually occurring from some breaking or parting. Typically, earth fissures are associated with basin subsidence that accompanies extensive ground water mining.
Floodplain:
The relatively flat area adjoining the channel of a watercourse, or areas where drainage is or may be restricted by natural or man-made structures, which may have been or may be covered partially or wholly by floodwater from a base flood.

Four-Point Approach
Is a national approach to revitalizing Main Streets in American communities. It is a comprehensive strategy that is tailored to meet local needs and opportunities. It encompasses work in four distinct areas — Design, Economic Restructuring, Promotion, and Organization — that are combined to address all of the commercial district's needs.

Full Cash Value:
Full Cash Value (FCV) is used to compute secondary taxes, which may consist of bonds, budget overrides, and special districts such as fire, flood control, and other limited purpose districts. FCV is a reflection of the market value of a property and consists of land and improvements.

GFR
Arizona grandfathered groundwater rights.

Green Building Design
The practice of creating or adapting structures and using processes that are environmentally responsible and resource-efficient throughout a building’s life-cycle from siting to design, construction, operation, maintenance, renovation and deconstruction.

Gross Residential Density:
The measurement of the number of dwelling units on a given site or area including areas devoted to streets, parks, sidewalks and other public right of ways.

Hillside:
Any increase in slope of the topography.

Historic Preservation Program:
Historic Preservation Program is an endeavor that seeks to protect, enhance, and/or preserve properties and areas of historic, cultural, archaeological and aesthetic significance history and heritage.
Hobby Farm:
Non-commercial (less than 10-acre) agricultural uses associated with a primary residence (i.e. 4-H club farms and agricultural operations, farms for family consumption.)

Incorporated Area:
Area of land within the planning area (as defined) that is within the City limits.

Infill:
It is the development of vacant or under utilized land within areas that are already largely developed.

KV (Kilovolt):
A unit of potential equal to a thousand volts of energy

Limited Property Value:
Limited Property Value (LPV) is used to compute primary taxes for the maintenance and operation of school districts, cities, community college districts and counties. The LPV is calculated according to a statutory formula mandated by the Arizona State Legislature and cannot exceed Full Cash Value.

Lot Coverage:
The portion of a lot which is covered or occupied by buildings or impervious materials.

Manufactured Housing:
A single-family dwelling unit constructed in part of entirely in a factory to the standards of the U.S Department of Housing and Urban Development, National Manufactured Housing and construction and Safety Standards Act of 1974. Usually this type of housing is less expensive than homes built on-site.

Master Planned Community:
A planned large-scale development controlled by a single development entity. Typically, a Master Planned Community consists of a full range of residential and non-residential land uses and development densities and may also include open spaces, public services and facilities.
Maximum Contaminant Level:
Maximum Contaminant Levels are standards set by the Environmental Protection Agency (EPA) for drinking water quality. A Maximum Contaminant Level (MCL) is the legal threshold limit on the amount of a hazardous substance that is allowed in drinking water under the Safe Drinking Water Act. The limit is usually expressed as a concentration in milligrams or micrograms per liter of water.

Maximum Lot Coverage:
The total amount of area that can be covered by a the first floor of a building.

Median:
The middle value in a set of numbers arranged in increasing order. If there is an even number of values, then median is the average of the middle two values.

Metropolitan Areas:
A large population center consisting of a large city its adjacent zone of influence, or of more than one closely adjoining neighboring central cities and their zone of influence. One or more large cities may serve as its hub or hubs, and the metropolitan area is normally named after either the largest or most important central city within it, as in the case of Phoenix and Tucson.

MGD:
Million gallons per day

mg/l:
Milligrams per liter

Mixed-use development:
Properties which allow for a mix of various residential and non-residential (office, commercial, etc.) uses to be combined in a single building or on a single site in an integrated development project with significant functional relationships, coherent architectural design and other components of the development.

Multi-modal transportation:
A multi-modal transportation is a system designed to provide for several transportation uses and users. Various options and modes of transportation including personal vehicles, mass transit, walking, and bicycling are accommodated.
**Net Residential Density:**
The measurement of the number of dwelling units per acre on a given site or area excluding areas not directly related to the figure, such as roads, designated sidewalks and other public supporting infrastructure.

**Overlay category:**
A land use designation on a land use map or a Zoning designation on a zoning map that modifies the original designation in some specific manner and where certain additional requirements are added to an original zoning designation.

**Ozone:**
Ozone is a gas composed of three atoms of oxygen. Ozone occurs both in the Earth's upper atmosphere and at ground level. Ozone can be good or bad, depending on where it is found.

**Particulate Matter or PM:**
Particulates, alternatively referred to as particulate matter (PM) or fine particles, are tiny particles of solid or liquid suspended in a gas. The notation PM10 is used to describe particles of 10 micrometers or less and PM2.5 represents particles less than 2.5 micrometers. PM10 is a national ambient air quality standard that refers to Particulate Matter, (PM) of particles less than 10 micrometers in diameter (PM10).

**Permeable:**
A surface formed of material that is itself impervious to water but, by virtue of voids formed through the surface, allows infiltration of water to the sub-base through the pattern of voids, e.g. concrete block paving.

**Planning Area:**
When capitalized with “P” and “A”, it means the area of land within the City of Casa Grande’s Planning Area excluding the City itself and when used in lower case with “p” and “a”, it means the entire area of land encompassed within the City’s planning area including the area of land within the City limits.

**Publicly, accessible, usable open space:**
Land set aside to intentionally provide freely accessible, passive recreational enjoyment to all citizens.
SATS:
The Casa Grande Small Area Transportation Study (SATS) was initiated by the City of Casa Grande in conjunction with the Arizona Department of Transportation (ADOT) to develop a comprehensive regional transportation plan for the City of Casa Grande.

Slope:
Any increase or decrease of topography.

Solar:
Energy transmitted from the Sun.

Subdivision:
Transforming raw land into building sites by division into lots, blocks, streets, and public areas. A subdivision is generally defined as dividing land into six or more lots, parcels or fractional interests.

Subsidence:
The settling or lowering of the surface of land which results from the withdrawal of groundwater.

Support Services:
Stores, restaurants, offices, parks, schools and other places or activities needed to support residents, employees and businesses.

Sustainability:
An early definition that has wide acceptance is the one developed by the U.N. World Commission on Environment and Development (Brundtland Commission, 1987), “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”.

Target Density:
Number of dwelling units to be planned per acre to achieve the desired density or target density.

TDS:
Total Dissolved Solids (TDS) is an expression for the combined content of all inorganic and organic substances contained in a liquid, which are present in a molecular, ionized or micro-granular suspended form.
glossary of terms

Unincorporated Area:
Area of land that is within the Planning Area (as defined) but is not within the City limits.

USFS:
The United States Forest Service is an agency of the United States Department of Agriculture that administers the nation's national forests and national grasslands.

Value Added Economies:
Through complementary industrial, manufacturing or business sectors, economies of scale can be achieved whereby businesses are typically able to produce goods, provide services, and transport products at less cost and are often able to access a larger market.

Wash
Any natural feature that temporarily conveys storm water and connects to another natural or man made storm water or water conveyance system.