



Planned Area Development City of Coolidge

Ω Omega Management Services, Inc.



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Richard Lister

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Planning and Zoning Commission:

Chairman – Pete Kinser

Vice Chairman – Don Williams

Larry Espinoza

Robert Harrison

Les Curry

Robert Marsh

Verona

***Formerly Known as Cole Farms
Planned Area Development
Coolidge, Arizona***

Master Plan and Development Regulations

June 3, 2005

Revised

June 22, 2006





Verona Planned Area Development

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Verona Planned Area Development

Omega Management Services, Inc.

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Executive Summary

Verona is situated adjacent to and south of the City of Coolidge. The property lies between the Eleven Mile Corner Road alignment on the west, and adjacent to the Sunshine Road alignment on the east, the Bartlett Road alignment on the north, and the Kleck Road alignment on the south. The total land area is approximately 1,663 acres. The Verona property is currently zoned Transitional and is in the process of being annexed into the City of Coolidge.

The land use document guiding the future development of the Verona property is the General Plan (**Exhibit A**) adopted by the City of Coolidge on November 17, 2003. The General Plan defines land use by the following categories: Very Low Density Single-Family Residential (0-1.0 du/ac), Low Density Single-Family Residential (1-4 du/ac), Medium Density Single-Family Residential (4-8 du/ac), and Low Density Multi-Family Residential (8-15 du/ac), Mixed-Use, Neighborhood Commercial, Community Commercial, Regional Commercial, Commerce Park, General Office, Industrial, Public Facility, and Park/Open Space. The General Plan provides for low density single-family residential, medium density single-family residential land and neighborhood and community commercial use categories on Verona. ***The purpose of this document is to present to the Coolidge City Council a comprehensive development plan for Verona that broadens the land use categories in order to create a diverse residential and commercial community.***

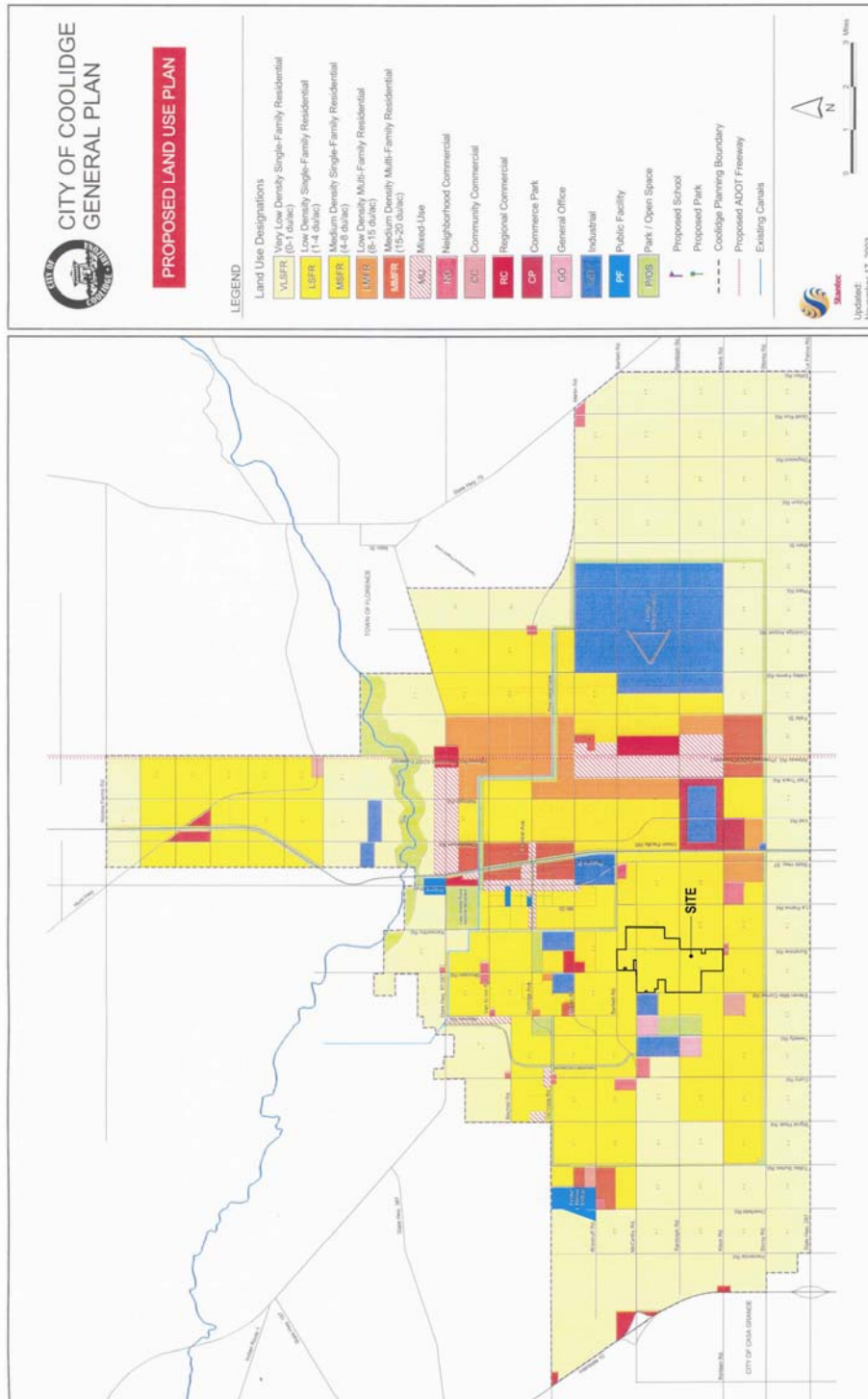
The Verona project is designed to offer a broad range of housing types, as well as schools, parks and retail/commercial services. In addition to housing, the proposed land use plan provides four neighborhood commercial centers, two community commercial centers, and one regional community center as well as an extensive open space network comprised of landscaped streetscapes and pathways, water features, and a significant trail system with active recreational elements. There will also be four K-8 schools and one high school complex. Adjacent to each K-8 school will be a neighborhood park. Residents also will have access to numerous tot lot parks throughout the community.

Transportation elements of the Verona property will be oriented towards the north and west. This emphasis will promote connections to Interstate 10 at McCartney Road, Exit 190. However, the property is easily accessible from any direction via highways 87 and 287 to and from town.

This document is organized into six sections including supporting exhibits. These sections describe and support the Planned Area Development/Land Use Plan (further known as PAD) concept for Verona and include an Introduction, Regional Context, Site Analysis, Master Plan, Regulatory Development Standards and the proposed Architectural Housing Product along with exhibits.



Exhibit A ~ General Plan Graphic





Verona Planned Area Development

Omega Management Services, Inc.

The following actions are requested of the Coolidge City Council in association with the Verona Planned Area Development:

1. Passage of an ordinance approving the Pre Annexation Agreement / Development Agreement addressing the Verona project infrastructure.
2. Passage of an ordinance approving the annexation of the Verona property.
3. Passage of an ordinance approving the Planned Area Development provisions of the Verona Planned Area Development Application.



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1. PROJECT INTRODUCTION AND OVERVIEW

A. Property Description and Location

Verona is a 1,663-acre property located southwest of Coolidge and is designed as a master planned community. The property generally lies between the Eleven Mile Corner Road alignment on the west, and adjacent to the Sunshine Road alignment on the east, the Bartlett Road alignment on the north, and the Kleck Road alignment on the south. **Exhibit B, Regional Area Map** illustrates the location of the Verona site along with landmarks.

B. Statement of Purpose and Necessity for the Planned Area Development

The purpose for creating the Verona Planned Area Development is to establish the policy and regulations necessary to control the development of Verona. Specifically, the Verona Planned Area Development (PAD) Plan will establish the policy and regulatory standards for the property related to appropriate land use, density, intensity, public infrastructure, and public facilities.

The Planned Area Development is the most appropriate mechanism to guide the entitlement of the Verona property for its intended uses. PADs are designed to accommodate large developments through comprehensive planning that is consistent with the Coolidge General Plan. PADs allow a tailoring of development standards relative to conventional zoning districts. The tailoring of development standards provides the product development flexibility required for multi-phased projects occurring over a number of years.

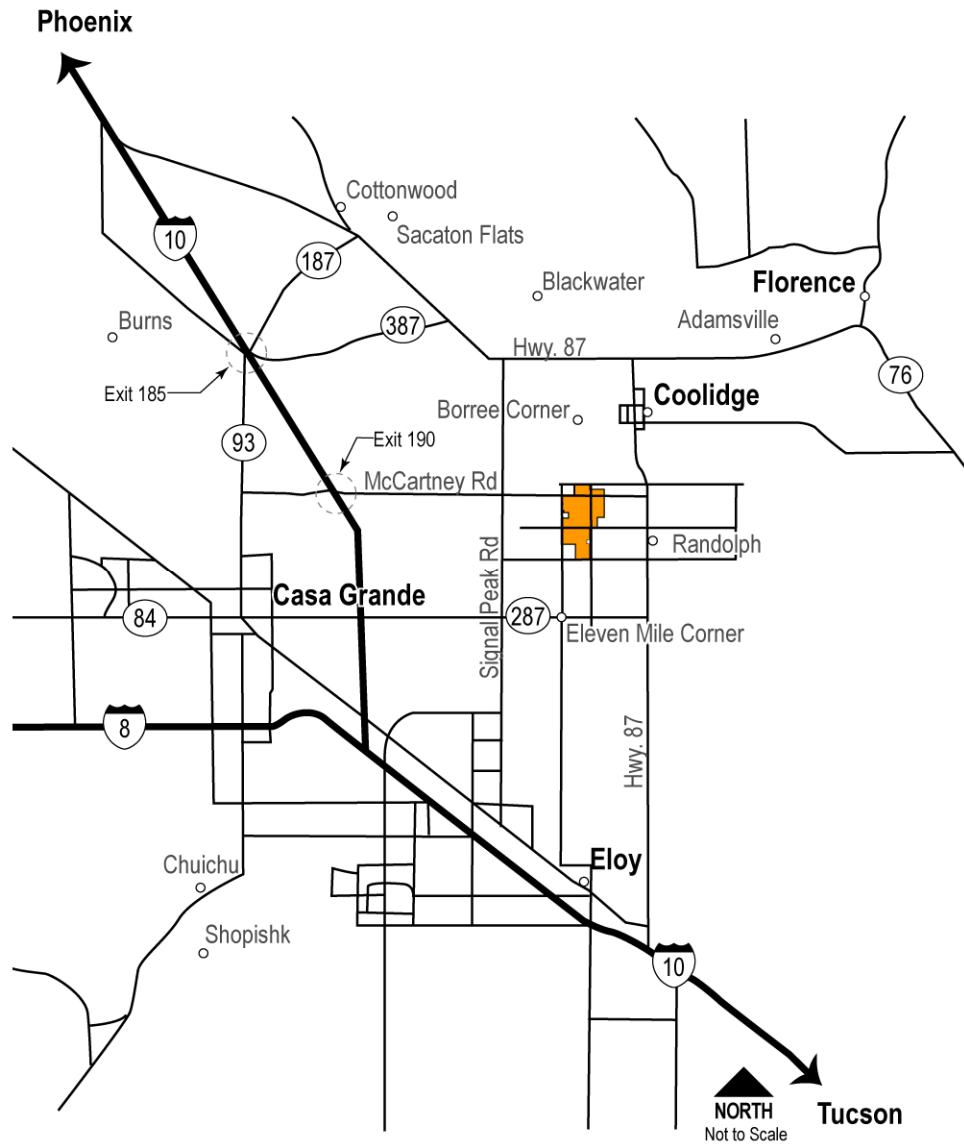
The Verona property is located adjacent to the current boundary of Coolidge and provides an opportunity to create a master planned community with an emphasis on integrating the planned environment with the existing life style of Coolidge. The community will be designed around a network of functional open spaces integrated with both active and passive recreation for local residents.

The Verona PAD will establish specific policy related to:

- Types of land uses;
- Transportation network alignments;
- Planned community public facilities;
- Land use intensity and density ranges;
- Open space linkage concepts; and
- Residential development concepts for a diversity of housing products.



Exhibit B - Regional Area Map



Not to Scale



The Verona PAD Plan is recommended for adoption by the Coolidge City Council by Ordinance to formally establish the development policies and regulatory standards and zoning for the subject property. To approve the PAD, the Council must find that several site issues have been adequately addressed by the Plan, as noted in Article 5, Section 513 of the Coolidge Zoning Ordinance. A statement of necessity for a project must include a demonstration of compliance with these issues. Below is a brief discussion of how the Verona project addresses specific issues of concern to the Council and all are discussed in greater detail in Section 3 of this report. *The City Council wants to know:*

- 1) *That the development proposed is in conformance with the General Plan.*

The Verona PAD is based on the General Plan. The proposed residential density of the PAD and the distribution and mix of commercial uses are consistent with provisions of the General Plan. However, the PAD provides an additional refinement of the proposed land uses and specific densities, as well as establishes a more precise development program through its policies and regulations.

- 2) *That the streets and thoroughfares proposed are in conformance with the General Plan Circulation Map and will be adequate to serve the proposed land uses.*

A copy of the traffic study is available for your review with the city planner at the City of Coolidge Growth Management Office.

- 3) *In case of proposed residential development, that the development will promote compatible buildings and uses and that it will be compatible with the character of the surrounding area.*

One of the strengths of the Verona PAD is its focus on promoting a diversity of development that will be sensitive to and respectful of all adjacent land uses.

- 4) *That the conceptual site locations proposed for public facilities such as schools, water, wastewater, streets, public services and parks, are adequate to serve the anticipated population within the PAD master plan.*

Public facilities are an integral part of the Verona plan. The applicant has communicated with the Coolidge Unified School District and the Parks department to properly size and locate these facilities. The K-8 school is planned next to each neighborhood park. Collectively the schools are anticipated to serve all of the students within Verona. A high school complex is planned for the Northwest corner of Sunshine and Randolph roads. The water, wastewater and street master plans will be designed to meet the needs of the development, as established through the appropriate studies. All of these facilities are described in greater detail in Section 4 of this report.



- 5) *In the case of proposed commercial, institutional, recreational and other non-residential uses or mixed-uses, that such development will be appropriate in area, location, and overall planning for the purpose intended.*

The scale and location of non-residential services have been planned in direct response to support the projected resident population of the community. The design, scale, and buffering techniques of the neighborhood community commercial centers will make them compatible with the planned neighborhood and is appropriate to the number of residential units. The use of a flexible design is important to incorporate so it can easily be adapted to different tenants' needs. Traffic generated from the neighborhood community commercial centers will not negatively impact the surrounding residential area.

C. Organization of Report

There are several major components required for inclusion within a PAD application: Ownership, Conformance with the General Plan, Allowed Uses within the PAD, Architectural Style and Phasing of Development, Utilities & Public Facilities, Maintenance of Common Areas, and Landscaping. Each of these components contains several sub-components listing information that must be contained within the documents. Each of these components will be addressed in this report organized into sections based on the chronological development of the PAD from the existing conditions to its ultimate regulatory standards.

Sections 1 through 3 contain the project overview, background and existing conditions. These sections establish the criteria on which the Verona development plan is based.

Section 4 analyzes the land use plan of the property, providing the necessary information to describe the proposed uses. This section details the project's conformance to the General Plan and sets up the Land Use density and intensity, describes and illustrates the transportation system, and details the project utilities and infrastructure, and phasing of development.

Section 5 addresses the required Regulatory Development Standards that correspond to each development parcel. This section includes the zoning districts created specifically for the Verona property, as well as any modifications to other applicable ordinances necessary to implement the development plan, as designed.

Section 6 describes the architectural features of the proposed housing products.

D. Definitions

The terms used within the PAD Plan are defined below. The definitions represent an integral part of the Planned Area Development and are intended to provide



regulatory guidance in the implementation of the Verona Master Plan and other documents contained within this PAD. In the event a term is not specifically defined within this document, the definition contained within the Verona Pre-annexation Development Agreement shall apply.

Density:	Density is the number of dwelling units divided by gross residential acreage minus the right-of-way acreage.
Floor Area Ratio: (Intensity)	The gross floor area of all buildings on a parcel divided by the gross area of the parcel. (Commercial property only)
Gross Area, Development Unit:	The area of a development unit, including all planned or dedicated streets, alleys, private access ways, roadways, open space, and/or alley easements. Parcel boundaries shall extend to the center of adjacent streets or rights-of-way or other public space.
Housing, Single-Family Detached:	A building containing only one dwelling unit entirely separated from buildings on adjoining lots or building sites.
Housing, Single-Family Attached:	A building containing dwelling units, each of which has primary ground floor access to the outside, and which are attached to each other by party walls without openings in compliance with building codes. The term is intended to apply to town homes (lot sales)/duplexes.
Housing, Side-loaded Garage:	The component of a house affiliated with the storage of automobiles that is oriented parallel with, not perpendicular to, adjacent legal access.
Major Arterial Road:	Major Arterial Road is defined as according to the City of Coolidge General Plan 130' Public Right of Way.
Net Area, Development Unit:	The area of a development unit, excluding all planned or dedicated streets, alleys, private access ways, roadway and/or alley easements.
View Fence:	The provision of non-solid fencing (such as wrought iron or tubular steel fencing) for the purpose of allowing visual surveillance on public or Semi-public spaces.

E. Legal Description of Verona Master Planned Community (Exhibit C)



Exhibit C – ALTA, Legal Descriptions & Property Ownership Map

PARCEL NO. 1 (Randolph)

The South half of the Northwest quarter and the Southwest quarter of Section 5, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that portion of the Southwest quarter of Section 5, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of said Section 5, from which the Southwest corner of said Section 5 bears North 90 degrees 00 minutes 00 seconds West (assumed bearing) 2,617.24 feet;

Thence North 00 degrees 43 minutes 37 seconds East along the East line of the Southwest quarter of said Section 5, a distance of 1,858.94 feet;

Thence South 89 degrees 32 minutes 26 seconds West 1,285.00 feet;

Thence South 00 degrees 58 minutes 49 seconds West 1,848.76 feet to the South line of the Southeast quarter of said Section 5;

Thence South 90 degrees 00 minutes 00 seconds East along the said South line 1,293.00 feet to the POINT OF BEGINNING.

PARCEL NO. 1 (Eleven Mile Corner Road)

Lots 10, 11, 12, Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that part of Lot 12 described as follows:

BEGINNING at the Southwest corner of Lot 13 of said Section 6;

Thence North along the West line of said Section 1330 feet to a point marked by a one-half inch iron bolt, said point also being the TRUE POINT OF BEGINNING.

Thence East 213 feet;

Thence North 202 feet;

Thence West 213 feet to a point on the West line of said Section 6;

Thence South along said West line 202 feet to the TRUE POINT OF BEGINNING; AND

EXCEPT a parcel of land located in a portion of Government Lots 11 and 12, Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Northwest corner of Government Lot 12;

THENCE south 89 degrees 42 minutes 46 seconds east 1331.83 feet along the North line of Governments Lots 11 and 12 to a point;

Thence South 00 degrees 16 minutes 00 seconds West 793.37 feet to a point;



Thence South 90 degrees 00 minutes 00 seconds West 1323.67 feet to a point on the West line of said Lot 12;

Thence North 00 degrees 19 minutes 06 seconds West 800.05 feet along said West line to a Point of Beginning.

PARCEL NO. 2 (Eleven Mile Corner Road)

Lot 15 and the South half of Lot 14, and the East half of the Southwest quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that part of Lot 14 and the East half of the Southwest quarter described as follows:

BEGINNING at a point in Lot 14 of said Section from which the Southwest section corner of said Section bears North 25 degrees 21 minutes 17 seconds East a distance of 2,796.34 feet;

Thence from said point of beginning North 00 degrees 01 minutes 00 seconds West a distance of 105.1 feet to a point;

Thence South 89 degrees 39 minutes 00 seconds East a distance of 152.5 feet to a point;

Thence South 00 degrees 01 minutes 00 seconds East a distance of 105.0 feet to a point;

Thence North 89 degrees 39 minutes 00 seconds West a distance of 152.5 feet to the POINT OF BEGINNING,

ALSO EXCEPTING from Lot 14 and part of the Northeast Quarter of the Southwest Quarter of Section 6, Township 6 South, Range 8 East of the Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 6, measure Southerly along the Section line, bearing South 00 degrees 22 minutes 00 seconds East a distance of 660.00 feet to the TRUE POINT OF BEGINNING;

Thence measure Easterly bearing South 89 degrees 39 minutes 00 seconds East a distance of 1269.34 feet to a point;

Thence Northerly bearing North 00 degrees 19 minutes 00 seconds West a distance of 546.94 feet to a point;

Thence Easterly bearing South 89 degrees 39 minutes 00 seconds East a distance of 102.50 feet to a point;

Thence Northerly bearing North 00 degrees 01 minutes 00 seconds West a distance of 105.00 feet to a point;

Thence Westerly bearing North 89 degrees 39 minutes 00 seconds West a distance of 102.50 feet to a point;

Thence Northerly bearing North 00 degrees 19 minutes 00 seconds West a distance of 8.06 feet to a point;

Thence Easterly bearing South 89 degrees 39 minutes 00 seconds East a distance of 280.16 feet to a point;

Thence Southerly bearing South 00 degrees 22 minutes 00 seconds West a distance of 925.00 feet to a point;



Thence Westerly bearing North 89 degrees 39 minutes 00 seconds West a distance of 1550.00 feet to a point on the West line of said Section 6;

Thence Northerly along the Section line bearing North 00 degrees 22 minutes 00 seconds West a distance of 265.00 feet to the TRUE POINT OF BEGINNING; AND

EXCEPT a parcel of land located in a portion of Government Lot 15 and the Southeast quarter of the Southwest quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Southwest corner of Section 6;

Thence North 00 degrees 18 minutes 49 seconds West 664.66 feet along the West line of Section 6 to a point;

Thence North 89 degrees 58 minutes 28 seconds East 1372.54 feet to a point and the beginning of a 16,077.45 radius non-tangent curve to the left have a radial bearing of South 89 degrees 36 minutes 25 seconds East;

Thence along said curve 69.04 feet through a central angle of 00 degrees 14 minutes 26 seconds to a point;

Thence South 00 degrees 07 minutes 51 seconds West 621.51 feet to a point on the South line of said Section 6;

Thence North 88 degrees 56 minutes 26 seconds West 1367.39 feet along said South line to the Point of Beginning; AND,

EXCEPTING THEREFROM all gas, oil and mineral rights as reserved in Deed recorded in Docket 997, page 100.

PARCEL NO. 3 (Eleven Mile Corner Road)

The Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 4 (Eleven Mile Corner Road)

Lot 13, Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT that part of Lot 13 as described as follows:

BEGINNING at the point of intersection of the South boundary line of Lot 13 of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, with the East line of the Highway running in a Northerly and Southerly direction along the West side of said Lot 13;

Thence Northerly along the said East line of said Highway, a distance of 300 feet;

Thence Easterly and parallel to the Southerly boundary line of said Lot 13, a distance of 330 feet;

Thence Southerly and parallel to the said Highway hereinbefore referred to a distance of 300 feet and the Southerly boundary line of said Lot 13 of Section 6, Township 6 south, Range 8 East;

Thence Westerly along the said Southerly boundary line of said Lot 13 to the POINT OF BEGINNING;



ALSO EXCEPTING from said Lot 13 the following described parcel:

COMMENCING at the West quarter corner of said Section 6, measure Northerly along the Section line bearing North 00 degrees 12 minutes 00 seconds West a distance of 330.00 feet to the TRUE POINT OF BEGINNING;

Thence continue Northerly (record) North 00 degrees 19 minutes 06 seconds West (measured) along said Section line, a distance of 40.00 feet to a point;

Thence measure South 89 degrees 39 minutes 00 seconds East (record) North 89 degrees 29 minutes 49 seconds West (measured) a distance of 445.00 feet to a point;

Thence measure Southerly bearing South 00 degrees 22 minutes 00 seconds East (record) South 00 degrees 19 minutes 06 seconds East (measured) a distance of 370.00 feet a point on the North line of Lot 14;

Thence measure Westerly bearing North 89 degrees 39 minutes 00 seconds West (record) North 89 degrees 29 minutes 49 seconds West (measured) a distance of 82.00 feet to a point;

Thence measure Northerly bearing North 00 degrees 22 minutes 00 seconds West (record) North 00 degrees 19 minutes 06 seconds East (measured) a distance of 330.00 feet to a point;

Thence measure Westerly bearing North 89 degrees 39 minutes 00 seconds West (record) South 89 degrees 29 minutes 49 seconds East (measured) a distance of 363.00 feet to the TRUE POINT OF BEGINNING; AND,

EXCEPT that certain portion of Lot 13 of Section 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona now particularly described as follows:

Beginning at the West quarter corner of said Section 6, said Point of Beginning also being the Southwest corner of said Lot 13;

Thence along the West line of said Section 6, North 00 degrees 19 minutes 00 seconds West, a distance of 330.00 feet;

Thence leaving along West line, parallel to the South line of said Lot 13, South 89 degrees 29 minutes 49 seconds East a distance of 363.00 feet;

Thence South 00 degrees 19 minutes 06 seconds East, parallel to said West line of said Section 6, a distance of 30.00 feet;

Thence parallel to said South line of Lot 13, North 89 degrees 29 minutes 49 seconds West, a distance of 330.00 feet;

Thence 33.00 feet East of and parallel to said West line of Section 6, South 00 degrees 19 minutes 06 seconds East a distance of 300 feet to the South line of said Lot 13;

Thence along said South line, North 89 degrees 29 minutes 49 seconds West a distance of 33.00 feet to the Point of Beginning.

EXCEPTING THEREFROM all gas, oil and mineral rights as reserved in Deed recorded in Docket 997, page 100;

PARCEL NO. 1 (Bartlett Road Investors, LLC)

A parcel of land located in Sections 5 and 6, Township 6 south, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:



BEGINNING at ½ inch iron rod monumenting the Northeast corner of Section 6 and the Northwest corner of Section 5;

Thence South 00 degrees 11 minutes 19 seconds West, 1125.91 feet along the East line of said Section 6, to a point 40.00 feet South of the South line of Government Lot 4, Section 5;

Thence North 89 degrees 51 minutes 31 seconds East 2672.48 feet, parallel with and 40.00 feet South of the South line of Government Lot 3 and 4 to a point on the Easterly line of Government Lot 6, Section 5;

Thence South 00 degrees 43 minutes 19 seconds West 1279.93 feet, along said Easterly line of said Lot 6 to the Southeast corner thereof;

Thence North 89 degrees 56 minutes 38 seconds West 2660.53 feet along the Southerly line of Government Lots 5 and 6, Section 5, to a point at the Southwest corner of said Lot 5;

Thence South 00 degrees 13 minutes 22 seconds West 1320.33 feet along the East line of Government Lot 9, Section 6 to the Southeast corner of said Government Lot 9;

Thence North 89 degrees 36 minutes 18 seconds West 1325.25 feet, along the Southerly line of said Government Lot 9 to the Southwest corner of said Lot 9;

Thence North 00 degrees 01 minutes 13 seconds West 1317.85 feet, along the Westerly line of said Government Lot 9 to the Northwest corner thereof;

Thence South 89 degrees 42 minutes 46 seconds East 805.69 feet, along the North line of said Lot 9 to a point;

Thence North 00 degrees 01 minutes 34 seconds West 236.99 feet to a point;

Thence North 89 degrees 42 minutes 46 seconds West 2136.95 feet to a point on the West line of Government Lot 7;

Thence North 00 degrees 14 minutes 37 seconds West 1056.87 feet along said West line of Lot 7, to a point;

Thence South 89 degrees 42 minutes 32 seconds East 237.01 feet parallel with and 17.00 feet South of the North line of said Lot 7 to a point;

Thence North 00 degrees 14 minutes 37 seconds West 230.01 feet parallel with the West line of Government Lot 2, Section 6 to a point;

Thence North 89 degrees 42 minutes 32 seconds West 237.01 feet parallel with the South line of said Lot 2 to a point on the Westerly line of said Lot 2;

Thence North 00 degrees 14 minutes 37 seconds West 842.75 feet along said Westerly line to a found ½ inch iron rod marking the North quarter corner of Section 6;

Thence North 89 degrees 38 minutes 43 seconds East 2679.17 feet, along the North line of said Section 6 to the POINT OF BEGINNING.

PARCEL NO. 1 (Kleck)

Lots 1 and 2 and the East half of the Northwest quarter of Section 7, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 2 (Kleck)



The East half of Section 7, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT a parcel of land situated in the Southeast quarter of Section 7, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, being more particularly described as follows:

COMMENCING at a rebar which is the East quarter corner of Section 7 from whence an iron pipe, which is the Southeast corner of Section 7 bears South 00 degrees 12 minutes 00 seconds West, at a distance of 2643.40 feet;

Thence from the East quarter corner North 89 degrees 13 minutes 29 seconds West along the East-West midsection line a distance of 33.00 feet to a rebar which is the TRUE POINT OF BEGINNING;

Thence North 89 degrees 13 minutes 29 seconds West a distance of 475.00 feet to a rebar;

Thence South 00 degrees 12 minutes 00 seconds West a distance of 475.00 feet to a rebar;

Thence South 89 degrees 13 minutes 29 seconds East a distance of 475.00 feet to a rebar;

Thence North 00 degrees 12 minutes 00 seconds East a distance of 475.00 feet to the TRUE POINT OF BEGINNING.

PARCEL A (Sunshine Road Investors)

The North 1066.00 feet of the Southeast quarter of the Northeast quarter of Section 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL B (Sunshine Road Investors)

A portion of the East half of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the East quarter corner of said Section 6;

Thence South 00 degrees 14 minutes 00 seconds West, 400.00 feet along the East line of said Section 6;

Thence North 89 degrees 32 minutes 40 seconds West, 2636.25 feet long the South line of the North 400.00 feet of the Southeast quarter of said Section 6 to a point on the West line thereof;

Thence North 00 degrees 17 minutes 23 seconds West, 400.03 feet along the West line to a point on the North line of the Southeast quarter of said Section 6;

Thence South 89 degrees 32 minutes 40 seconds East, 1319.95 feet along said North line to a point on the West line of the Southeast quarter of the Northeast quarter of said Section 6;

Thence North 00 degrees 04 minutes 34 seconds West, 249.22 feet along said West line to a point on the South line of the North 1066.00 feet of the Southeast quarter of the Northeast quarter of said Section 6;

Thence South 89 degrees 36 minutes 42 seconds East, 1320.87 feet along said South line to a point on the East line of said Section 6;

Thence South 00 degrees 08 minutes 14 seconds West, 250.77 feet along said East line to the POINT OF BEGINNING.



PARCEL C (Sunshine Road Investors)

A portion of the Southeast quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 6;

Thence South 00 degrees 14 minutes 00 seconds West, 400.00 feet along the East line of said Southeast quarter to the POINT OF BEGINNING;

Thence continuing South 00 degrees 14 minutes 00 seconds West, 1082.26 feet;

Thence North 89 degrees 54 minutes 36 seconds West, 2626.21 feet to a point on the West line of said Southeast quarter;

Thence North 00 degrees 17 minutes 23 seconds West, 1099.10 feet along said West line to a point on the South line of the North 400.00 feet of said Southeast quarter;

Thence South 89 degrees 32 minutes 40 seconds East, 2636.25 feet along said South line to the POINT OF BEGINNING.

PARCEL D (Sunshine Road Investors)

A portion of the Southeast quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the East quarter corner of said Section 6;

Thence South 00 degrees 14 minutes 00 seconds West, 1482.26 feet along the East line of said Southeast quarter to the POINT OF BEGINNING;

Thence North 89 degrees 54 minutes 36 seconds West, 2626.21 feet to a point on the West line of said Southeast quarter;

Thence South 00 degrees 17 minutes 23 seconds East, 550.01 feet along said West line to a point that is 616.87 feet distant from the Southwest corner of said Southeast quarter;

Thence South 89 degrees 54 minutes 36 seconds East, 2621.19 feet to a point on the East line of said Southeast quarter that is 633.29 feet distant from the Southeast corner of said Southeast quarter;

Thence North 00 degrees 14 minutes 00 seconds East, 550.00 feet along said East line to the POINT OF BEGINNING.

PARCEL E (Sunshine Road Investors)

A portion of the Southeast quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of said Section 6;

Thence North 00 degrees 14 minutes 00 seconds East, 633.29 feet along the East line of said Southeast quarter;

Thence North 89 degrees 54 minutes 36 seconds West, 2621.19 feet to a point on the West line of said Southeast quarter that is 616.87 feet distant from the Southwest corner of said Southeast quarter;



Thence South 00 degrees 17 minutes 23 seconds East, 616.87 feet along said West line to a point on the South line of said Southeast quarter;

Thence South 89 degrees 33 minutes 00 seconds East, 2615.57 feet along said South line to the POINT OF BEGINNING.

PARCEL 1 (McCartney Main & Main)

All of GLO LOTS 3, 4 and 5, and a portion of GLO LOT 6, located in Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 6, said point being the POINT OF BEGINNING:

Thence South 00 degrees 38 minutes 22 seconds East along the West boundary of the Northwest quarter of said Section 6, a distance of 2338.40 feet;

Thence North 89 degrees 57 minutes 56 seconds East a distance of 1710.88 feet;

Thence North 00 degrees 28 minutes 22 seconds West a distance of 1293.96 feet;

Thence South 89 degrees 26 minutes 37 seconds East a distance of 895.74 feet to the East line of GLO LOT 3 of said Section 6;

Thence North 00 degrees 33 minutes 47 seconds West along said East boundary, a distance of 1081.68 feet more or less to the North quarter corner of Section 6;

Thence South 89 degrees 21 minutes 00 seconds West along the North boundary of the Northwest quarter of said Section 6, a distance of 2611.54 feet more or less to the POINT OF BEGINNING.

PARCEL 1 (Coolidge Corner Retail)

A parcel of land located in a portion of Governments Lots 11 and 12, Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of Government Lot 12;

Thence South 89 degrees 42 minutes 46 seconds East 1331.83 feet along the North line of Government Lots 11 and 12 to a point;

Thence South 00 degrees 16 minutes 00 seconds West 793.37 feet to a point;

Thence South 90 degrees 00 minutes 00 seconds West 1323.67 feet to a point on the West line of said Lot 12;

Thence North 00 degrees 19 minutes 06 seconds West 800.05 feet along the said West line of the Point of Beginning.

PARCEL 2 (Coolidge Corner Retail)

A parcel of land located in a portion of Government Lot 15 and the Southeast quarter of the Southwest quarter of Section 6, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:



Beginning at the Southwest corner of Section 6;

Thence North 00 degrees 18 minutes 49 seconds West 664.66 feet along the West line of Section 6 to a point;

Thence North 89 degrees 58 minutes 28 seconds East 1372.54 feet to a point and the beginning of a 16,077.45 radius non-tangent curve to the left have a radial bearing of South 89 degrees 36 minutes 25 seconds East;

Thence along said curve 69.04 feet through a central angle of 00 degrees 14 minutes 46 seconds to a point;

Thence South 00 degrees 07 minutes 51 seconds West 621.51 feet to a point on the South line of said Section 6;

Thence North 88 degrees 56 minutes 26 seconds West 1367.39 feet along said South line to the Point of Beginning.

PARCEL 3 (Coolidge Corner Retail)

A parcel of land located in a portion of Government Lot 1 and the Northeast quarter of the Northwest quarter of Section 7, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of Section 7;

Thence South 88 degrees 56 minutes 26 East 1367.39 feet along the North line of Section 7 to a point;

Thence South 00 degrees 07 minutes 48 seconds West 712.25 feet to a point and the beginning of a 1020.00 foot radius curve to the left;

Thence along said curve 101.88 feet through a central angel of 05 degrees 43 minutes 22 seconds to a point;

Thence South 89 degrees 53 minutes 40 seconds West 1378.09 to a point on the West line of Section 7;

Thence North 00 degrees 30 minutes 59 seconds East 841.82 feet along said West line to the Point of Beginning.

PARCEL 1 (Windsor 80)

A parcel of land located in Government Lots 11 and 12, Section 5, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at an iron rod monumenting the Northwest corner of Government Lot 12;

Thence along the Northerly line of said Government Lot 12 and Government Lot 11, South 89 degrees 56 minutes 38 seconds East, 2660.53 feet to the Northeast corner of said Government Lot 11;

Thence along the East line of said Government Lot 11 South 00 degrees 43 minutes 19 seconds West 1320.04 feet to the Southeast corner, said Government Lot 11;

Thence along the Southerly line of said Government Lots 11 and 12 North 89 degrees 57 minutes 07 seconds West 2649.03 feet to the Southwest corner of said Government Lot 12;



Thence along the West line of said Government Lot 12 North 00 degrees 13 minutes 22 seconds East 1320.33 feet to the POINT OF BEGINNING.

EXCEPT all geothermal oil, gas, metals and mineral rights as reserved in instrument recorded in Docket 749, page 305 of Official Records.

PARCEL 2 (Windsor 60)

A parcel of land located within a portion of Government Lots 9 and 10, together with a portion of the Northeast quarter of Section 5, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at a found railroad spike marking the East quarter corner of Section 5;

Thence along the East line of the Northeast quarter of said Section 5, North 00 degrees 38 minutes 46 seconds East 659.82 feet to the Southeast corner of the Northeast quarter of the Northeast quarter of said Section 5, and marking the POINT OF BEGINNING;

Thence along the South line of said Northeast quarter of the Northeast quarter, North 89 degrees 57 minutes 21 seconds West 1282.26 feet to a point being 60.00 feet East of the West line of said Northeast quarter of the Northeast quarter;

Thence parallel with said West line, North 00 degrees 41 minutes 03 seconds East 659.91 feet to a point on the North line of said Northeast quarter of the Northeast quarter, also being the south line of Government Lot 9;

Thence parallel with and 60.00 feet East of the West line of said Lot 9, North 00 degrees 41 minutes 02 seconds East 1232.66 feet to a point on the North line of the South 1232.58 feet of said Lot 9;

Thence along said North line, North 89 degrees 57 minutes 07 seconds West 60.00 feet to a point on said West line, also being the East line of Government Lot 10;

Thence along said West line South 00 degrees 41 minutes 02 seconds West 2.82 feet to a point being 90.00 feet South of the North line of said Lot 10;

Thence parallel with and 90.00 feet South of said North line, North 89 degrees 56 minutes 38 seconds West 1341.00 feet to a point on the West line of said Lot 10;

Thence along said West line, North 00 degrees 43 minutes 19 seconds East 90.01 feet to the Northwest corner of said Lot 10;

Thence along the North line of Government Lots 10 and 9, South 89 degrees 56 minutes 38 seconds East 2472.89 feet to a point;

Thence parallel with the East line of said Lot 9, South 00 degrees 38 minutes 46 seconds West, 209.00 feet to a point;

Thence parallel with the North line of said Lot 9, South 00 degrees 38 minutes 46 seconds West, 209.00 feet to a point;

Thence parallel with the North line of said Lot 9, South 89 degrees 56 minutes 38 seconds East 209.00 feet to a point on said East line of Section 5;

Thence along said East line, South 00 degrees 38 minutes 46 seconds West 1770.46 feet to the POINT OF BEGINNING.



2. REGIONAL CONTEXT

A regional overview is provided below to give the context among the Verona property, the closest community facilities to the site and the surrounding properties. As many of the existing community facilities are substantially north of the subject property, the Planned Area Development proposes additional facilities to serve the future Verona resident population.

A. Property Ownership – Vicinity

The property ownership pattern for the site and the surrounding area is provided at the end of **Exhibit C**. On behalf of the landowners for the Verona Master Plan, Omega Management Services Inc. has been authorized to proceed with the public review and adoption of a Planned Area Development (PAD) for the entire property. The Verona PAD is in the process of being annexed into the City of Coolidge. The adoption of the ordinance is expected to be heard on June 26, 2006.

B. Municipal Boundaries

Verona lies adjacent to the City of Coolidge city limits, with Pinal County jurisdiction to the west of the subject property. Coolidge General Plan zone of influence **Exhibit E, Municipal Boundaries**, shows the Verona property within the context of the City of Coolidge jurisdiction.

C. Relationship with Other Planning Efforts within Proximity to the Site

This Planned Area Development is intended to work in unison with approved developments or projects currently in the city approval process. The properties in the vicinity can be described in the following general terms: The property to the north of Verona is Landmark Ranch. To the east is Brighton Village. To the south is Holland Farms. All adjacent property owners within 300 feet of the perimeter to the Verona property will be notified of the proposed PAD process in accordance with provisions of the Coolidge Zoning Ordinance and in accordance with State Statutes.

D. Recreational Opportunities

Verona is located close to several regional recreational amenities. The Pinal County Fairgrounds is approximately 4.5 miles to the south. Casa Grande Ruins National Monument is approximately 3.5 miles to the north. Less than a half-hour drive to the south is Picacho Peak with numerous hiking trails and picnic areas. Tucson is an approximate one-hour drive to the south. Golfing is available in nearby Casa Grande, and sky diving may be available at the Coolidge Municipal Airport approximately five miles east. The Eloy Airport, approximately 12 miles to the southwest, has a large skydiving resort. The trails [within Verona](#) will afford opportunities for community residents to walk or bike from Verona to other areas along the corridor. As noted throughout this document, the open spaces



within Verona are planned to link with areas such as the neighborhood and community commercial centers, public schools, and adjacent neighborhood parks, creating additional non-vehicular recreation and regional connections.

E. Transportation Network

The transportation planning process within the southern Coolidge area is centered on arterial roadways plus easy connections to Highway 87 to the north and east, and Highway 287 to the south and east. The Arizona Department of Transportation is currently studying an alignment heading from I-10 eastbound, south of the City of Coolidge, and connecting to Florence as a limited access loop road. The study is scheduled for completion in November 2005 by ADOT. (An on/off ramp may be added to I-10 at Kleck Road.)

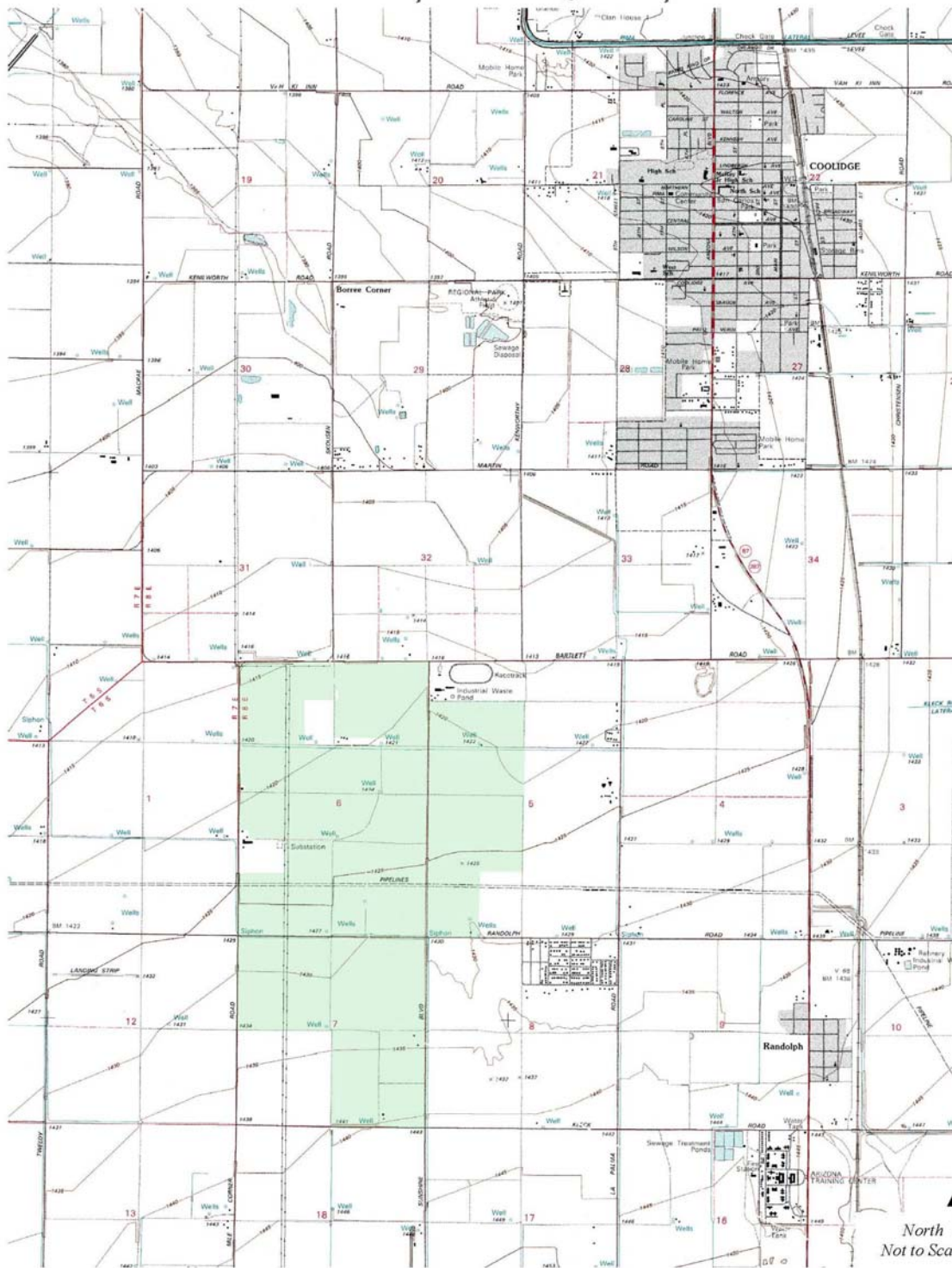
Currently, the primary arterial roadway serving Verona is Eleven Mile Corner Road and its connection to Skousen Road and Highway 87. Another option is I-10 via the McCartney Road exit to Signal Peak Road and south to Randolph Road then east to Verona. These, as well as other routes, were analyzed in the Traffic Impact Study. The Coolidge General Plan indicates that Bartlett Road is a major arterial roadway. Eleven Mile Corner Road, Sunshine, Kleck, and Randolph roads are considered minor arterial roads in the current general plan circulation plan.

F. Local Airports

The Verona property is not within a zone of influence from any of the major Phoenix Metropolitan airports such as Phoenix Sky Harbor Airport or the Coolidge Municipal Airport. The Coolidge Municipal Airport does provide general aviation facilities and is located approximately five miles to the east of the Verona property.



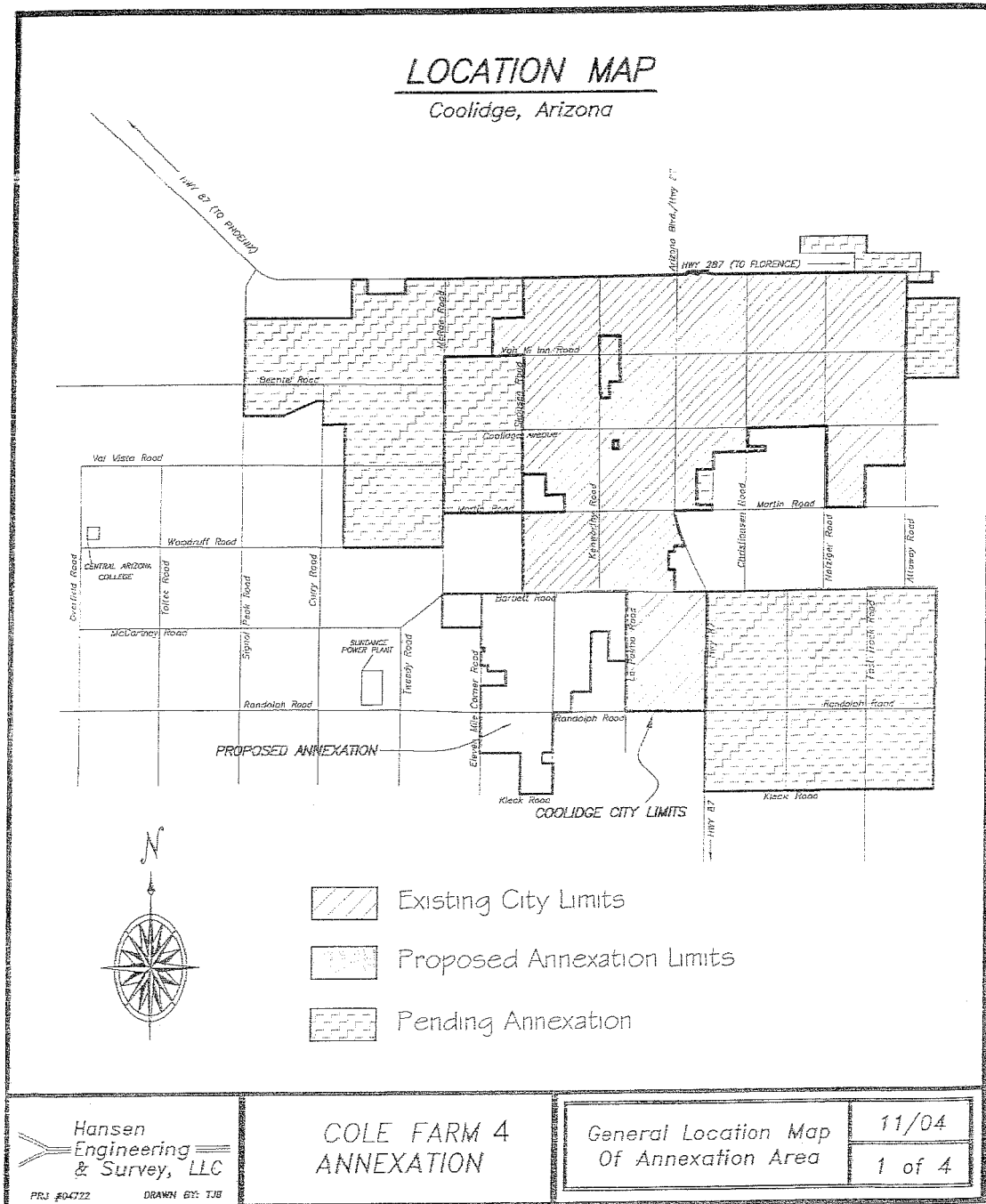
Exhibit D - Vicinity Map



Not to Scale



Exhibit E - Municipal Boundaries





3. SITE ANALYSIS

A. Existing Land Use

The Verona property and surrounding area include extensive tracts of predominantly agricultural fields. Portions of the property have historically been used for farming and cotton ginning operations. An adjacent parcel to the property is Electrical District #2 (ED#2) substation. The Western Area Power Alignment (WAPA) easement bisects the property in a north-south direction. An El Paso Gas line easement also bisects the property in an east-west direction (**Exhibits F and G**).

B. Existing Zoning

The Verona property is presently in the Pinal County jurisdiction and is labeled in the Comprehensive Plan as a transitional area. The surrounding area is predominately agricultural (AG). This same area designation exists outside the city limits within the Pinal County jurisdiction for roughly 80 square miles.

C. Existing Predevelopment Conditions

1. Opportunities and Constraints

It is widely understood that an unmanaged one unit per acre development, divided with an unplanned grid pattern, is an extremely inefficient land use pattern that consumes land and promotes the haphazard extension of infrastructure. This infrastructure has an initial public cost for installation and requires long term funding for public maintenance of these facilities. The master planning of large tracts of land offers an opportunity to logically and systematically install infrastructure in a planned and coordinated way. This infrastructure, typically designed and installed by a single entity, can be extended and phased in a manner that recognizes economy of scale for the initial installation and ongoing maintenance. The system designer can take advantage of design opportunities to minimize the length of subterranean systems, therefore lessening the public burden for long-term maintenance.

The greatest opportunities in the infrastructure planning and development of Verona lie in the dynamics of the residential market and the quality of life that Coolidge has to offer. The transportation corridors and the many possibilities that the number of arterial roads surrounding the property have to offer for vehicular connectivity also provide a great opportunity for the residents of Verona. The constraints on the property are most evident in the WAPA and gas line easements, as well as the ED #2 substation and its proximity to the property. Another major constraint for safety and aesthetics for the residents is the gravity fed irrigation canals.



Exhibit F – Aerial Photo

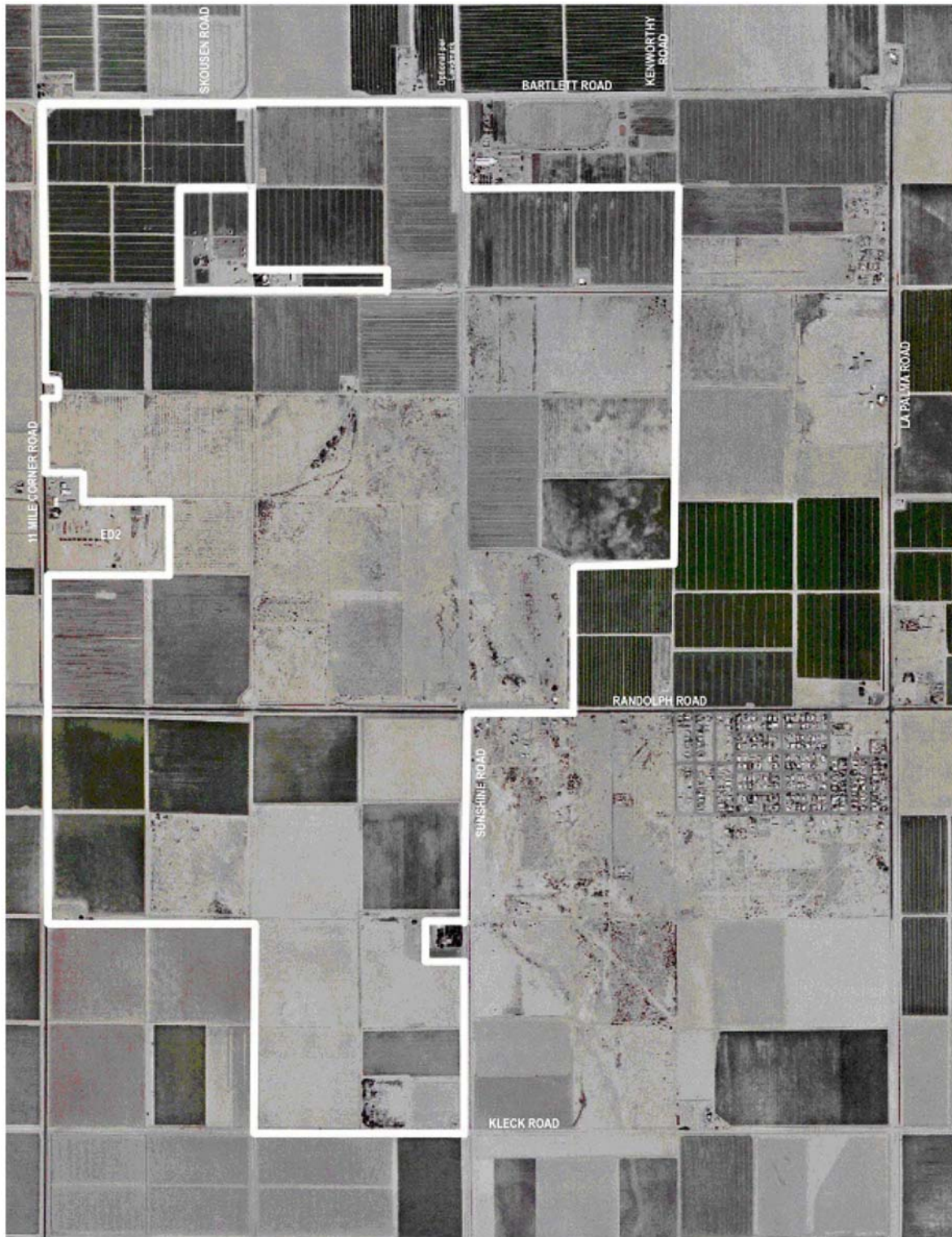
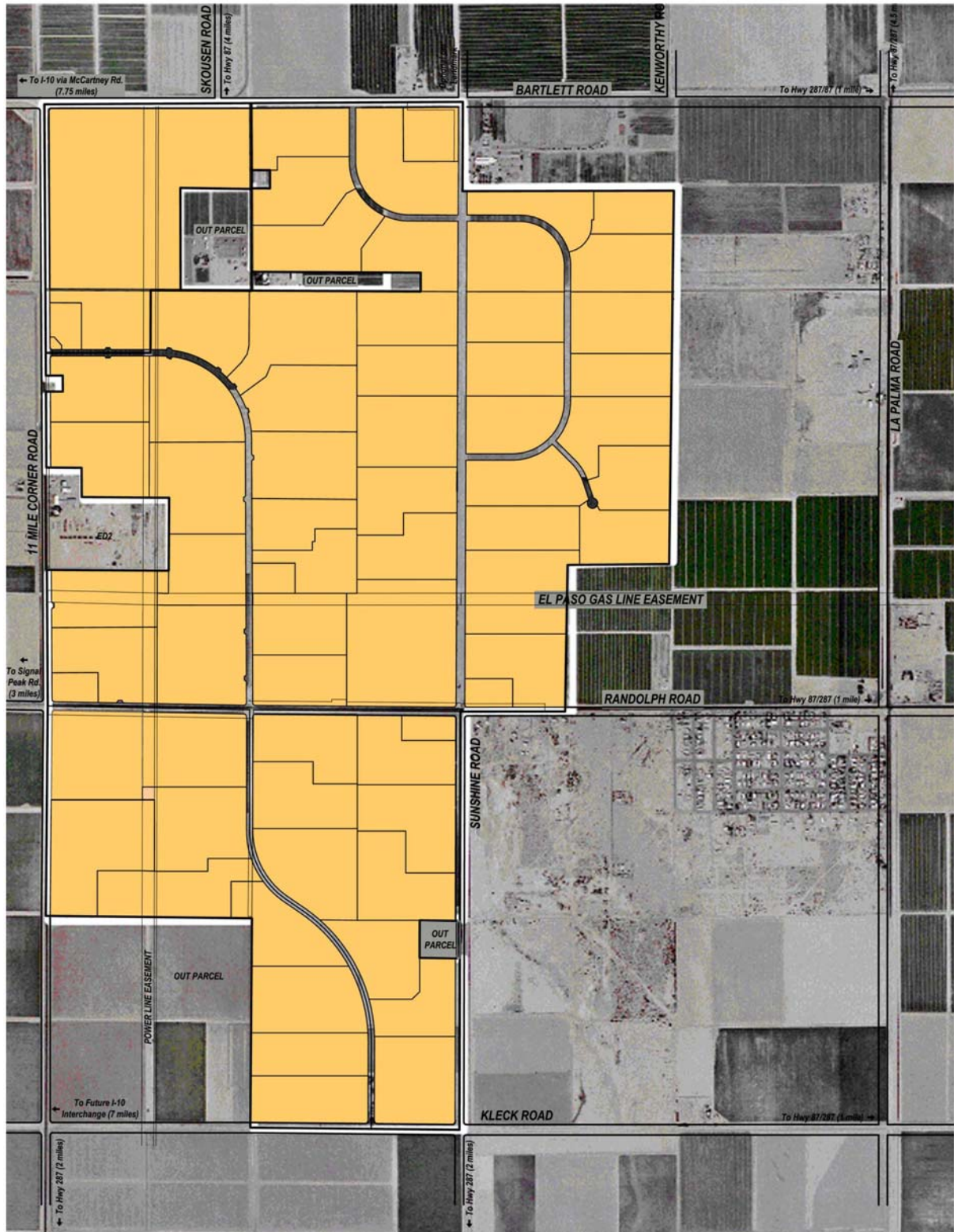




Exhibit G- Aerial Photo with Plan Overlay





2. Topography and Drainage

The existing topography of Verona is relatively flat farmland (**Exhibit H**) that drains to the north at a slope of between one and two percent. Irrigation ditches and local roads along section lines and mid-section lines help control and channel existing storm flows as they move from south to north. There are no offsite drainage issues. All current drainage is conveyed via tailwater drainage canals or retained onsite.

3. Soils/Geology

The property lies physiographically within the Basin and Range Province, which includes the western and southern portions of the State of Arizona. The province is dominated by mountain chains and alleviated valleys that have evolved from generally complex structural movements and associated erosional and depositional events of the early Quaternary and late Tertiary age. The sediments include unconsolidated flood-plain alluvium.

According to the United States Department of Agriculture (USDA) Soil Survey of Pinal County, Arizona, Western Part, dated 1991, soils in the vicinity of the property are classified as Casa Grande fine, sandy loam. This deep, well drained soil is on relict basin floors. It formed in stream alluvium derived from mixed sources.

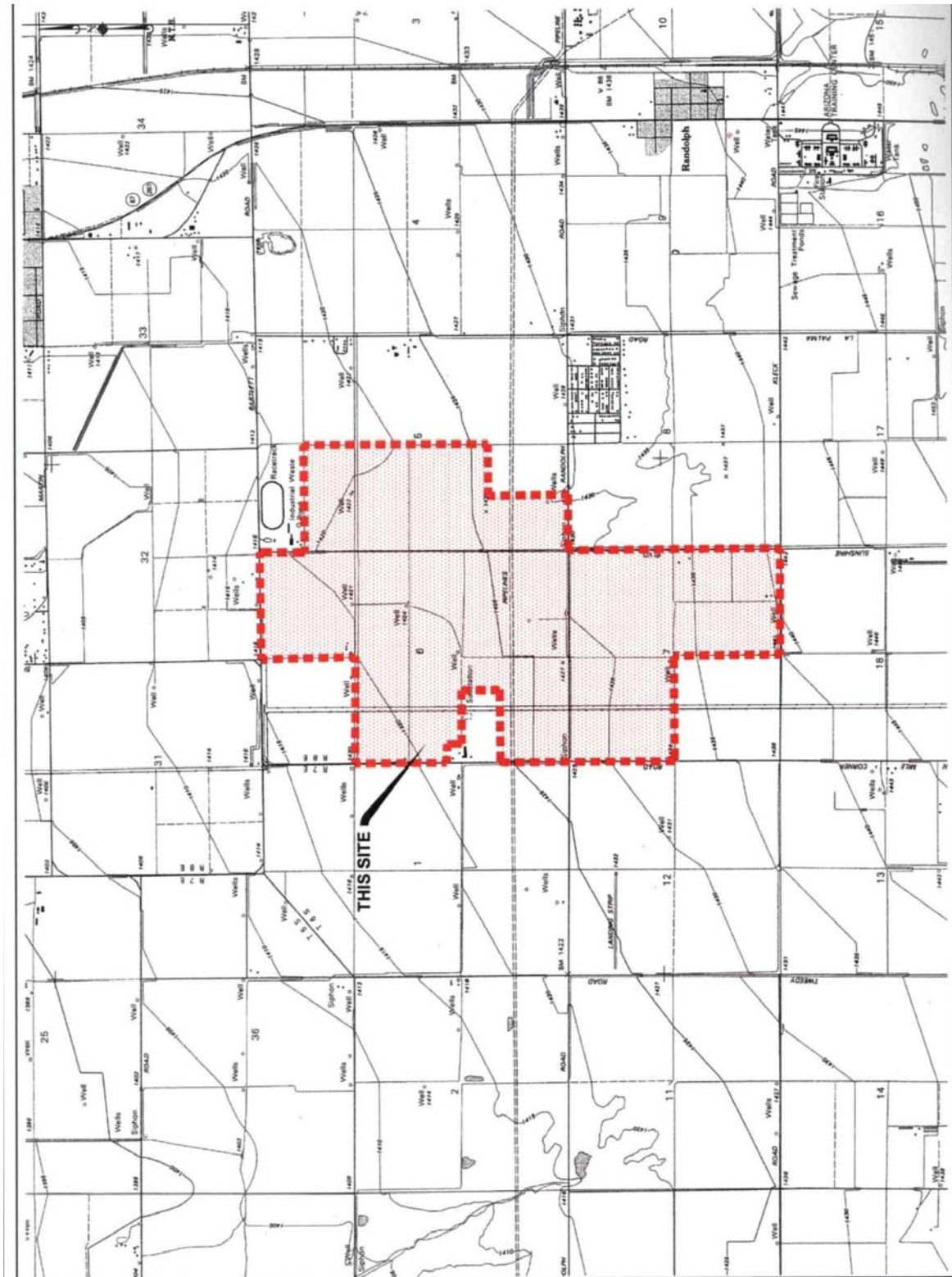
Typically, the surface layer is light brown fine sandy loam about 13 inches thick. Below this to a depth of 60 inches or more is reddish brown and pinkish gray, calcareous sandy clay loam. A layer of lime accumulation is at a depth of 4 to 18 inches. Permeability is slow, available water capacity is moderate, runoff is slow and the hazard of water erosion is slight.

4. Groundwater

The subsurface alluvial materials present under the subject property consists of four subdivisions, an upper alluvial layer of sand and gravel extending to a depth of roughly 375 feet, a thick sequence of clay with thin gravel layers extending from the bottom of the upper alluvial layer to a depth of approximately 1,800 feet, a thick sequence of clay with anhydrite present in the clay extending from 1,800 feet to depths exceeding 2,700 feet and the bedrock composed of igneous or metamorphic rocks. The top two layers, extending to a depth of 1,800 feet offer the potential for the development of a water supply and are considered to be potential aquifers, while the bottom two layers are probably well cemented or hard rock and are unlikely to be aquifers.



Exhibit H - USGS Topo





Drillers' logs show that the depth of most wells in the area is less than 700 feet, penetrating only the upper alluvial sand and gravel layer and a portion of the clay with gravel layers sequence, although the total depth of a few wells approach 1,800, i.e. complete penetration of the clay with gravel layers sequence. The potential yield of these deep wells appears slightly higher than the shallow wells.

The yield of the existing irrigation wells ranges from roughly 400 gallons per minute (gpm) to approximately 2,000 gpm. It is anticipated that new wells can be constructed that will yield between 700 gpm and 1,400 gpm.

The ground water contours indicate that the generalize flow of the ground water is from the area of recharge in the Gila River northeast of Coolidge southwest under Coolidge then southwestward under the property. The recent volume of recharge has not yet been calculated.

The Arizona Water Company (AWC) has proven to the Arizona Department of Water Resources that a large volume of ground water is available for development of the AWC service area. The Verona Planned Area falls within this Physical Availability of Water Supply which when properly applied for will satisfy the Assured Water Supply for the project.

5. Cultural Resources

Prehistoric sites have been found on the site as well as in the region. The best known and largest is the Casa Grande Ruins National Monument located approximately 3.5 miles north of Verona Master Plan. A site survey will be conducted on the property to determine to what extent cultural resources may be present.

6. Roads, Rights-of Way and Utilities

- Roads

Presently Eleven Mile Corner and Randolph roads are paved. The Verona PAD has the ability to be accessed by any of the four directions; from the north via Skousen Road, from the east and west via Randolph and from the south via Eleven Mile Corner Road.

- Electric

The Electrical District #2 substation sits adjacent to Verona along Eleven Mile Corner Road. There are a number of power lines in the immediate vicinity surrounding the property as well as an easement for the Western Area Power Alignment running north-south through the western edge of the property.



- **Telephone**
Qwest has fiber optic cable buried along Sunshine Road adjacent to the property.
- **Potable Water**
The property is located within the CC&N area of Arizona Water Company. The service area is located at the intersection of Randolph and Sunshine roads. There is a six inch water line along Randolph Road servicing the individual residences and the Twilight Trails community and continues south on Sunshine to just west of Kleck Road. This line will not be sufficient to service the Verona community therefore the developer will be working diligently with Arizona Water Company to expand service to the area, including the provision of additional supply, treatment if necessary, storage, and fire protection.
- **Cable TV**
Currently there is no cable TV service in the vicinity of the Verona property. Accommodations of service will be expanded.
- **Natural Gas**
Southwest Gas has existing gas lines along La Palma, Kleck, and Eleven Mile Corner of the arterial roadways adjacent to the property.
- **Sanitary Sewer Service**
Sewer service will be provided by the City of Coolidge. The developer will work with the City to use Community Facilities District (CFD) monies to facilitate the construction of expanding the current wastewater treatment facility in order to service the entire project area. All facilities will be owned and operated by the City of Coolidge.
- **Irrigation Water**
The property is within the jurisdiction of the Hohokam Irrigation District. There is a gravity-fed irrigation canal that will eventually be tiled or abandoned in order to accommodate the proper right-of-way along Randolph Road.



4. MASTER PLAN

A. Project Overview

Verona represents a proposed 1,663 acre master planned community to be located in the City of Coolidge. In addition to a wide mix of housing types, the community will offer a variety of amenities including retail/employment nodes, neighborhood parks, municipal services sites, school sites and open space corridors (**Exhibit I**). Verona PAD will emerge as one of the most livable housing communities in Pinal County. A comprehensive set of Covenants, Conditions, and Restrictions, including a detailed set of design guidelines that will be administered by the Homeowners Community Association, will be prepared and executed to ensure a consistent level of quality throughout the community. The emphasis of the design guidelines will be placed on establishing a community theme to create community identity and promote housing diversity.

B. Land Use Plan

1. Residential

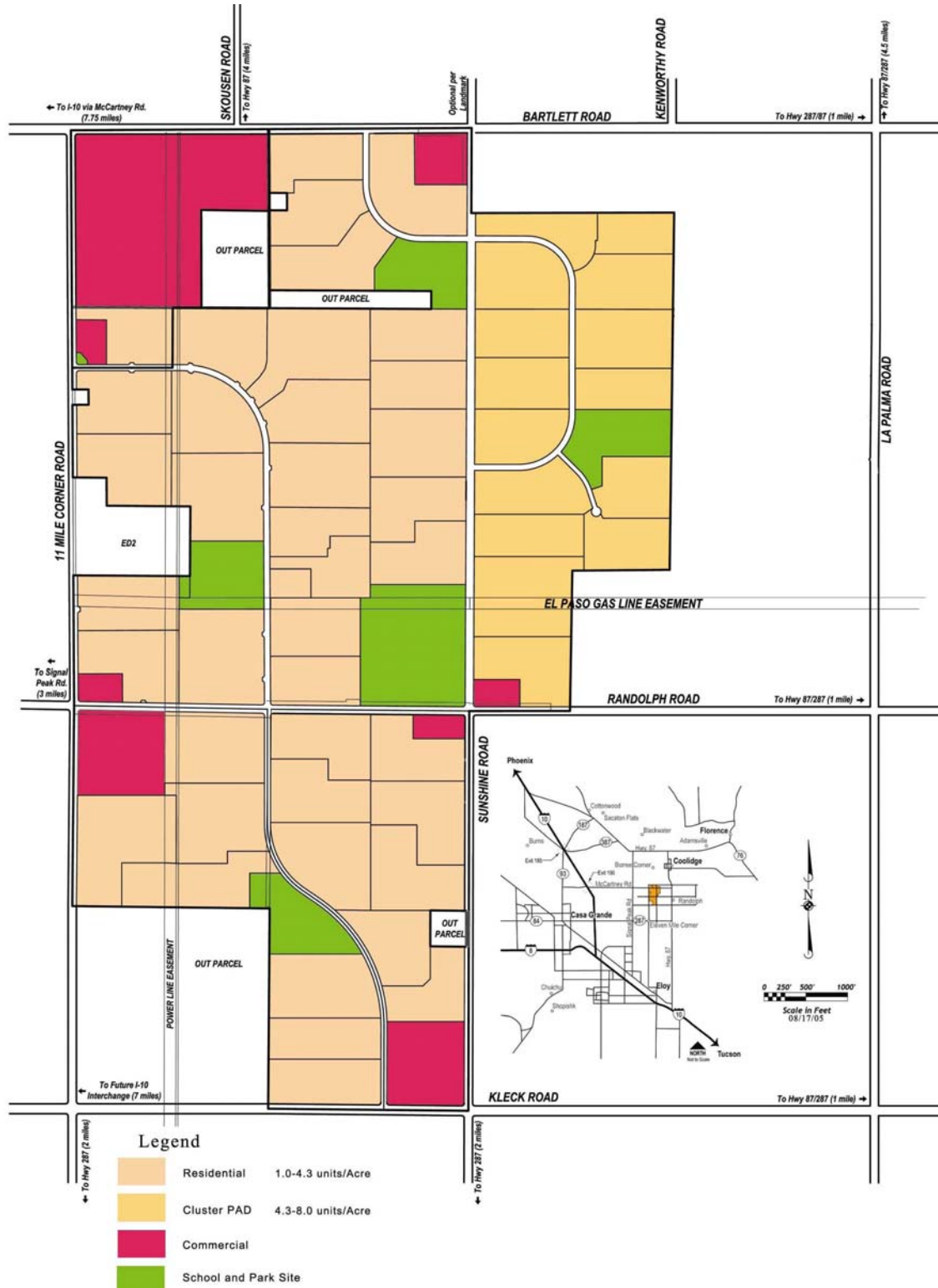
A variety of housing types are proposed for the Verona community. Homes will vary in character and size to meet the diverse needs of the projected population.

The target densities for single-family residential development parcels range from 4.0 to 8.0 units per acre (**Exhibits I**). Single-family residential development will conform to privately enforced design guidelines that promote community interaction, diversity of housing product, architectural embellishment and quality of life.

Amended Residential District Standards, located within Section Five, provide proposed development standards for the residential zoning districts under the Planned Area Development application. These standards are intended to introduce an element of design flexibility within the single-family zoning districts for lot sizes and setbacks, while maintaining minimum lot sizes within each development parcel (**Exhibit I**).

In each of the land use categories, Low Density Single-Family Residential and Medium Density Single-Family Residential may be utilized during the preliminary or final plat process to address residential density goals. The flexible zoning districts are intended to provide and promote the use of variable lot sizes to shift residential density to other areas. To encourage the diversity of housing products, units may be transferred between parcels within the same development area.

Exhibit I – Conceptual Land Use Plan





2. Commercial

Four neighborhood and two community commercial parcels have been proposed throughout the community as well as a regional commercial center. These commercial centers have been located along arterial roads and intersections, and will be classified as C3 zoning.

The focus of the *neighborhood centers* is to provide residents with day to day services including, but not limited to, grocery markets, drug stores, dry cleaning, banking and video rental establishments. The *community and regional commercial centers* will be planned to serve residents of the community with services beyond day to day needs, including services such as larger grocery/multi-purpose stores, home improvement stores, entertainment establishments, offices, and bulk goods. These parcels will ultimately be connected with a system of trails distributed throughout the Verona master plan.

3. Schools

Verona is located entirely within the Coolidge Unified School District #21. An approximate 15-acre parcel has been identified for each of the four future K-8 schools in the Verona Land Development Plan. These school sites will be located throughout the community. All the K-8 schools will be adjacent to approximately a five-acre neighborhood park and retention area.

The high school complex is proposed to be a 50-acre site. The Applicant will develop an agreement with the school district regarding the development and funding of school facilities to support the student population as the community develops.

Projections for numbers of school children at both the elementary and high school levels have been prepared with projection factors provided by the Coolidge Unified School District utilizing the following factors:

K-5	.50 students per household
Middle School	.20 students per household
High School	.25 students per household

The elementary school site location reflected on the Land Development Plan has been preliminarily reviewed and approved by the Coolidge School District staff. In the event that the parcel designated as a school site on the Land Development Plan does not get developed as a school site, the property owner may develop the parcel as permitted in the project Land Use Density and Intensity Table.



4. Parks and Open Space

Given the large number of parks and recreation areas, there will be numerous opportunities for both active and passive recreation such as, but not specifically, soccer field(s), sand volleyball, play-stations, Frisbee golf, basketball courts, tot lots, picnic facilities, walking, and jogging paths. There are two types of parks located throughout. The Verona PAD proposes a minimum of 14% open space.

- The tot lot parks will be strategically located within walking distance from each subdivision via a trail system or sidewalk. Each of these parks will be approximately 1/2 acre in size.
- The neighborhood parks will be adjacent to the K-8 schools and will share retention facilities with the schools. These parks will be approximately 5 acres each.

The internal meandering trail system will be stabilized with decomposed granite and externally with concrete along the arterials and work its way throughout the community from one end of the property to the other. There will be local connections from the subdivisions to access this path system as well as through the local tot lot parks. The trail system will follow the WAPA (power lines) as well as along the El Paso Gas line easement. There will be benches, ramadas, tot lots, retention basins, play stations, and Frisbee golf possibly located along the trail system and will be included in the landscape plan submittals with each phase of development (**Exhibits J and K**).

5. Community Facilities

a. Fire

The Verona community is located within the voluntary fire department jurisdiction of the City of Coolidge. Accommodation will be made to properly supply temporary fire protection to Verona residents until a permanent site is located. The proposed fire/police substation may be located near La Palma and Bartlett roads.

b. Police

Verona will seek law enforcement services from the City of Coolidge.



Verona Planned Area Development
Omega Management Services, Inc.

Exhibit J - Tot Lot & Ramada Exhibit





Verona Planned Area Development
Omega Management Services, Inc.

Exhibit K ~ Trail Exhibit





Verona Planned Area Development

Omega Management Services, Inc.





c. Library

A library is not anticipated within the Verona Planned Community. However, support for this public facility will be provided through the Impact Fee Program with final location of library services being determined by City staff. In conjunction, the Coolidge Unified School District may have public facilities available to residents.

C. Circulation

The circulation facilities proposed with Verona are critical to the ultimate quality of life for the community residents. The intent of a proposed circulation system is to balance opportunities for mobility within and through the community by incorporating opportunities for vehicular, bicycle, and pedestrian traffic. These facilities are discussed below.

1. Vehicular

A Traffic Impact Study for Verona is available at the City Growth Management Office. The report analyzes the impact of the proposed land use plan on the vehicular circulation system and provides recommendations related to the street capacity, turning movements and potential signalization.

The existing site currently has very few developed roadways and no formal trail system. The proposed roadway network for Verona includes a series of existing minor arterial rights-of-way on the section roads and a collector road that will facilitate traffic throughout the community and neighboring areas. The local streets will be designed to promote local traffic and to discourage cut-through traffic. Verona intends to have the City standard rights-of-way throughout the site on the arterial, collectors and local streets. All primary neighborhood access roads (collector and local) in Verona will be public roadways. Construction of all streets shall be in accordance with the City of Coolidge, Maricopa Association of Governments (MAG) Standards, and International building Codes (IBC/IRC) 2000 Standards. All streets will be maintained by the developer until final inspection and acceptance by the City of Coolidge (**Exhibits L, M, and N**). Private roads and alleyways will be maintained by the HOA.

2. Bicycle

Because of the recreational and multi-modal transportation opportunities that exist within Verona, all arterial and collector roadways will include on-street bicycle lanes that will allow residents to effectively circulate throughout the Verona community.



While recreational cyclists may travel the roadway network, some may feel more comfortable utilizing the multi-use trail network where possible. Verona's multi-use trail system will integrate bicycle users with pedestrian and other users within the proposed decomposed granite surface trail system. Trail development will focus on the multi-use aspect and roadways to enhance connectivity within the trail network.

3. Pedestrian

The proposed network illustrates a trail network designed to accommodate a combination of pedestrians and bicyclists. Much of the network integrates trails and pathways with drainage corridors and areas within and adjacent to arterial roadways.

One aspect of the pedestrian and bicycle circulation system lies within the arterial and collector street system. Pedestrians will have access to 5' wide detached sidewalks on the arterial and collector streets, and 4' wide detached sidewalks on local streets.

Both bicyclists and pedestrians will have access to off-street trails located within the open space network and drainage corridors. Trail location within the open space network will adhere to low and moderately sloped areas, to enhance accessibility to a variety of users. These multi-use trails will have an average width of 8' with attention paid to erosion and drainage mitigation practices.

D. Drainage

1. Conceptual Drainage Plan

Location and Jurisdiction

Verona is a 1,663-acre master planned community located on portions of Sections 5, 6 and 7 of Township 6 South, Range 8 East, of the Gila and Salt River Base and Meridian in Pinal County, Arizona (Vicinity Map – “**Exhibit A**”). A current annexation case and preannexation development agreement and PAD amendment are being processed together that will bring Verona under the City of Coolidge jurisdiction.

Existing Topography

The existing topography of Verona is mostly “flat” farmland that slopes to the north, northwest at about 0.20 percent. Consistent with the existing agricultural nature of this site, there are no washes, hills or other significant topographic features on or near the site. Irrigation ditches and local roads along section lines and mid-section lines provide the only real topographic relief and help to control and channel existing storm flows as they move from south to north across the site (USGS TOPO Map – “**Exhibit H**”).



Exhibit M – Collector Street Section Details

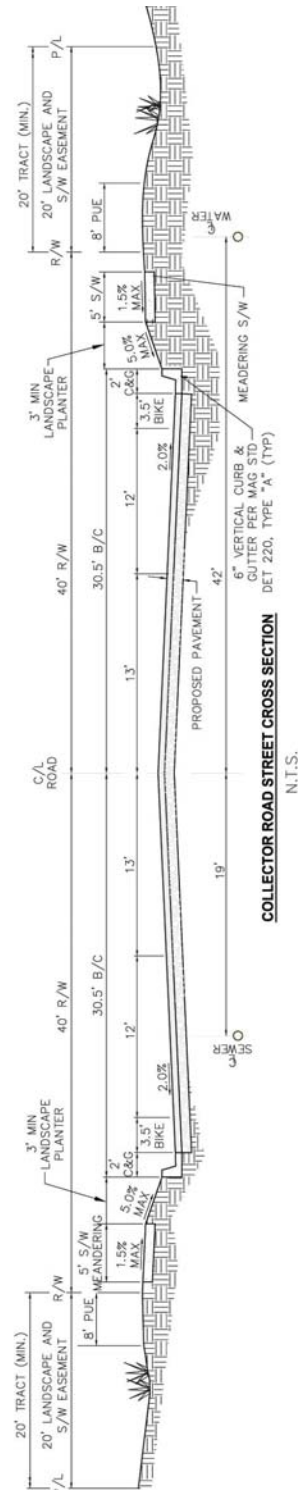
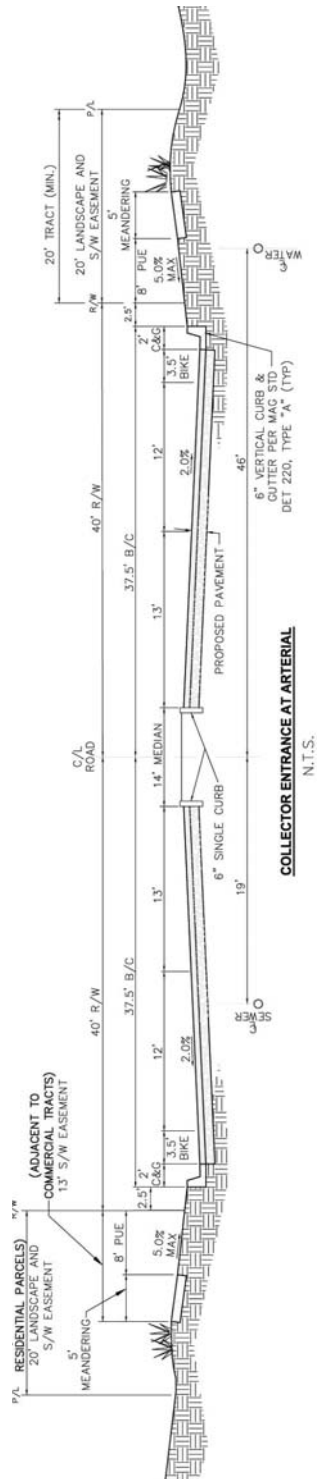
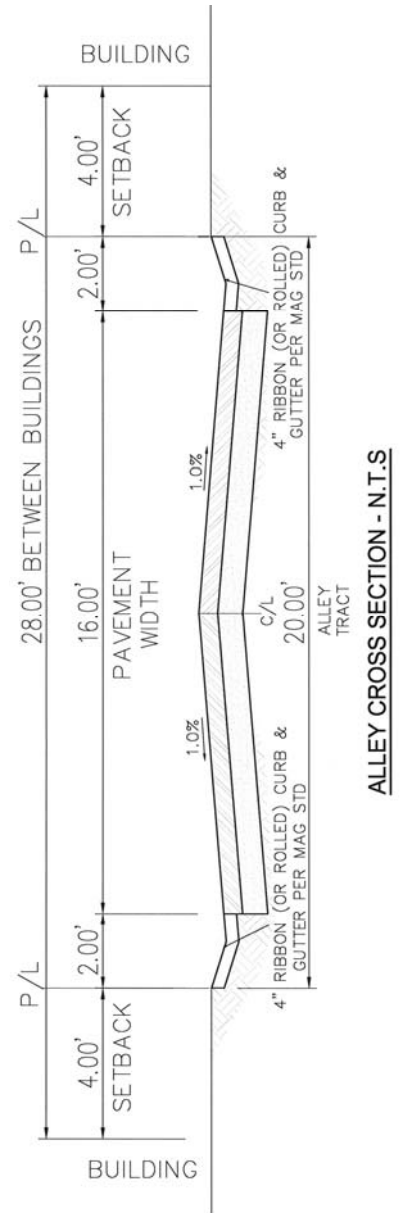
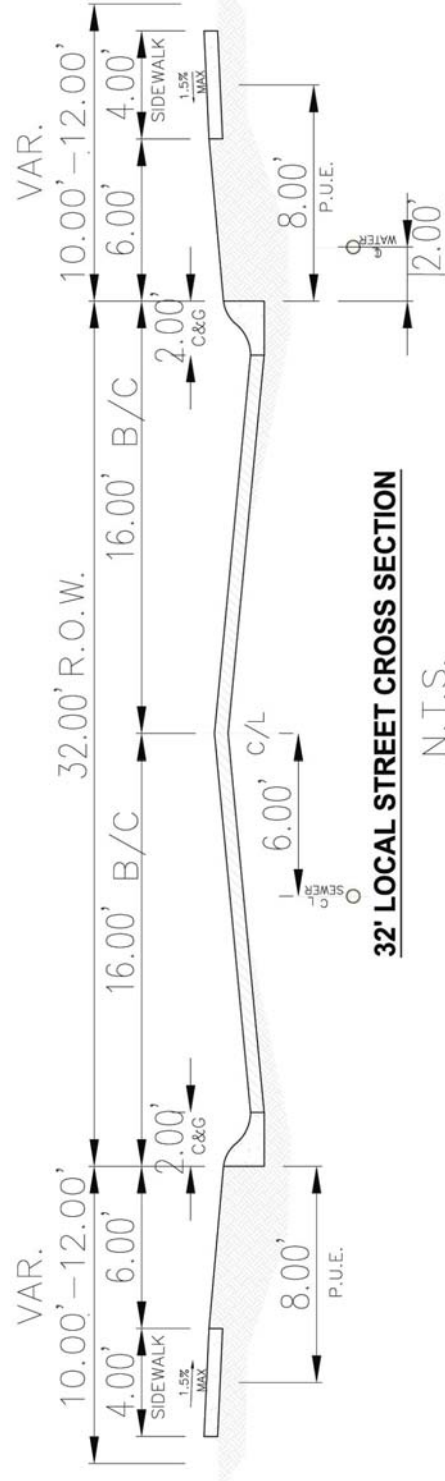
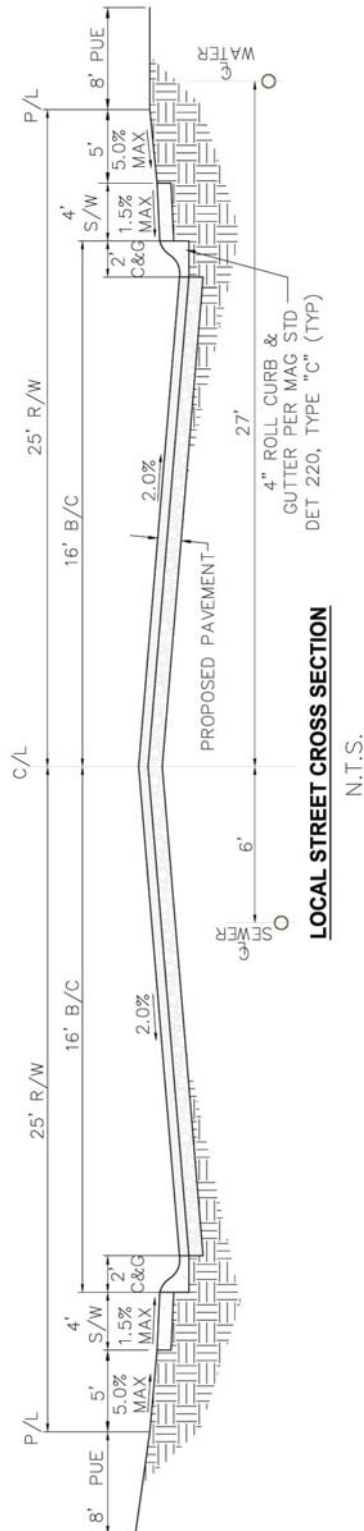


Exhibit N - Local & Alley Street Section Details





FEMA Flood Zone Status

According to FEMA Flood Insurance Rate Maps for Pinal County (Panel # 040077 0950 C), Verona lies in Zone C, which is defined as “areas of minimal flooding”. FEMA’s website further states that this is a flood insurance rate zone that “corresponds to areas outside the 1-percent annual chance floodplain, areas of 1-percent annual chance sheet flow flooding where average depths are less than 1 foot, areas of 1-percent annual chance stream flooding where the contributing drainage area is less than 1 square mile, or areas protected from the 1-percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones.”

Conceptual Offsite Drainage

Minor offsite flows impact the site from the south at Kleck and Randolph roads and on the north at Bartlett Road. Existing local roads and irrigation ditches currently capture most of the offsite storm water and channel it around the site. Future improvements will be designed in accordance with the historical flows so that offsite flows from the south continue to be channeled through and around the site. With this design, we expect that the impact of offsite flows will be minimized.

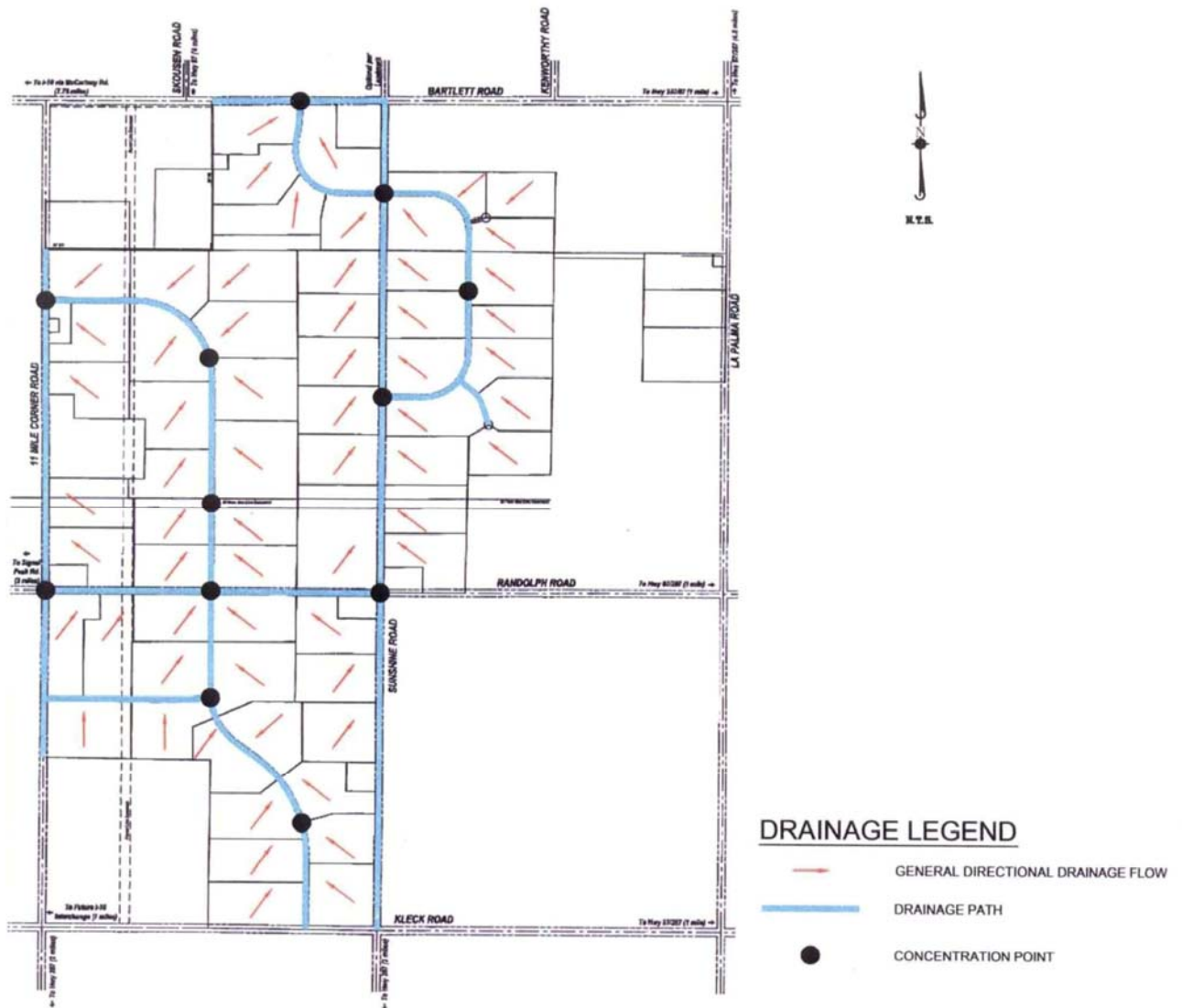
Conceptual Onsite Drainage

The onsite retention of storm water will be addressed by a master drainage plan that creates a series of retention basins, large parks, smaller pocket parks, programmed water features and pedestrian networks that will also double as storm water retention facilities. The parks will provide pedestrian access between the various communities within Verona, as well as to the school sites, the various community amenities and the local tot lots and parks. In general, all of these retention facilities will outfall in a progressive manner to the north (Drainage Exhibit – “**Exhibit O**”). Each parcel that is intended to utilize the master drainage facilities will be required to route storm water to the master drainage facilities to be channeled and retained in accordance with the final approved master drainage plan.

All master drainage facilities will be designed to contain the 100-year, 2-hour storm within the high-water elevations of the proposed retention basins. Streets will be designed to convey the 10-year storm flows within the curbs, and the 100-year flows within the rights-of-way. All finish floors within the subdivision will be elevated 14 inches above both local and ultimate outfall elevations. All proposed drainage facilities will be designed in accordance with MAG standards and with the Maricopa County Drainage Design Manuals and, as required, by the City of Coolidge.



Exhibit O – Conceptual Drainage Exhibit





E. Community Design and Streetscape

1. Streetscape Concepts

The Verona Community will be designed and developed with a consistent streetscape theme. This theme will set the standard for the treatment of the street environment within the public rights-of-way. Private design guidelines for Verona will incorporate provisions for landscape treatments on private property as well as within the public rights-of-way. The proposed arterial and collector roadway sections provide the basic streetscape concepts that will guide the development of the design guidelines and the initial infrastructure development for the project (**Exhibit P**). Parks and open space will be maintained by the Homeowners Association.

2. Plant Materials

Planting material will consist of turf, drought tolerant shrubs and trees such as Acacias, Palo Verdes, Sissoos, Southern Live Oaks, Mesquites, Evergreen Elms and Ash trees. A partial list of potential plants and materials are listed on (**Exhibit Q**).

F. Utilities and Services

1. Potable Water

Assured Water Supply

The Arizona Water Company (AWC) has done an analysis of assured water supply in this general area. This analysis indicates excess water available for new development. Upon acceptance and execution of a Water Facility Agreement and inclusion into the AWC service area, the developer will apply to Arizona Department of Water Quality (ADWR) for and will receive an assured water supply certificate. If for some reason the developer is unable to use AWC's analysis, then a 100-year assured water supply analysis will be performed in order to assure the water supply for the site.



Exhibit P – Collector Streetscape





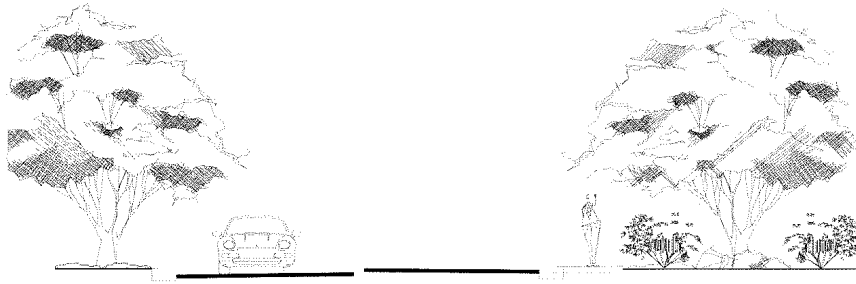
Exhibit Q~ Plant Materials

BOTANICAL NAME	COMMON NAME
Trees:	
Acacia salicina	Willow Acacia
Cercidium microphyllum	Foothills Palo Verde
Dalbergia Sissoo	Sissoo Tree
Eucalyptus microtheca	Coolibah
Fraxinus velutina	Arizona Ash
Prosopis glandulosa	honey Mesquite
Quercus virginiana	Southern Live Oak
Ulmus parviflora	Evergreen Elm
Shrubs:	
Bougainvillea spectabilis	Bougainvillea "Barbara Karst"
Caesalpinia mexicana	Mexican Bird of Paradise
Cordia parvifolia	Little-leaf Cordia
Dalea capitata	Golden Dalea "Sierra Gold"™
Justicia californica	Chuparosa
Leucophyllum spp.	Texas sage
Muhlenbergia rigens	Deer Grass
Muhlenbergia capillaries	Regal Mist
Ruellia peninsularis	Baja Ruellia
Simmondsia chinensis	Jojoba
Sphaeralcea ambigua	Golbe Mallow "Louis Hamilton"™
Viguiera deltoidea	Goldeneye
Accents:	
Dasyllirion longissima	Toothless Sotol
Dasyllirion wheeleri	Desert Spoon
Hesperaloe parviflora	Red Yucca
Groundcover:	
Dalea frutescens	"Sierra Negra"™
Lantana "New Gold"	New Gold Lantana
Lantana montevidensis	Purple Trailing Lantana



Verona Planned Area Development

Master Planned Community





Existing Facilities

Currently there are existing 6-10" waterlines adjacent to the site in La Palma Road and Randolph Road to Sunshine Road. These waterlines alone will not be sufficient to serve all of units developed within Verona.

There are several existing wells on site that appear to have been used to provide irrigation water. These sites will be tested for feasibility as potable water supplies, but will likely not have sufficient flow rates to be used as a reliable potable water supply. It is anticipated that the majority of these wells will need to be abandoned, and a few will be redrilled if necessary.

Proposed Facilities

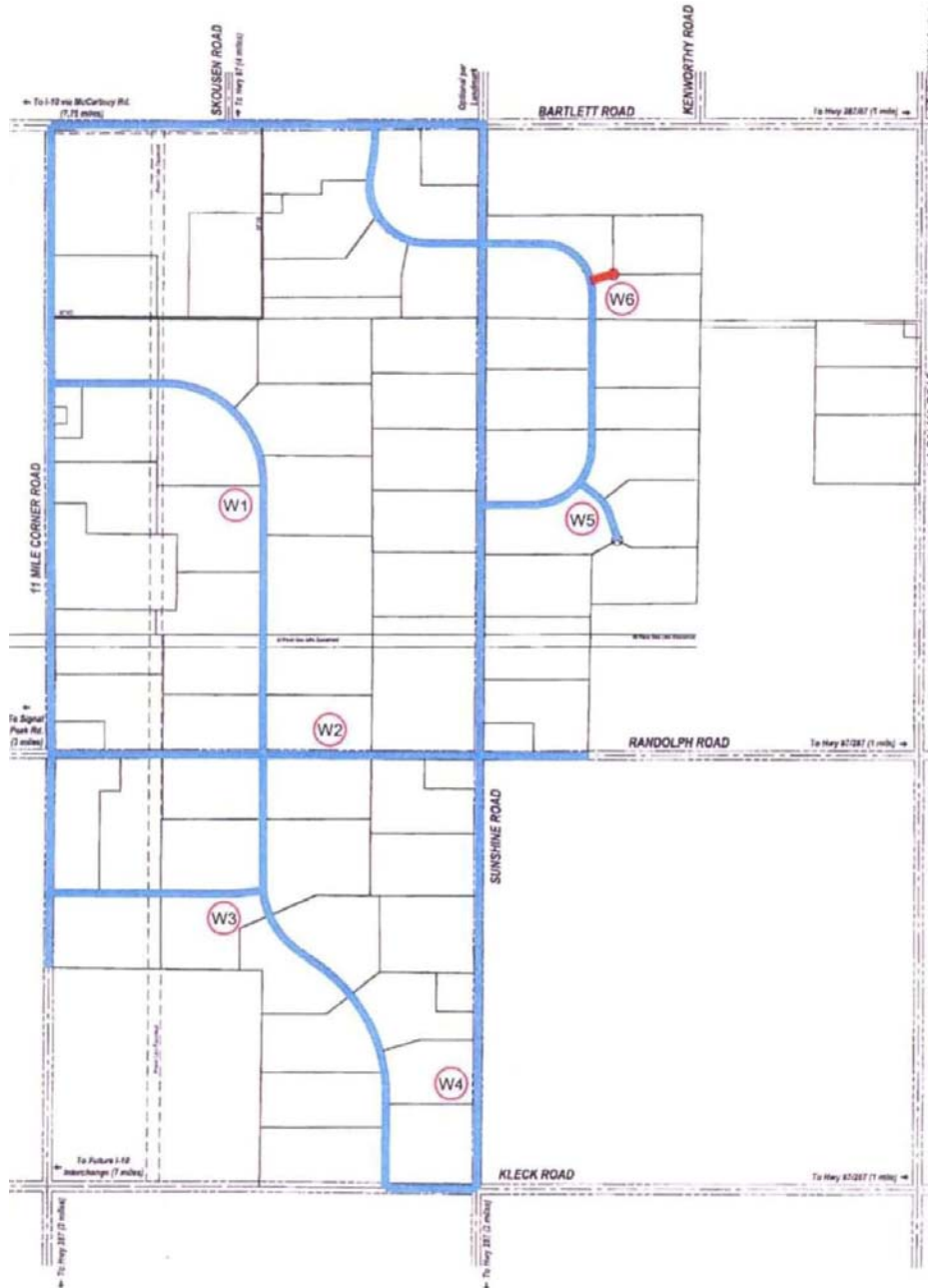
Due to the fact that there are no substantial water lines in the immediate vicinity of Verona, it will be necessary to expand the existing infrastructure of the Arizona Water Company (AWC) to include well sites and main lines that will be sufficient to provide potable water to the residents of Verona. Based on demands and the estimated unit count of the subdivision at full build-out, a few potable water wells may need to be drilled in order to service the subdivisions. These wells will be properly located throughout the Verona Master Plan and will be tested accordingly to AWC standards. Any wells will be drilled with the subsequent phases of development.

Certain well sites will contain water reservoir tanks with the required storage capacity of 400 gallons per dwelling unit; booster pumps, hydro-pneumatic tanks, if necessary, and treatment facilities as mandated by the water quality report. A pump capacity of 0.7 GPM per dwelling unit will be used to make a final determination about the number of wells that will be necessary. A well site that is 200' x 200' should be satisfactory for serving the well sites that contain storage tanks. All facilities will be inspected by and built to AWC standards; then approved of, dedicated to, and maintained by AWC.

Proposed twelve-inch water lines will be installed in Bartlett, Randolph, Kleck, Eleven Mile Corner, and Sunshine roads adjacent to the site as necessary to service the site. Eight-inch lines will lie in the residential collector roads, and 6" lines will service the interior parcels of the site (Conceptual Water – "**Exhibit R**"). Line sizes are conceptual and will be finalized during the design process.



Exhibit R – Conceptual Water





Verona Planned Area Development

Master Planned Community

WATER LEGEND

-  WELL SITES (W/ APPURTENANCES)
-  12" WATER LINE
-  8" WATER LINE

NOTE:
THIS EXHIBIT SHOWS CONCEPTUAL PIPE SIZES AND
APPROXIMATE WELL SITE LOCATIONS. ACTUAL SIZE AND
LOCATIONS SHALL BE DETERMINED AT FINAL DESIGN.





Geology and Water Quality

Fluid Solutions, Inc. has been retained to test the production wells for flow and for water quality. Based on this report, the rest of the wells will be drilled and a suitable treatment system will be designed to address any water quality issues.

2. Wastewater

Existing Facilities

Currently there are no existing wastewater treatment facilities in the immediate vicinity of the site.

Proposed Facilities

Due to the fact that there are no City of Coolidge wastewater treatment facilities in the immediate vicinity of the site, several possibilities exist to serve the property. The developer will help facilitate the City's regional proposed sanitary sewer facilities expansion with Community Facilities District (CFD) monies that could eventually serve approximately 4,000 acres of new development.

The CFD for the Verona Master Planned area will fund all major sewer infrastructure lines in Bartlett, Randolph, Eleven Mile Corner, Skousen, Sunshine, La Palma, and the collector roads (Conceptual Sewer Plan – “**Exhibit S**”). The Master Sewer Plan will be prepared to size the trunk lines.

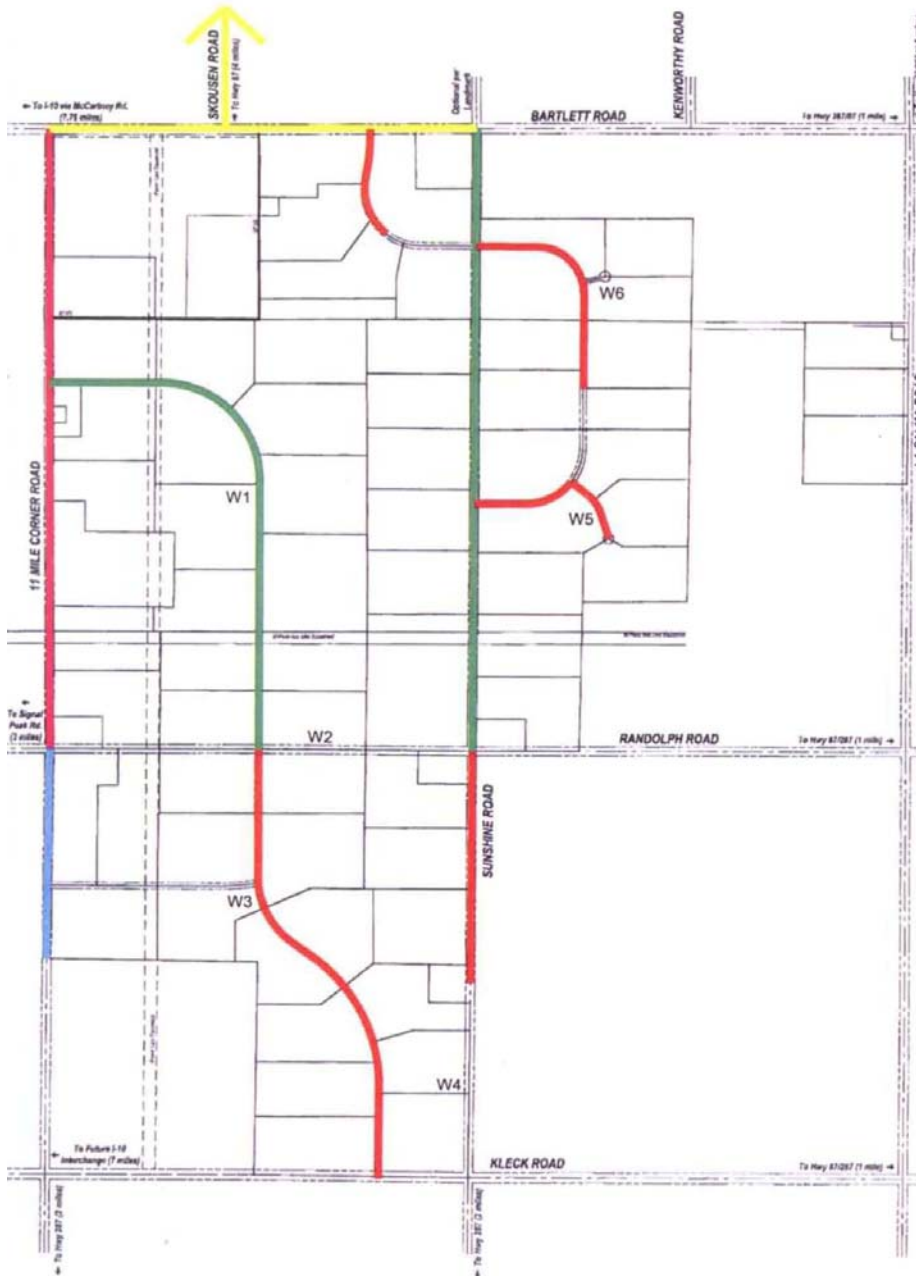
All sewer infrastructure will be designed in accordance with Arizona Administrative Code and Pinal County requirements. The final sewer system will be maintained and administered by the City of Coolidge.

3. Electric

Verona is located within the Electric District #2 (ED#2) service area. ED#2 will determine the future infrastructure network and corridor alignments throughout the area. There is a substation located on Eleven Mile Corner Road north of Randolph Road adjacent to the Verona property. New electrical facilities will be underground and existing overhead facilities will be underground where feasible. A future, smaller substation may be necessary along Randolph east of Sunshine for future projects and phases.



Exhibit S - Conceptual Sewer





Verona Planned Area Development

Master Planned Community

SEWER LEGEND

	24" LINE
	21" LINE
	18" LINE
	15" LINE
	12" or 8" LINE

NOTE:
THIS EXHIBIT SHOWS CONCEPTUAL PIPE SIZES. ACTUAL SIZE
AND LOCATIONS SHALL BE DETERMINED AT FINAL DESIGN.



4. Telephone

Deregulation requirements will enable any telecommunications provider to service the site. Service providers would need to expand their facilities to accommodate the project.

All telephone providers have the legal right to service the site. However, the developer will likely work closely with one company to ensure that their infrastructure is constructed at the onset of the project.

5. Cable Television

The Applicant has discussed service with one of many service providers. Providers will need to expand their facilities to accommodate the project. The developer will likely work with one company to ensure that the infrastructure is constructed at the onset of the project.

6. Natural Gas

There are existing natural gas lines adjacent to the property. Southwest Gas will need to expand its existing facilities in order to service the Verona Community. Currently, Southwest Gas lines are located in Kleck and Eleven Mile Corner roads adjacent to the property. Individual homebuilders will ultimately elect whether or not to provide natural gas within their respective subdivisions.

7. Refuse Collection

The City of Coolidge will be responsible for refuse collection services for residential and commercial parcels. The local Coolidge recycling program is strictly voluntary and is available to residents who may drop off particular items in bins located strategically throughout the City. These recycle bins are the responsibility of Pinal County to pick up, dispose of, and maintain. Future recycling programs are to be addressed through the City of Coolidge Public Works Department.

G. Phasing

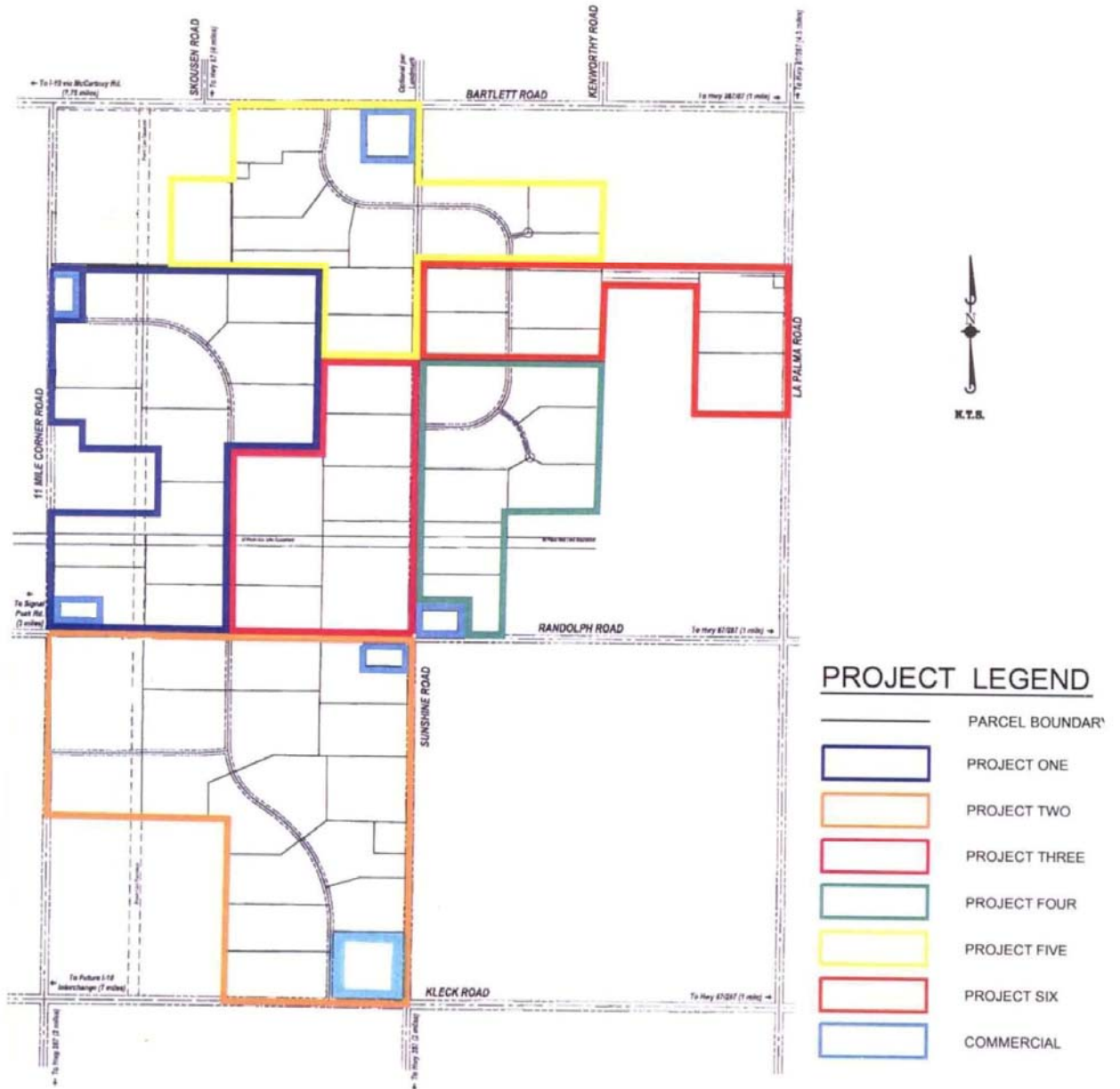
The phasing of the subdivisions may need to be revised based on future market conditions, construction logistics, and economic factors. The following exhibit shows the Applicant's preliminary project plan. The master plan will be divided into seven general projects of development. Within each project there will be construction of roadways, trail systems, utilities, and landscaping.



Verona Planned Area Development

Master Planned Community

Exhibit T - Phasing Plan





5. REGULATORY DEVELOPMENT STANDARDS

A. Purpose and Intent

This section contains the land use and regulatory development provisions necessary to implement the vision for the Verona Planned Area Development and to comply with provisions of the Planned Area Development, Article 5, Section 513 of the Coolidge Zoning Code. These provisions constitute the primary tool for use by the City of Coolidge, the Master Developer and subordinate developers in ensuring that Verona develops in conformance with the vision presented by this document.

The development regulations govern land use densities, intensities and locational criteria within Verona. Furthermore, this section includes development standards related to base zoning, use, setbacks, and heights. Unless otherwise noted herein, all development within the Verona project shall conform to all Ordinances, Codes, Policies and Regulations of the City of Coolidge.

B. Zoning Base Districts

The base zoning districts requested under this application include districts specifically drafted for the Verona Planned Area Development, which under the PAD district Article 5, Section 513, supplements and supersedes base zoning as described in the Zoning Ordinance.

These districts are defined as follows:

<u>District Standards</u>		<u>Minimum Lot Size</u>
PAD	Verona Single Family Detached and Single Family Attached Housing	2,500 sq. ft.

1. Purpose and Intent

The residential districts listed above are designed to respond to opportunities and constraints discussed within the Site Analysis Section 3 related to the Verona property. The combination of these two categories of single-family residential housing include traditional single-family detached, single-family attached, auto-court, town-home, alley loaded and cluster housing supports a wide range of resident lifestyles and housing choices. The district standards are intended to promote stable, functional and diverse neighborhoods that meet the housing needs of each resident.



2. Amended Residential District Standards

Please see Verona Zoning Table.

3. Permitted Principal Uses

The following principal uses are permitted within the residential districts:

- Single-Family Detached Housing;
- Single-Family Attached Housing;
- Cluster Attached/Detached Housing;
- Alley Loaded, Auto Court, Villa & Z Lot Attached Housing;
- Churches, synagogues, temples, chapels, or similar places of worship and related facilities, if access is provided directly to an arterial or collector street, subject to review of vehicular access by the City Engineer;
- Educational institutions, if access is provided directly to an arterial or collector street for public institutions, and directly to an arterial for parochial institutions;
- Public utility and municipal facility buildings and related facilities, provided the facilities are adequately screened from public view;
- Parks, public and private; and
- Temporary residential start-up uses, including sales/marketing facilities, model home complexes and related accessory uses.

4. Conditional Uses

The Verona Planned Area Development shall conform to the standard provided by Article 7, Section 705 of the Coolidge Zoning Code, except as provided for the under Permitted Principal Uses as listed above.

5. Permitted Accessory Uses

The Verona PAD shall conform to the standards provided by Article 7 Section 708 of the Coolidge Zoning Code.

6. Amended Residential District Standards

The Verona PAD shall recognize the amended residential development standards provided within the Verona zoning table. These standards are intended to supersede the standards provided and authorized by Article 5,



Section 513 of the Coolidge Zoning Code. The amended residential development standards are intended to provide standards for minimum lot area, minimum lot width, building height, minimum front and rear and side yard setbacks and distance between multi-family buildings for each residential lot. Front yard staggered setbacks will be addressed during the final plat process for each individual parcel. Front yard staggered setbacks, lot widths less than current City standards, and consecutive two-story homes are product specific and will be addressed during the final plat process for each parcel. Homes abutting arterial and collector roads will have architectural enhancement.

7. Commercial Districts Standards

Intent: The commercial districts listed above are designed to respond to opportunities and constraints of the site, as well as respond to demographic projection for the planned community at build-out. The commercial district within the Verona PAD is defined as follows by the City of Coolidge General Plan:

- Regional Community Commercial
- The Neighborhood and Community Commercial District is intended to provide opportunities for the development of community related goods and services, generally scaled to support an intended market area within a five-mile radius of the proposed center.
- If for some reason the total number of commercial acres per parcel is not necessary, the remainder of the parcel may be reverted to the adjacent or equivalent residential category within the PAD boundaries.

Commercial Districts Permitted Uses shall be further regulated by Article 5 Section 507-509 of the Coolidge Zoning Code.

C. **General Development Standards**

1. Landscape Standards

The landscape standards for the Verona Planned Area Development shall be as established in Article 6, Section 609, Landscape Requirements of the Coolidge Zoning Code. All private common areas maintenance will be provided by the Homeowners Association (HOA) which will be established within each project of Verona.



There are no native plant inventories on the subject property to be relocated.

The landscape palette at Verona will be a combination of desert, xeriscaping, grass treatments and consist of native or desert adapted species that are on the Arizona Department of Water Recourses Low Water Use Plant List. Class A+ effluent reuse will be provided for the open space/common area landscaping. Species utilized have a proven record of working in the extremes of desert growing conditions, while ease of maintenance and durability have also been considered. Turf will be used in open space play areas, along rights-of-ways and at entry monument locations where a lush and green aesthetic is appropriate.

2. Parking Standards

The parking standards for the Verona Planned Community shall be as established by Article 6, Section 612 of the Coolidge Zoning Ordinance.

3. Walls and Fences

The wall and fence standards for Verona Planned Community shall be as established in Article 6, Section 607 of the Coolidge Zoning Ordinance, except as modified below:

Provision 1.0, regarding perimeter walls, shall be modified to read as follows: "All fences and walls along arterial and collector streets with a continuous length greater than two hundred (200) feet shall use a pattern to provide variety and visual interest. Alternate patterns to the above requirements may be approved during the Final Plat Review Process."

A sight visibility triangle (SVT) will be identified on all corner lots and street corners on the preliminary and final plats per MAG standards.



Verona Planned Area Development

Master Planned Community

VERONA ZONING TABLE

Total Site Acres: 1,663 AC

	MINIMUM LOT AREA		MINIMUM LOT WIDTH (feet)		MINIMUM SETBACKS (feet)			MAXIMUM BUILDING HEIGHT (feet)	
	CITY CODE	VERONA	CITY CODE	VERONA	CITY CODE	VERONA		CITY CODE	VERONA
SFR Detached	5,500 SF	8,160 SF	50	68	Front 20 Rear 20 Side 10 ** SS 20	Front 18 * (1) Rear 20 * (3) Side 5 / 8 * (3) Side Street 10 * (3/4)		30	30
Duplex Product	5,500 SF	8,030 SF	50	73	Front 20 Rear 20 Side 10 ** SS 20	Front 18 * (1) Rear 15 * (3) Side 0-5 / 8 * (3) Street Side 10 * (3)		30	30
SFR Detached	5,500 SF	6670 SF	50	58	Front 20 Rear 20 Side 10 ** SS 20	Front 18 * (1) Rear 15 * (3) Side 5 / 8 * (3) Street Side 10 * (3/4)		30	30
SFR Detached	5,500 SF	5,280 SF	50	48	Front 20 Rear 20 Side 10 ** SS 20	Front 18 * (1) Rear 15 * (3) Side 5 / 8 * (3) Street Setback 10 * (3/4)		30	30
SFR Detached	5,500 SF	3870 SF	50	43	Front 20 Rear 20 Side 10 ** SS 20	Front 18 * (1) Rear 15 * (3) Side 5 / 8 * (2/3) Street Side 10 * (3/4)		30	30

CITY DEVIATION AS REPRESENTED IN THE CITY ZONING CODE	Verona Deviation
(**) At least one side yard shall be ten feet. The setback for the remaining side may be less than ten feet providing principle separations are at least ten feet and that, in the case of detached units, the other side yard is at least six feet. Zero lot line development may be permitted which may result in the creation of a two-family residential structure, however individual lots must be retained.	* Fireplaces, chimneys, and architectural projections may extend 2' into all building setbacks - Side entry garage or living area front setback is 10' measured from the property line. Front entry loaded garages front setback will be measured from back of sidewalk. - Joint Use and Benefit Easement (JUBE) - Patio Covers may extend into side and rear setbacks per IBC2000 code. - SFR corner lots will typically be 10' wider than interior lots.



Verona Planned Area Development

Master Planned Community

VERONA ZONING TABLE

Total Site Acres: 1,663 AC
R-3 Acreage: 343 AC

	MINIMUM LOT AREA		MINIMUM LOT WIDTH (feet)		MINIMUM SETBACKS (feet)		MAXIMUM BUILDING HEIGHT (feet)	
	CITY CODE	VERONA	CITY CODE	VERONA	CITY CODE	VERONA	CITY CODE	VERONA
Villa Product	3000** SF (2200)	2500 SF	30	38	Front 20 Rear 20 Side 10 SS 20	Front 10 * (1) Rear 4 * (3) Side 3 / 10 * (2/3) Street Side 10 * (3)	30	30
SFR Detached	3000** SF (2200)	2584 SF	30	38	Front 20 Rear 20 Side 10 SS 20	Front 18 * (1) Rear 7 * (3) Side 5 / 8 * (2/3) Street Side 10 * (3/4)	30	30
Auto Court Cluster	3000** SF (2200)	3300 SF	30	55	Front 20 Rear 20 Side 10 SS 20	Front 5 / 10 * (3) Rear 5 * (3) Side 5 / 10 * (2/3) Street Side 10 * (3)	30	30
SFR Detached	3000** SF (2200)	3870 SF	50	43	Front 20 Rear 20 Side 10 SS 20	Front 18 * (1) Rear 15 * (3) Side 5 / 8 * (3) Street Side 10 * (3/4)	30	30
Duplex	3000** SF (2200)	8030 SF	50	73	Front 20 Rear 20 Side 10 SS 20	Front 18 * (1) Rear 15 * (3) Side 0 - 5 / 8 * (3) Street Side 10 * (3)	30	30

<u>CITY DEVIATION PER CITY OF COOLIDGE ZONING CODE</u>	<u>Verona Deviations</u>
** The minimum areas per unit in Section 503 E, above, may be adjusted according to the following, except allowance shall not be made for two or three family dwellings. For each parking stall in or under the residence, or otherwise completely underground, subtract 400 square feet from the total minimum lot area.	* Fireplace, chimneys, and architectural projections may extend 2' into all setbacks 1. Side entry garage or living area front setback is 10' measured from the property line. Front entry loaded garages front setback will be measured from back of sidewalk. 2. Joint Use and Benefit Easement (JUBE) 3. Patio Covers may extend into side and rear setbacks per IBC2000 code. 4. SFR corner lots will typically be 10' wider than interior lots.



6. HOUSING PRODUCT

The following land use concepts provide an overall density range of about 4 to 8 units per gross acre. The majority of the homes are traditional detached single-family, while some will be duplex, auto court, alley loaded, and garden court town-home type products. The major differences from the traditional single-family subdivision other than lots are the manner in which the owners enter the home, both as a pedestrian and in a vehicle, and the view of the garage front from the street. These homes are sought by buyers who are seeking a simple lifestyle without the work associated with the traditional single-family lot. These buyers are primarily single professionals, single-parent households, empty nesters and young married couples who are newly entering the housing market who are looking for a lock-and-leave home that suits their needs. These and similar homes have been built successfully in California, Nevada and Arizona markets. They provide alternative home choices, usually at a lower cost than the traditional single-family subdivision. The concepts are arranged here by density, beginning with the lowest density product. Setbacks will be staggered to provide a more pleasing street front and addressed on each final plat.

A. Traditional Single-Family Detached

With multiple builders there will be a variety of lot sizes for the traditional single-family detached home. Lot sizes will range from 8,500 square feet to 2,500 square feet, and the home sizes will range from approximately 3,600 square feet to 1,000 square feet.

B. Alternative Housing Concepts

Z-Lot/Three-Pack

The Z-lot product type and three-pack can be developed from 6 to 7 units per gross acre and is the closest to a traditional single-family subdivision. With an average lot frontage of 45 feet, the lot lines are shifted to present a varied street scene that allows for different treatments and locations of the garages. Lot A has a traditional straight-in driveway with an 18-foot apron for extra parking. Lot B, utilizing a Joint Use and Benefit Easement (JUBE) which is part of Lot A's side yard, has a recessed garage reminiscent of the homes constructed prior to 1940 that had detached garages in the rear accessed from the street by narrow ribbon drives along the side of the homes, or alleys along the rear. Lot C's garage is offset to one side and utilizes the side entry approach that allows the front of the garage to be enhanced thereby presenting a more appealing street scene. The front yard setbacks in this product are reduced to provide for enhanced opportunity for pedestrian interaction. Tree lined streets and sidewalks behind the parkway planting areas at the curb add to the neo-traditional street scene normally



associated with this product. The home sizes for this product range from approximately 1,275 square feet to 2,300 square feet.

Rear Loaded – Alley Access

The Alley Accessed Garage product can be developed from 8 to 10 units per gross acre. The configuration of the product grants each unit street access from a sidewalk to the front paseo of each home and rear loaded vehicle access from an extended alley serving a fairly large number of homes.

Garden/Green Court

The Garden/Green Court is similar to the alley loaded product. This particular product can be developed up to eight units per acre. The typical garden/green court is designed with alleys accessing the garage to the rear of each unit. The fronts of the units parallel one another and are separated by landscaped open space tracts and are accessible by sidewalks to local streets for pedestrian access. Centralized amenities are available to all units and by adding to the width of the centralized open space at appropriate locations, these open spaces may also be used for onsite retention basins. Each unit will have a private side yard provided for between units with a Joint Use and Benefit Easement (JUBE). This area will be fenced off with a gate for a private exterior access as well as access to and from the units themselves. The home size range for this product is approximately 1,200 to 2,200 square feet.

Auto Court

The Auto Court product, which can be developed at 8 to 10 units per gross acre, provides vehicle access to each home, via a common driveway serving four homes. Within each auto-court there are four homes wrapped around an interior courtyard. Each of the four units shares a common sidewalk from the courtyard to the street for pedestrian access. The massing of the homes is set back from the street and common entry walk to create an intimate feeling as one walks along a landscaped walkway from the street towards the entry of the first two homes and continuing on towards the courtyard and the entryways of the rear two homes of the auto-court. The interior courtyard creates both a sense of arrival for visitors and a sense of privacy for the homeowners. A common central open space and park area will be provided for at strategic locations for each unit to access. The range of home size for this product ranges from approximately 1,250 square feet to 2,100 square feet.



Cluster Court

The Cluster Court product typically has six units per cluster. All units are accessed from a narrow driveway that opens up into an interior vehicle courtyard providing access to each home's two-car garage. The units are situated closer together and are ideal for single-parent families, young professionals and empty nesters that may not be as inclined to maintain a larger yard. The perimeter street provides pedestrian access to those homes that front on the street. Private yards for each home are provided at the side and rear of each lot.

Duplex

The duplex product is a single family attached product. There will be a variety of front elevations that also create a variety of roof ridge lines. A positive aspect of the duplex is the ability to offer a more affordable product rather than apartments or the typical condo unit. Each unit will accommodate two cars and have private rear yards.

For the above products, ample public parking for guests will be provided on the public roads. Each of these products has an attached two car garage.



CONCEPTUAL HOUSING PRODUCT



Verona Planned Area Development

Omega Management Services, Inc.

[La Palma PAD 062106.doc](#)