



**Casa Grande Planning and Zoning Commission
Meets: Thursday, September 3, 2026 - 6:00 PM
Council Chambers - 510 E. Florence Boulevard
Casa Grande, Arizona**

A. Call to Order/Pledge

B. Roll Call

C. Introduction and Ground Rules

D. Changes to the Agenda

E. Approval of Minutes

E.1 Consider the Approval of the Minutes for the August 6, 2026, Meeting.

F. Public Comments

G. New Business

G.1 Hold a public hearing and consider forwarding a recommendation to City Council for a request by the City of Casa Grande Planning Department for the following Zoning Code Text Amendments (DSA-26-00108)(Dan Coxworth, Planning & Development Director)

1. Amending Article VI (Landscaping Requirements) of Chapter 17.52, which sets forth the standards and requirements for the installation of landscaping and screening walls for all new and expanded development within the city, by replacing it in its entirety.

2. Amending 17.24.170 (Additional building and performance standards) to amend and update a code reference to Article VI of Chapter 17.52.

H. Reports from Planning Director and Discussion

I. Planning Projects Administratively Approved

I.1 Site Plan for 7 Brew Drive Thru at 1630 E Florence Blvd (DSA-26-00018)

I.2 Minor Amendment to the Tri Valley Shopping Center Site Plan for 1325 E Florence Blvd., to reflect a new loading dock and receiving area at the Southwest corner of the building to accommodate the expansion of Goodwill. Amendment also reflects the removal of some parking spaces and revisions to the building elevations. (DSA-26-00084)

- I.3 Site Plan for Casa Grande Retail east of the Southwest corner of Florence Blvd and Henness Road for retail/restaurant development. (DSA-26-00077)

J. City Council Decisions on Planning Commission Recommendations

- J.1 City Council Approved Ordinance No. 1178.137.1, Approving a Major Amendment to the Mission Valley Unit 1 PAD for property generally located along the west side of Friar Road, south of Angelica Street, to allow one Wireless Telecommunication Facility.
- J.2 City Council Approved Ordinance No. 1178.477, Amending Zoning Ordinance #1178 and its subsequent Amendments by changing the zoning from Garden and light industrial (I-1) to General Industrial (I-2) on property generally located near the northwest corner of Florence and Peters Road.

K. Monthly Development Center Reports

L. Adjournment

Note: This meeting is open to the public. All interested people are welcome to attend. In order to allow participants to arrive, settle in, and prepare for the meeting without any last-minute delays, the doors to the meeting location will be open no later than 15 minutes prior to the scheduled meeting time. Supporting documents and staff reports, which were furnished to the Planning and Zoning Commission with this Agenda, are available for review in the City Clerk's Office or online at www.casagrandeaz.gov.

Disabled individuals with special accessibility needs may contact ADA Coordinator for the City of Casa Grande at 520-421-8600 or TDD 520-421-8623. If possible, such requests should be made 72 hours in advance.

Posted on Monday, August 31, 2026, 6:00 p.m. at the below locations: at the below locations:

City Hall 510 E. Florence Blvd. Casa Grande, Arizona	Communications Center 520 N. Marshall Casa Grande, Arizona	City Website www.casagrandeaz.gov
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Adriana Carpio-Solis, CMC
City Clerk

**Planning and Zoning Commission Regular Meeting - Includes
Actions Taken**

E.1

Meeting Date: 9/3/2026

Recommended By:

Prepared By:

Date Submitted:

Type of Action Requested: Boards & Commissions

Subject:

Consider the Approval of the Minutes for the August 6, 2026, Meeting.

Presenter:

Recommendation:

Discussion:

Alternatives:

Attachments:

1. 8.6.26 PZ Minutes Final
-

Regular Meeting
August 6, 2026

**MINUTES OF A REGULAR MEETING OF THE CASA GRANDE PLANNING
AND ZONING COMMISSION HELD ON THURSDAY, AUGUST 6, 2026, AT 6:00
P.M. IN THE COUNCIL CHAMBERS AT CITY HALL, 510 E. FLORENCE
BOULEVARD, CASA GRANDE, ARIZONA**

A. Call to Order/Pledge

Chairman Benedict called the meeting to order at 6:00 p.m.

B. Roll Call

Present: Member Ibrahim
 Member Clegg
 Member Smith
 Member Aldrete
 Member Hubbard
 Chairman Benedict

Absent: Vice-Chair Garza (excused)

City Staff

James Gagliardi, Senior Planner
Daniela Warren, Planner
Natalie Stephens, Engineering Technician
Mark Graffius, Assistant City Attorney
Dan Coxworth, Planning & Development Director
Erika Davis, Administrative Assistant

C. Introductions and Ground Rules

Chairman Benedict reviewed meeting ground rules, requesting attendees to silence cell phones and submit speaker request forms to planning staff. He reminded everyone that commissioners are community-serving volunteers. The agenda proceedings include staff and applicant presentations, public comments, responses, and commission deliberation. He asked speakers to use the podium, speak clearly into the microphone, and keep comments to three minutes.

D. Changes to the Agenda

There were no changes.

E. Approval of Minutes

E.1 Consider the Approval of the Minutes for the July 2, 2026, Meeting.

Member Aldrete made a motion to approve the minutes of the July 2, 2026, Meeting. Seconded by Member Clegg.

AYE: Member Ibrahim
Member Clegg
Member Smith
Member Aldrete
Member Hubbard
Chairman Benedict

F. Public Comments

The public is invited to make comments to the Commission on matters not on the agenda. The Commission cannot respond to these comments but can direct staff to follow up as appropriate. Public comments are limited to 3 minutes.

There were no public comments.

G. New Business

G.1 Hold a public hearing and consider a request by Commscapes for Athemnet Inc for a Conditional Use Permit and associated Resolution for a 75ft monopole communications structure on +/- 3.48 acres zoned urban Ranch (UR), located at 9900 North Papoose Rd., the northwest corner of the intersection of north Papoose Rd. and west Val Vista., APN 502-31-005A (DSA-26-000740 (Planner Daniela Warren))

Planner Daniela Warren presented the application for a 75-foot monopole communication structure in a 50x50-ft leased equipment compound on approximately 3.5 acres at 3435 West John S. Salazar Road, north of West Val Vista Boulevard. The site, zoned Urban Ranch (UR) and designated Neighborhoods by the General Plan, requires a conditional use permit for wireless facilities over 28 feet. Verizon Wireless is the anchor tenant for the structure, which can accommodate three more carriers, reducing the future need for additional towers. Staff confirmed the application met all CUP criteria, noting ample site space, minimal terrain disturbance, low traffic impact, and adequate street access. Setbacks exceed all sides of Code requirements: 115 feet north, 75 feet south and west, and over 563 feet east.

The tower will improve wireless coverage for residents and first responders. Staff received no public comments or inquiries and recommended approval of the Conditional Use Permit and associated Resolution DSA-26-00074, subject to the listed conditions.

Chairman Benedict asked the Commission if there were any questions of staff.

There were no questions.

Chairman Benedict asked the applicant or their representative to come forward.

Todd Daoust of Commscapes, representing Athemnet Infrastructure, highlighted the site's strategic importance for coverage along the Casa Grande–Maricopa Highway due to rising traffic densities and current service gaps. The southwest corner of the 3.5-acre parcel was chosen to optimize setbacks from PAD zoning while maintaining the necessary 1:1 setback from the Urban Ranch zoning. Mr. Daoust thanked the Commission for its time and the staff report and offered to address any questions.

Chairman Benedict asked the Commission if they had any questions for the applicant.

Chairman Benedict questioned the decision to position the monopole near the south and west property corners despite available space. Mr. Daoust explained that the decision minimized setback impact on Urban Ranch zoning, optimized coverage by being closer to Casa Grande-Maricopa Highway, and preserved future development potential for the parent parcel. Chairman Benedict accepted the explanation.

Chairman Benedict opened the public hearing and asked if anyone in the audience wanted to address the Commission regarding this item.

Richard Vasquez, 1091 West John S. Salazar Road, voiced concerns about the tower's adverse impact on his property's value, as its shadow falls close to his home. He referenced research indicating properties near cell towers can lose 2.5% to 9.78% in value, especially when visible. Residential areas are more affected by aesthetic and health concerns than commercial ones. Studies from various countries show a significant 2% to 9% price drop for homes within 300 meters of a tower, and up to 20% for prominent towers. A survey by the National Institute of Science, Law and Public Policy reveals that 94% of potential buyers would pay less or avoid homes near cell towers,

with 80% unwilling to buy within a few blocks, highlighting visibility as a major factor.

Mr. Vasquez concluded his remarks by directly asking the Commission what action would be taken to address the negative impact on his property value. Chairman Benedict received his comments and thanked him for attending.

Chairman Benedict closed the public hearing and brought the matter to the table.

Chairman Benedict asked Mr. Daoust to address Mr. Vasquez's concerns. Mr. Daoust acknowledged the concerns but argued that some studies suggest homebuyers prioritize wireless connectivity, especially as remote work rises. He emphasized that some research contradicts Mr. Vasquez's claims. He also noted the applicant's attentiveness to neighboring properties, reflected in the planned setbacks.

Member Smith inquired about alternative locations for the tower. Mr. Daoust acknowledged that other sites were considered and mentioned possibly sending Mr. Vasquez a letter about hosting a cell site. He noted that tribal land holdings limit available land in the area and the current landowner's cooperation facilitated the project at this site.

Chairman Benedict revisited whether relocating the structure closer to Papoose Road had been considered, to distance it from residences. Mr. Daoust reiterated that future parcel development was the main reason against this, emphasizing that site access would preferably come from the east-west road. Chairman Benedict recognized this as the landowner's decision.

Mr. Daoust mentioned that stealth design options were considered but deemed unsuitable due to the lack of architectural style to mimic and insufficient vegetation for a natural design. The standard monopole application was chosen instead.

Member Aldrete highlighted significant changes in the area, noting nearby mining restart and residential and commercial growth from Maricopa extending towards Casa Grande, including nearby tribal lands. While acknowledging neighbor concerns, he emphasized that growing cell coverage needs make finding suitable locations challenging.

Member Aldrete noted that raising objections to a 75-foot tower here was tough, as the Commission recently approved an 85-foot tower in Mission Valley that impacts more homes. Denying the CUP would be inconsistent. He agreed with Mr. Daoust on the stealth design, suggesting the plain monopole looks cleaner in this context, and expressed no major concerns with the application.

Chairman Benedict concurred, describing wireless service as functioning nearly as a public utility upon which residents and emergency responders are deeply dependent, and indicated his support for approval on that basis.

Member Aldrete made a motion to approve the Conditional Use Permit and associated Resolution DSA-26-00074 for a monopole communication structure within the Urban Ranch zone, with the conditions listed in the staff report. Seconded by Member Smith.

Conditions of Approval:

1. Only one Wireless Telecommunications Tower is permitted on this property.
2. The height of the Wireless Telecommunications Tower is limited to 75 feet.

AYE: Member Ibrahim
Member Clegg
Member Smith
Member Aldrete
Member Hubbard
Chairman Benedict

G.2 Hold a public hearing and consider a request by RKAA Architects, Inc. on behalf of Diversified Partners for a Conditional Use Permit for up to three convenience-food restaurants with drive-thru facilities (totaling approximately 8,100 sq ft.) on a +/- 14-acre parcel zoned B-2 (General Business) to be addressed as 1940, 1942, and 1944 E. Florence Blvd & Henness Rd. (DSA-26-00078) (Senior Planner James Gagliardi)

Senior Planner James Gagliardi presented the application for a conditional use permit for up to three convenience food restaurants with drive-thru facilities within the B-2 General Business zone. This zone requires conditional use permits for drive-thru facilities associated with convenience food. The 14-acre property focuses on its southern portion, closest to

Florence Boulevard, which has a site plan under review. This plan proposes 12,000 sq. ft. of commercial space in three buildings: Pads A and B as convenience food restaurants with drive-thru lanes, and a 6,000 sq. ft. building in the center with an end-cap drive-thru. The specific tenants are unknown; the CUP seeks to determine whether these uses fit well with the site plan and area context.

Reviewing the CUP criteria under City Code section 17.68.120, Senior Planner Gagliardi addressed each criterion. In the B-2 zone, a 35-foot front setback is required, and structures with conditional uses must be at least 50 feet from residential property. The nearest residential area is Palm Creek to the north. Parking must be at least 15 feet away from residential zones. The proposed plan maintains about 500 feet from Palm Creek, greatly exceeding required setbacks. Open space is 26%, surpassing the 10% minimum, and parking supply is nearly double the minimum required for three restaurants and two retail spaces. Classified as infill development, the site sits between the Tractor Supply Company to the east and Best Western and Texas Roadhouse to the west, with access from various directions, including a north-south drive to Florence Boulevard and an existing access point for Texas Roadhouse.

Senior Planner Gagliardi outlined the traffic impact analysis by EPS Group, which the city traffic engineer approved. The TIA recommended three changes: (1) banning left-turn entries at the Florence Boulevard access; (2) extending the southbound turn lane on Henness Road for more queuing space; and (3) adjusting the Florence-Henness intersection signal timing. With these measures, it was determined the street network could handle the increased traffic.

Senior Planner Gagliardi explained that Florence Boulevard is predominantly commercial, making it apt for convenience food restaurants. The area is part of the Community Corridor in the General Plan, which supports various commercial ventures. The required notifications were sent, and only one inquiry about potential restaurant tenants was received; the outcome remains unknown. Staff advised approving DSA-26-00078 with three conditions: allowing up to three drive-thru restaurant facilities, ensuring no building is within 50 feet of a residential property, and keeping parking areas at least 15 feet away from residential zones.

Member Smith questioned if the proposed setbacks accommodate the planned widening of Florence Boulevard. Senior Planner Gagliardi confirmed that right-of-way dedication is necessary because portions of the current roadway fall within a former highway easement that must be officially

dedicated to the city. The site plan reflects these considerations, with setbacks measured from the future property line.

Second, Member Smith inquired if the undeveloped parcel east of the proposed site, between the development and Tractor Supply, might cause congestion due to the drive-thrus and limited Florence access. Senior Planner Gagliardi admitted this could be a concern, stating the parcel's layout is still undetermined. Possible access with Tractor Supply may exist, and future designs must reduce queuing issues. Any CUP-required use on that parcel would go back to the Commission.

Chairman Benedict asked the applicant, or their representative, to come forward.

A representative of RKAA Architects identified himself as Stephen and stated he had nothing further to add to the staff presentation.

Chairman Benedict opened the public hearing and asked if anyone in the audience wanted to address the Commission regarding this item.

There were no public comments.

Chairman Benedict closed the public hearing and brought the matter to the table.

Member Aldrete expressed disappointment with the proposed development, despite recognizing its legitimacy. He highlighted that it sits across from the new Sun Life Health Center, a prominent facility. The Commission had previously encouraged developments to activate the Florence Boulevard corridor by situating buildings closer to the street. However, the new proposal would include strip commercial buildings and drive-thru restaurants in what he views as an important part of the corridor.

Member Aldrete suggested reconsidering the B-2 zoning restrictions, as they currently hinder residential or mixed-use development without a rezoning, which many developers prefer to avoid. He proposed the city explore a corridor overlay district for Florence Boulevard to offer property owners more flexibility for diverse developments, potentially enhancing areas like the Sun Life Health Center with complementary projects. While recognizing developers' rights to maximize land use within existing zoning, he noted that drive-thru restaurants align with Florence Boulevard's character and typical U.S. commercial corridors. He had no firm objections to the proposal.

Chairman Benedict agreed that Member Aldrete raised a good point about the corridor's development trajectory and acknowledged the lack of a current mechanism to address it but noted it as a worthwhile policy consideration.

Member Aldrete made a motion to approve DSA-26-00078, a Conditional Use Permit for up to three convenience food restaurants with drive-thru facilities, with the conditions of approval as listed in the staff report. Seconded by Member Clegg.

Conditions of Approval:

1. A maximum of three convenience food restaurants with drive-throughs shall be permitted pursuant to this Resolution.
2. Site improvements such as buildings or structures (permanent or temporary) associated with a convenience food restaurant shall be separated from any residential zone by at least fifty feet.
3. Parking areas for a convenience food restaurant use shall be separated from any residential zone by at least fifteen feet.

AYE: Member Ibrahim
Member Clegg
Member Smith
Member Aldrete
Member Hubbard
Chairman Benedict

H. Reports by Planning Director and Discussion

H.1 Planning Projects Administratively Approved

1. Major Amendment to a Site Plan for Good 2 Go at 1000 W Gila Bend Highway (NWC Gila Bend and Thornton), for the construction of a new 6,000 sq ft. convenience store replacing the existing gas station on a 4.61-acre zone I-1. (DSA-26-00022)
2. Site Plan for Market at McCartney Ranch, at the SEC of McCartney & Pinal for the construction of a large single-use shopping center along with retail PAD sites totaling approximately 212,830 sq ft of commercial uses located within the Villages at McCartney Ranch PAD zone. (DSA-25-00169)
3. Preliminary Plat for Market at McCartney Ranch, identifying the future establishment of nine lots upon 26.03 acres. (DSA-25-00170)

H.2 Board of Adjustment Decision

1. Board of Adjustment Approved a Comprehensive Sign Plan for Casa Grande Marketplace, an existing 16-acre shopping center at 1214-1278 E. Florence Blvd, between Pueblo Dr. and Colorado St. (DSA-26-00079)

H.3 City Council Decisions on Planning Commission Recommendations

The Planning Director reported that the Commission had previously made a recommendation for denial on the item listed under H. 3 a General Plan Amendment to change the land use designation from Downtown to Manufacturing and Industry for approximately 25.4 acres near the northwest corner of Florence Street and Peters Road. The applicant had subsequently requested that the matter be heard by City Council, and City Council voted unanimously to approve the amendment, adopting Resolution No. 5273.45.

H.4 Monthly Development Center Reports

I. Adjournment

Chairman Benedict adjourned the meeting at 6:40 p.m.

Submitted this **3rd day of September 2026**, by Erika Davis, Administrative Assistant to the Casa Grande Planning & Zoning Commission, subject to the Commission's approval.

Chairman Benedict



Planning and Zoning Commission STAFF REPORT

TO: Planning and Zoning Commission
FROM: Dan Coxworth, Planning and Development Director
MEETING DATE: September 3, 2026, Planning Commission
SUBJECT: DSA-26-00108 (Chapter 17.52, Article VI – Landscape Requirements)
(Chapter 17.24.170, Additional building and performance standards) to
amend a code reference to Chapter 17.52, Article VI, Landscaping

REQUEST

DSA-26-00108 (Chapter 17.52, Article VI — Landscaping Requirements) – Hold a public hearing and consider forwarding a recommendation to the City Council for a request by the City of Casa Grande Planning and Development Department for a zoning text amendment that would replace Article VI – Landscaping Requirements in its entirety and Amending 17.24.170 (Additional building and performance standards) to amend a code reference to Chapter 17.52 Article VI (Landscaping Requirements).

Background

The City reviewed and updated its existing landscape regulations to modernize its landscaping standards and better reflect current development practices, water conservation objectives, and long-term maintenance needs. The proposed amendment establishes minimum landscape standards that promote water conservation, climate-appropriate landscape design, attractive development, shade, stormwater management, screening of incompatible uses, and enhanced appearance and community character.

Summary of Major Proposed Changes

Applicability and Exemptions

The draft clarifies that the landscape standards apply to new subdivisions and projects requiring Site Plan or Site Plan amendment approval. The draft also maintains exemptions for agricultural uses and individual residential lots containing up to four dwelling units, unless landscaping is otherwise required through a PAD, subdivision approval, development agreement, model home complex, or other City approval.

The proposed language also clarifies how the standards apply to existing development. Existing lawful development is not required to retrofit landscaping solely because of the adoption of the

new ordinance. Where a Minor or Major Site Plan amendment is submitted, only the portion of the site directly affected by the amendment must comply with the current standards.

Definitions

The draft adds and updates definitions to improve implementation, including definitions for hydrozone, Low Impact Development, net site area, and non-functional turf.

Landscape Plan Review

The Director will review Landscape Plans administratively before applicable development approvals. Appeals of administrative decisions under the Article would be processed through the Board of Adjustment in accordance with Section 17.08.100 of the City Code.

Plant Materials and Water Conservation

Requires low-water-use plant materials from the Pinal Active Management Area / Arizona Department of Water Resources low-water-use plant list. Required trees must be at least 15 gallons in size, with specified height, spread, and caliper standards. Shrubs must have a minimum mature growth height of 18 inches, and no required shrub may be less than one gallon.

The draft also incorporates water conservation standards related to hydrozones, high-efficiency irrigation, smart irrigation controllers, ground cover, stormwater harvesting, and Low Impact Development practices.

Turf Limitations

Limits turf, including natural turf and artificial turf, to no more than 15 percent of the total calculated landscape area, except for parks, sports fields, cemeteries, and similar uses. The Director may approve additional artificial turf in subdivision amenity areas, model home complexes, pet areas, play areas, or other functional common areas when compatible with the surrounding landscape.

Natural turf in residential subdivisions and multi-family developments would be limited to common areas designed and maintained for active recreation, passive recreation, pet exercise areas, or other functional use. Natural turf would be prohibited in industrial developments. Natural turf may be permitted in stormwater basins only where the basin is designed and approved for active or passive recreational use and complies with the turf limitations.

Streetscape and Parking Lot Landscaping

Establishes streetscape and street frontage standards based on street type and development context. Expressways, arterials, collectors, and local streets serving commercial, office, industrial, or multi-family development require a 15-foot landscape area with one tree and three shrubs per 30 linear feet. Residential subdivision perimeter local streets and medians require an 8-foot landscape area with the same plant ratio.

Parking lots containing 10 or more spaces must include landscape islands designed to break up pavement, provide shade, reduce heat-island effects, and improve pedestrian comfort. The draft establishes minimum island dimensions, plant quantities, end-island requirements, maximum island spacing, and flexibility for solar shade structures or covered parking where the alternative design satisfies the standard's shade intent.

Buffer Landscaping

The proposed amendment requires buffer landscaping where abutting uses differ in intensity, activity, operation, or potential impacts, including noise, traffic, lighting, outdoor activity, storage, or visual character. The required buffer must generally be provided on the property subject to the development application.

The draft also allows the Director to require larger buffer trees where a buffer separates nonresidential, multi-family, or higher-intensity uses from single-family or lower-density residential uses, when necessary to provide enhanced screening, shade, or mitigation of visual impacts.

Downtown District Standards

Includes specific landscape standards for properties within the Downtown land use category identified in the City's adopted General Plan. These standards emphasize pedestrian-oriented design, shade, screening, water conservation, durable materials, and stormwater integration.

Minimum Landscape Area Standards

Establishes minimum landscape area requirements based on net site area:

- Multi-family residential: 20 percent;
- Commercial and office: 15 percent;
- Industrial: 7 percent.

Required streetscape, street frontage, parking lot, buffer, stormwater basin, common open space, and site interior landscape areas may count toward the minimum landscape area if they comply with the applicable standards.

Residential Subdivision Landscape Standards

The draft adds specific standards for residential subdivision landscaping, including common areas, subdivision entries, street frontages, medians, stormwater basins, screen walls along arterial and collector streets, turf in subdivisions, and maintenance responsibility.

Key subdivision requirements include:

- Common open space areas, amenity areas, and landscape tracts must provide one tree and five shrubs per 1,000 square feet of landscaped area;
- Landscaped subdivision entries must provide one tree and five shrubs per 1,000 square feet of landscaped entry area;

- Stormwater basin plant quantities are based on the portions of the basin designated for landscape planting;
- Screen walls along arterial or collector streets require landscaping on the street side of the wall at one tree and five shrubs per 30 linear feet;
- Landscape Plans must identify the entity responsible for maintaining subdivision landscape improvements.

Requirements Applicable to All Areas

Includes general requirements for visibility, pavement edge and planter protection, irrigation, turf area borders, Public Works review, use of landscape areas, subdivision improvements, conflict resolution with engineering, utility, drainage, and fire standards, and calculation of required plant quantities.

Alternative Compliance

Includes an Alternative Compliance process allowing the Director to approve an alternative landscape design when the proposal meets or exceeds the purpose and intent of the Article and provides equal or greater benefits related to water conservation, shade, screening, aesthetics, stormwater management, or site design.

Maintenance, Enforcement, and Amendments

The proposed amendment updates maintenance standards for required landscaping, irrigation systems, amenities, and common area fencing. It also clarifies enforcement procedures and establishes a process for amendments to approved Landscape Plans.

Allows homeowners' associations or other responsible entities to request administrative approval to remove or reduce existing turf in established residential subdivisions for water conservation, reduced maintenance costs, or long-term landscape sustainability.

In Summary

The proposed amendment is intended to provide clearer and more current landscape standards while balancing water conservation, development quality, and administrative flexibility. The proposed standards also support long-term sustainability by limiting turf, requiring low-water-use plant materials, improving irrigation efficiency, and encouraging stormwater harvesting and Low Impact Development practices. At the same time, the draft provides flexibility through standard landscape package approvals, administrative review, and alternative compliance.

Amendment to Section 17.24.170.5.a

Section 17.24.170.5.a, Additional Building and Performance Standards for Self-Storage Facilities, currently references Section 17.52.480.C of the existing landscape code for landscaping along street frontages. Because the landscape regulations are being reorganized and updated under Article VI, the specific code section reference is no longer necessary.

Section 17.24.170.5.a shall be amended to read: On-site landscaped areas shall comply with Article VI of Chapter 17.52.

CONFORMANCE WITH HOUSE BILL 2547

In accordance with House Bill 2547, before adopting a zoning ordinance or zoning ordinance text amendment of general applicability, the legislative body of a municipality shall consider a Housing Impact Statement regarding the impact of the zoning ordinance or zoning ordinance text amendment that shall include:

1. A general estimate of the probable impact of the average cost to construct housing for sale or rent within the zoning districts to which the zoning ordinance or text amendment applies.

The cost impact is expected to be limited for several reasons. The amendment does not apply to individual residential lots containing up to four dwelling units. Existing lawful development is also not required to retrofit existing landscaping solely because of the adoption of the new standards.

For new subdivisions and multi-family development, clarified requirements for landscape plans, water-efficient irrigation, hydrozones, turf limitations, street frontage landscaping, stormwater basin landscaping, and subdivision common-area landscaping may result in additional costs. These costs are expected to vary by project size, site design, existing PAD or subdivision requirements, and the amount of common-area landscaping proposed. The amendment also provides flexibility through administrative review, standard landscape packages, and alternative compliance. The cost increase may result from an increase in the number of required shrubs and higher minimum landscape requirements.

Overall, staff estimates that the proposed amendment may result in a modest project-specific cost increase for some new residential subdivision and multi-family projects, but it is not expected to materially affect the average cost to construct housing for sale or rent because the standards primarily clarify, reorganize, and modernize existing landscape requirements and provide flexibility in implementation.

2. A description of any data or reference material on which the proposed zoning ordinance or text amendment is based.

The proposed text amendment is based on staff review of the City's existing landscape requirements, internal review by the Planning and Development Department, and review by the City's legal team.

The amendment also reflects current planning and development practices related to water conservation, climate-appropriate landscaping, shade, stormwater management, screening, parking lot landscaping, and long-term maintenance.

3. A description of any less costly or less restrictive alternative methods of achieving the proposed zoning ordinance or text amendment.

Less costly or less restrictive alternatives considered include maintaining the existing landscape code without substantial revisions, applying fewer prescriptive standards, or allowing broader administrative flexibility.

Staff does not recommend maintaining the existing code without amendment because the proposed update provides clearer standards for applicants and staff, improves consistency in review, and better aligns the City's landscape requirements with water conservation, stormwater management, shade, and long-term maintenance objectives.

PUBLIC NOTIFICATION/COMMENTS

A 1/8-page display ad was published in the Casa Grande Dispatch on Tuesday, August 18, 2026, providing notice of a Public Hearing on this proposed Zoning Code Text Amendment at the Planning and Zoning Commission's September 3, 2026, meeting.

Staff sought feedback from representatives of the home building industry and requested input from engineering and landscape architecture professionals regarding implementation, cost, water conservation, stormwater integration, and design feasibility.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission recommend approval of the proposed amendment to Chapter 17.52, Article VI, Landscaping Requirements, and Chapter 17.24.170, Additional Building and Performance Standards

Article VI: Landscaping Requirements

17.52.280 Purpose and Intent

The purpose of this Article is to establish minimum landscape standards that promote water conservation, climate-appropriate landscape design, attractive development, shade, stormwater management, screening of incompatible uses, and enhancement of the City's appearance and community character.

17.52.290 Applicability

The landscape standards of this Article apply to:

- A. All new subdivisions.
- B. All proposed projects requiring the submittal of a Site Plan or a Minor or Major amendment to a Site Plan.
- C. Conversion of single-family residential to any multi-family, commercial, or industrial use.

17.52.295 Exemptions

The following are exempt from the requirements of this Article:

- A. Agricultural uses and individual residential lots containing up to four dwelling units, unless landscaping is required by an approved PAD, subdivision approval, development agreement, model home complex, or other applicable City approval.
- B. Lawfully established development existing as of the effective date of this Article shall not be required to bring existing landscaping into compliance with the current standards of this Article solely due to the adoption of these regulations. Existing landscaping shall continue to be maintained in accordance with the approved Landscape Plan or other applicable City approval in effect for the property. Such approved plans and approvals remain enforceable notwithstanding subsequent amendments to this Article. Where a Minor or Major Site Plan amendment is submitted for a lawfully established development, only the portion of the site directly affected by the proposed amendment — including any landscape area displaced, altered, or newly created by the amendment — shall be required to comply with the current standards of this Article.

17.52.300 Definitions

Abutting: Sharing a common property line or lot line. Properties or uses

separated by a public or private street, drainage tract, canal, railroad right-of-way, open space tract, or other intervening parcel or tract shall not be considered abutting.

Director: The Director of Planning and Development or designated representative.

Hydrozone: A portion of a landscaped area containing plants with similar water needs and exposure conditions that are grouped together and irrigated on the same irrigation valve or control zone to promote efficient water use.

Landscape Plan: A graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project.

Landscape Materials: Any materials used for the purpose of landscape improvement, including but not limited to trees, shrubs, vegetative ground cover, turf, vines, material ground cover, walkways, berms, sculptures, water features, irrigation equipment, street furniture, outdoor lighting, fences, and walls.

Landscaping: An exterior improvement of property in accordance with an approved Landscape Plan and utilizing approved landscape materials, irrigation, hardscape, and related site improvements.

Low Impact Development (LID): Site design, stormwater management systems, and practices that use or mimic natural processes to promote infiltration, evapotranspiration, stormwater capture, or use of stormwater to reduce runoff and support water quality.

Material Ground Cover: Non-living landscape surface material used to cover exposed soil, including decomposed granite, crushed rock, gravel, river rock, boulders, or organic mulch.

Net Site Area: The area of a development site, excluding existing or required public rights-of-way, public utility easements or facilities where landscaping is prohibited or materially restricted, drainage facilities or easements that cannot be landscaped due to engineering, access, maintenance, or safety requirements, and other areas determined by the Director to be unavailable for required landscaping.

Non-functional Turf: Natural turf that is not designed or regularly used for active or passive recreation, civic or community use, pet exercise areas, or other functional use approved by the Director. Non-functional turf includes turf that is solely ornamental, decorative, or located in areas not intended for regular human or animal use.

Screening Wall: A wall designed and constructed to screen or separate potentially incompatible land uses or to conceal refuse areas, mechanical equipment, loading areas, service areas, parking areas, outdoor storage

areas, or similar features from public view.

Vegetative Ground Cover: Plant material used to cover soil, provide visual continuity, reduce erosion, and complement trees, shrubs, and other landscape materials.

17.52.310 Landscape Plan

All landscape plans shall contain the following information:

- A. Building footprints and roof overhangs, walkways, parking surfaces, property lines, right-of-way lines, easement lines, and sight angle clearance lines.
- B. Calculations of the net site area and the square footage and percentage of all site elements, including building footprints, parking, landscape area, rights-of-way, easements, drainage facilities, and other areas excluded from net site area. Landscape area shall also be further subdivided into subcategories of turf, trees, shrubs, vegetative ground cover, material ground cover, and other landscape materials. Required landscape areas along public streets or rights-of-way shall be dimensioned on the Landscape Plan.
- C. Calculations of the amount and percentages of required landscape trees and shrubs and the provided landscape trees and shrubs.
- D. The location of existing and proposed plant materials.
- E. Plant schedule, including botanical and common names, planting size, number of plants, and on-center spacing of massed shrubs and vegetative ground cover on each landscape sheet.
- F. Plant graphic symbol legend or key on each landscape sheet. (Items (D) and (E) may be combined.)
- G. Planting details and specifications.
- H. Proposed type and depth of all added material ground cover.
- I. Material ground cover schedule including types of material, such as decomposed granite and color, river rock, screened rock, organic mulch, or other approved material, and quantities.
- J. Irrigation plan showing location of hydrozones, controller, existing or proposed meters, backflow preventer, water lines, heads, and materials schedule on each sheet.
- K. The location, height, type, general design, and finish of proposed screening walls, retaining walls, and other required screening devices.
- L. The type, location, and purpose of any proposed soil amendments or soil preparation measures.
- M. The location of proposed stormwater drainage and stormwater basin areas.

17.52.320 Landscape Plan Approval

- A. A Landscape Plan shall be submitted to and approved administratively by the

Director for any development subject to this Article prior to approval of a Site Plan, Minor or Major Site Plan amendment, subdivision improvement plans, final plat, building permit, or other applicable City approval. The Director may approve, approve with conditions, or deny a Landscape Plan based on compliance with this Article, approved plans, conditions of approval, development agreements, PAD requirements, and other applicable City requirements.

- B. The Director may approve standard residential landscape packages, model home landscape packages, subdivision entry concepts, streetscape templates, and similar recurring landscape designs for use in multiple phases or permit applications, provided such packages comply with this Article and any applicable PAD, subdivision approval, development agreement, or condition of approval.
- C. Landscape Plan review shall be processed concurrently with the associated development application whenever practicable.
- D. Any person aggrieved or affected by an administrative decision of the Director under this Article may appeal the decision to the Board of Adjustment in accordance with Section 17.08.100 of this Code. The appeal shall be filed within thirty (30) days of the decision and shall specify the grounds for the appeal.

17.52.325 General Landscape Design Standards

Landscaping shall be designed, installed, and maintained in accordance with the following standards:

- A. Xeriscape Principles: Landscape design shall incorporate xeriscape principles, including efficient site planning, limited turf areas, appropriate plant selection, efficient irrigation, soil preparation, mulching, and proper maintenance.
- B. Unity and Continuity: Landscape design shall provide visual unity and continuity through coordinated plant palettes, repeated design elements, and the use of compatible trees, shrubs, vegetative and material ground cover, and hardscape materials.
- C. Plant Massing and Arrangement: Trees, shrubs, and vegetative ground cover shall be arranged in natural groupings where appropriate. Plant spacing shall allow plants to reach their mature size and form without excessive pruning or overcrowding.
- D. Plant Associations: Plant materials shall be grouped based on compatible environmental needs, including water demand, soil conditions, sun exposure, and temperature tolerance.
- E. Site Design: Landscaping shall be integrated with buildings, parking areas, pedestrian walkways, drainage facilities, walls, fences, and other site improvements to enhance appearance, provide shade, support water conservation, and reduce heat-island effects.

17.52.330 Plant Materials, Sizes, and Standards

A. Plant and Tree Material Sizes

Plant Type	Minimum Planting Size
Trees	Required trees shall be a minimum of fifteen (15) gallons in size, a minimum of 6 feet in height, 3 inches in spread, and $\frac{3}{4}$ to 1 $\frac{1}{4}$ inches in trunk caliper at ground level.
Shrubs	Required shrubs shall have a minimum mature growth height of eighteen (18) inches. No required shrubs shall be less than one-gallon size.
Vegetative Ground Cover	1 gallon
Vines	1 gallon
Annuals	4" pots or flats

- The installation of twenty square feet of vegetative ground cover in any landscaped area may substitute for one required shrub, up to a maximum of thirty percent of the required shrubs in any landscaped area.
- Palm trees may be used as accent trees, including within subdivision entries, amenity areas, pool areas, medians, and similar focal areas, but shall not be used to satisfy required Streetscape/Street Frontage, Parking, or Buffer area tree counts.

B. Subdivisions with Groundwater Savings Credits: In a subdivision where groundwater savings credits have been pledged to a certificate of assured water supply, the following shall not be required:

1. A minimum number of trees, except for trees included on the low-water-use and drought-tolerant plant list that is published by the Department of Water Resources for the current management plan for the initial active management area.
2. Minimum tree or shrub size;
3. A minimum amount of turf;
4. A minimum percentage of irrigated ground cover;
5. Active open space area exceeding the greater of:
 - a. Ten percent (10%) of the gross acres within the subdivision; or
 - b. The area required for retention; and
6. Rights-of-way landscaping exceeding twenty percent (20%) of the right-of-way cross-section.

17.52.340 Water Conservation Standards

All required landscaping shall be designed, installed, and maintained to promote long-term water conservation, reduce unnecessary irrigation demand, and support the use of climate-appropriate landscape materials.

- A. Low-Water-Use Plant Materials: Plant material species, including trees, shrubs, vegetative ground cover, vines, and similar plant materials, shall be limited to those included within the latest amended edition of the “Low-Water-Using Plant List” approved by the [Pinal Active Management Area of the Arizona Department of Water Resources](#).
- B. Hydrozones: Landscape plans shall organize plant materials into hydrozones consisting of High, Moderate, Low, and Very Low Water Use areas. Each hydrozone shall be served by a separate irrigation valve or control zone. Plants with substantially different water requirements shall not be irrigated together.
- C. Turf Limitations:
 - 1. Turf, including natural turf and artificial turf, shall be limited to no more than fifteen percent (15%) of the total calculated landscape area, except for parks, sports fields, cemeteries, and other similar uses.
 - 2. The Director may approve additional artificial turf within subdivision amenity areas, model home complexes, pet areas, play areas, or other functional common areas where the design is compatible with the surrounding landscape, does not dominate the site frontage, and maintains the purpose and intent of this Article.
 - 3. In residential subdivisions and multi-family developments, natural turf shall be permitted only in common areas designed and maintained for active recreation, passive recreation, pet exercise areas, or other functional use approved by the Director, except that front-yard natural turf may be permitted only when expressly authorized by an approved PAD residential landscape package or other City-approved landscape plan.
 - 4. Non-functional turf is prohibited, except for front-yard turf expressly authorized under an approved PAD residential landscape package pursuant to subsection C.3, which shall be deemed a permitted functional use for purposes of this Article.
- D. Prohibited Turf Areas: Natural turf shall be prohibited in medians, right-of-way landscaping, parking lots, buffer yards, and industrial developments.
- E. Natural turf may be permitted in stormwater basins only where the basin is designed and approved for active or passive recreational use and complies with the turf limitations in this section.
- F. Irrigation Efficiency: All landscaped areas shall be supported by an automatic

irrigation system designed, constructed, and maintained to promote water conservation and prevent overspray, runoff, overflow, or seepage into streets, sidewalks, parking areas, and other paved areas.

1. Trees, shrubs, vegetative ground cover, vines, and similar plant materials shall be irrigated by drip irrigation or another high-efficiency irrigation method.
2. Turf areas shall be irrigated by high-efficiency rotary nozzles or another high-efficiency irrigation method.
3. Irrigation systems shall be designed to correspond with approved hydrozones.
4. Irrigation controllers shall be weather-based smart controllers, EPA WaterSense-labeled controllers, or equivalent technology based on demonstrated water savings.

- G. Material Ground Cover and Mulch: All landscape areas not covered by turf, sidewalks, play equipment, lakes, ponds, vegetative ground cover, or hardscape features shall be covered with approved material ground cover, such as decomposed granite, crushed rock, gravel, river rock, boulders, or organic mulch. Material ground cover shall be installed at a minimum depth of two (2) inches. Organic mulch around trees and shrubs is encouraged and, where used, shall be installed at a minimum depth of three (3) inches.
- H. Stormwater Harvesting and Low Impact Development: Landscape areas shall be designed, where feasible, to accept and use stormwater runoff through depressed landscape areas, curb openings, stormwater basin integration, permeable paving, bioswales, or other Low Impact Development practices. Required landscape areas along street frontages and within stormwater basins shall be designed as integrated landscape features.
- I. Water Features: All proposed water features, shall meet the requirements of A.R.S. 45-131, et. seq. and shall be designed, constructed, and maintained to minimize water loss. Water features shall use recirculating pump technology, shall be designed to prevent leakage or unintended discharge, and shall use non-potable water sources where practicable and legally available.

17.52.350 Landscape Area Categories and Requirements

A. Streetscape/Street Frontage

A landscape area shall be provided as noted below:

Type	Minimum Width	Required Trees (LF)	Required Shrubs (LF)
Expressways, arterials, collectors, and local streets serving commercial, office, industrial, or multi-family development	15'	1 per 30'	3 per 30'
Residential subdivision perimeter local streets, including locations where residential lots side or back onto a local street, and medians	8'	1 per 30'	3 per 30'

- Minimum area will be measured as the average width of the above-listed size.
- Street frontage areas shall be contoured in a natural manner to provide visual relief and accept stormwater runoff, consistent with the Water Conservation Standards in Section 17.52.340.

B. Parking Lot Landscape

New parking lots containing ten (10) or more spaces shall be designed to divide and break up the expanse of paving, provide shade, reduce heat-island effects, and improve pedestrian comfort.

1. Planter islands serving a single row of parking shall measure a minimum of six (6) feet wide by eighteen (18) feet long and shall contain a minimum of one (1) fifteen-gallon tree and two (2) five-gallon shrubs.
2. Planter islands serving two opposing rows of parking shall measure a minimum of nine (9) feet wide by thirty-six (36) feet long and shall contain a minimum of two (2) fifteen-gallon trees and four (4) five-gallon shrubs.
3. Each parking row shall provide a planter island at the end of each row.
4. Within each parking row, a planter island shall be placed at a maximum interval of every ten (10) parking spaces.
5. Trees shall have a minimum clear canopy height of five (5) feet at maturity and shall be selected to achieve a mature canopy width of at least twenty (20) feet.
6. Landscape islands in parking areas shall be designed to accept stormwater when practicable.
7. Landscape areas adjacent to parking spaces, drive aisles, and vehicular circulation areas shall be protected by raised curbing, wheel stops, or other means approved by the Director. Curbing, wheel stops, and other protective devices shall be located to avoid damage to trees, shrubs, irrigation systems, and other landscape materials.

8. Solar shade structures or covered parking may be used to satisfy a portion of the parking lot shade intent of this subsection. Where solar shade structures are provided, the Director may approve a reduction in the number of required parking lot trees or landscape islands upon finding that the alternative design provides equal or greater shade, reduces heat-island effects, maintains safe pedestrian and vehicular circulation, and includes adequate landscaped areas and stormwater management features. Solar shade structures shall not eliminate required perimeter landscaping, street frontage landscaping, buffer landscaping, or minimum landscape area requirements.

C. Buffer Landscape

1. A buffer landscape area shall be required when any abutting property is developed and the uses differ in intensity, activity, operation, or potential impacts, including but not limited to noise, traffic, lighting, outdoor activity, storage, or visual character. The required buffer shall be provided on the property that is the subject of the development application as follows:

Minimum Width	Required Trees (LF)	Required Shrubs (LF)
15'	1 per 30'	5 per 30'

2. Enhanced Buffer Tree Size: Where a required buffer separates a nonresidential, multi-family, or higher-intensity use from a single-family residential use or lower-density residential use, the Director may require up to fifty percent (50%) of required buffer trees to be a minimum twenty-four-inch (24") box size at installation when necessary to provide enhanced screening, shade, or mitigation of visual impacts.
3. A minimum of a 6-foot masonry wall reflecting the design, material, and color of the primary structure shall be required.

D. Downtown District

For purposes of this subsection, the Downtown District means property located within the Downtown land use category as identified in the City's adopted General Plan, as may be amended. The intent of downtown landscaping is to create attractive, pedestrian-oriented streetscapes and open spaces that support active ground-floor uses, enhance building entrances, provide shade, and reinforce the character of the Downtown District.

1. Pedestrian-Oriented Design: Landscaping, hardscape, planters, trellises, seating, site furniture, special paving, display areas, public art, and similar features shall be incorporated to enhance sidewalks, building entrances, outdoor dining areas, window-shopping areas, plazas, and other pedestrian activity areas.
2. Shade and Comfort: Landscape and hardscape design shall provide a comfortable pedestrian environment through the use of shade trees, shade structures, cool-temperature paving materials, and other features that reduce heat and improve walkability. Street planting shall be provided along public streets where feasible.
3. Screening and Site Design: Landscaping, hardscape, walls, planters, and similar features shall be used to frame buildings, enhance site entrances, buffer different uses, and screen or soften views of parking areas, garages, exposed utilities, service areas, refuse areas, and other less desirable site features.
4. Water Conservation: Downtown landscaping shall recognize the climate and character of the site and shall use appropriate climate-adapted plant materials, hydrozones, efficient irrigation, mulch or approved vegetative ground cover, and other water-conserving practices. Existing mature trees shall be preserved to the greatest extent feasible.
5. Materials and Stormwater: Durable, high-quality materials such as concrete, stone, concrete unit pavers, decomposed granite, or similar materials shall be used in pedestrian areas. Permeable paving, stormwater harvesting, and Low Impact Development practices are encouraged where feasible to reduce stormwater runoff, conserve water, and improve site design.

E. Minimum Landscape Area for Multi-family, Commercial, Office, and Industrial Uses

Multi-family, commercial, office, and industrial development shall provide a minimum landscaped area based on the net site area as follows:

1. Multi-family Residential Uses: Multi-family residential development shall provide a landscaped area equal to not less than twenty percent (20%) of the net site area.
2. Commercial and Office Uses: Commercial and office development shall provide a landscaped area equal to not less than fifteen percent (15%) of the net site area.
3. Industrial Uses: Industrial development shall provide a landscaped

area equal to not less than seven percent (7%) of the net site area.

4. Credit Toward Minimum Landscape Area: Required streetscape, street frontage, parking lot, buffer, stormwater basin, common open space, and site interior landscape areas may be counted toward the minimum landscape area required by this subsection, provided such areas comply with the applicable standards of this Article.
5. Exclusions: Buildings, parking areas, drive aisles, loading areas, outdoor storage areas, sidewalks, and other paved or impervious areas shall not be counted as landscaped area, except for approved permeable paving or hardscape features specifically incorporated into an approved landscape design.

F. Residential Subdivision Landscape Areas and Plant Quantities

New residential subdivisions shall provide landscaping within common areas, landscape tracts, entry features, street frontages, medians, stormwater basins, rights-of-way, and other areas required by the approved preliminary plat, final plat, subdivision improvement plans, or Landscape Plan.

This subsection does not require landscaping on individual residential lots containing up to four dwelling units, except where such landscaping is required as part of a model home complex, common area, landscape tract, right-of-way, entry feature, or other subdivision improvement.

1. Common Areas: Subdivision entries, common open space areas, amenity areas, and landscape tracts shall provide a minimum of one (1) tree and five (5) shrubs for each one thousand (1,000) square feet of landscaped area required by this Article or shown on the approved Landscape Plan.
2. Landscaped subdivision entries shall provide a minimum of one (1) tree and five (5) shrubs for each one thousand (1,000) square feet of landscaped entry area.
3. Street Frontages and Rights-of-Way: Landscape areas along subdivision street frontages, arterial streets, collector streets, local streets, medians, and rights-of-way shall comply with the streetscape and street frontage standards of this Article.
4. Stormwater Basins: Stormwater Basins within subdivisions shall be designed as integrated landscape features. Required plant quantities shall be calculated based on the portions of the basin that are designated on the Landscape Plan for landscape planting, including basin side slopes, perimeter landscape areas, and other areas within or immediately adjacent to the basin that are intended to support trees,

shrubs, vegetative ground cover, or material ground cover.

Landscaped basin area shall not include basin bottoms intended primarily for stormwater storage, drainage, access, maintenance, or approved active or passive recreational turf areas. Landscaped basin areas shall provide a minimum of one (1) tree and five (5) shrubs for each one thousand five hundred (1,500) square feet of landscaped basin area.

5. Screen Walls Along Streets: Where subdivision lots back or side onto an arterial or collector street and a screening wall is constructed along the street frontage, landscaping shall be provided along the street side of the wall at a minimum rate of one (1) tree and five (5) shrubs for every thirty (30) linear feet of street frontage.
6. Turf in Subdivisions: Natural turf in residential subdivisions shall be permitted only in common areas designed and maintained for active recreation, passive recreation, pet exercise areas, or other functional use, and shall comply with the turf limitations in Section 17.52.340.
7. Maintenance Responsibility: Landscape Plans for subdivisions shall identify the entity responsible for maintaining common-area landscaping, landscape tracts, entry features, medians, stormwater basins, rights-of-way, and other subdivision landscape improvements. Nondedicated stormwater basins and private landscape tracts shall be maintained by the owner, homeowners' association, or other responsible entity through recorded covenants or other instruments acceptable to the City. The City shall not assume maintenance responsibility unless the improvement has been accepted by the City in accordance with Title 16 and applicable City procedures.

17.52.360 Requirements Applicable to All Areas

- A. Visibility: All landscaping and landscaped materials established in close proximity to a driveway or street intersection shall be installed and maintained in compliance with the sight visibility requirements set forth in Section 17.52.160(C) of this code.
- B. Pavement Edge and Planter Protection: All permanent uses other than individual single-family residential lots shall provide a 6-inch-high, poured-in-place concrete curb or other approved material for all parking areas and drive aisles adjacent to landscaped areas. Curbing manufactured from metal or similar materials is prohibited.
- C. Irrigation: All required irrigation systems shall comply with the Water Conservation Standards in Section 17.52.340.

- D. Turf Area Border: Turf areas shall be separated from other landscape areas by a 6-inch-wide concrete curb or other approved material. Curbing manufactured from metal or similar materials is prohibited.
- E. Irrigation Installation and Inspection: Prior to final approval, required irrigation systems shall be inspected for proper installation, controller programming, valve operation, overspray, runoff, and general consistency with the approved landscape and irrigation plans.
- F. Public Works Review: Irrigation systems located within public rights-of-way or other areas to be maintained by the City shall be subject to review and approval by the Public Works Department.
- G. Use of Landscape Areas: Required landscape areas shall not be used for parking, outdoor storage, display, or other non-landscape purposes unless such use is specifically shown on the approved Landscape Plan.
- H. Installation Prior to Final Approval: Required landscape improvements, including plant materials, vegetative and material ground cover, irrigation systems, screening walls, and other approved landscape features, shall be installed in accordance with the approved Landscape Plan prior to final inspection, final approval, or issuance of a certificate of occupancy, as applicable. The Director may approve a temporary delay in installation when secured by a cash bond, deposit, letter of credit, or other financial assurance acceptable to the City, in an amount sufficient to guarantee completion of the required improvements. The City may withhold approval of required landscaping that does not comply with this Article or the approved Landscape Plan, including plant materials that are substandard as to size, condition, health, or appearance.
- I. Subdivision Improvements: For subdivision improvements, required landscape improvements may be installed, guaranteed, inspected, accepted, and released in accordance with Title 16 and any approved subdivision improvement agreement, development agreement, financial guarantee, or phasing plan.
- J. Where a requirement of this Article conflicts with an approved drainage plan, utility requirement, adopted engineering standard, fire access requirement, or other applicable City standard, the Director may approve modifications necessary to resolve the conflict while maintaining the purpose and intent of this Article.
- K. Where an approved PAD, PAD Residential Design Standard, development agreement, stipulation, or condition of approval requires a greater landscape area, greater plant quantity, larger plant size, greater open space, or more restrictive design standard than this Article, the more restrictive standard shall apply. Where this Article establishes a more restrictive water conservation standard, turf limitation, irrigation requirement, or maintenance requirement, this Article shall apply unless expressly modified by City Council as part of a PAD approval.

- L. Calculation of Required Plant Quantities: When calculating required plant quantities, fractional results shall be rounded up to the nearest whole number.

17.52.370 Alternative Compliance

The regulations, standards, and policies in this Article are intended to facilitate development that is consistent with the City's landscape objectives. The requirements are intended to foster creative design, but not to impose an inordinate hardship where compliance with this Article is either impractical or impossible.

Alternative compliance is a procedure where the intent of this Article is met through an alternative design. It is not a waiver of regulations; rather, it permits a site-specific plan that yields a better design while meeting the intent of the this Article.

The Director may approve an alternative landscape design when the proposal meets or exceeds the purpose and intent of this Article and provides equal or greater benefits related to water conservation, shade, screening, aesthetics, stormwater management, or site design. Alternative Compliance shall apply to the specific project for which it is requested and does not establish a precedent for assured approval of other requests.

17.52.380 Landscape Maintenance and Enforcement

- A. The following standards shall be maintained for landscaping in all applicable developments:
 - 1. Dead, removed, or substantially damaged required plant material shall be replaced with healthy plant material of similar type, size, function, and water-use characteristics;
 - 2. The landscaping shall be maintained in a weed-free manner;
 - 3. The irrigation system shall be in good working condition and shall be programmed in accordance with seasonal irrigation requirements. Broken, leaking, or damaged irrigation systems shall be repaired within 48 hours;
 - 4. The landscaped area shall be maintained free of debris;
 - 5. Landscaping shall be maintained at the level shown on the original approved landscape plan;
 - 6. Amenities shown on the approved landscape plan shall be maintained in good repair; and
 - 7. Common area fences and the exterior face of property line fences shall be maintained by the owner or lessor of the property or common area.

B. Determination of Violation

A development shall be in violation of the requirements of this Section if the development does not maintain the standards as described in Section A.

C. Determination of No Violation

A development shall not be in violation of the requirements of this section if:

1. Trees or shrubs have been removed for safety reasons, such as maintaining traffic visibility or preventing interference with utility poles and/or lines, and such removal has been authorized by the City or the serving utility.
2. The existing landscaping meets the intent of the original approved plans.

D. Enforcement Procedures.

1. Upon a determination that a violation exists, in addition to any other enforcement allowed pursuant to this Code, the Director shall institute the procedures of Chapter 17.72 of this code.

17.52.390 Amendments to an existing approved Landscape Plan

A. Any change to an approved Landscape Plan shall require an application for administrative review and approval of an amendment, unless exempt under subsection B.

B. Exemptions: Replacement of landscape materials with materials that are similar in size, appearance, and location to previously approved materials shall not require an amendment to an approved Landscape Plan. This includes plant material, vegetative ground cover, material ground cover, associated irrigation, and similar improvements.

C. Turf Removal by Homeowners Associations: A homeowners' association or other entity responsible for maintaining common-area landscaping in an established residential subdivision may request administrative approval of an amended Landscape Plan to remove or reduce existing turf for the purpose of water conservation, reducing maintenance costs, or improving long-term landscape sustainability.

1. The amended Landscape Plan shall identify the turf area proposed for removal, the proposed replacement materials, any modifications to irrigation systems, any replacement plant materials or vegetative ground cover, material ground cover, and any erosion control measures necessary during or after turf removal. Replacement landscaping shall comply with the Water Conservation Standards in Section 17.52.340 and shall be maintained in an attractive, dust-free, and weed-free condition.

- D. The Director may approve the amended Landscape Plan upon finding that the proposed modification is consistent with the purpose and intent of this Article, maintains the appearance and character of the subdivision, and does not create adverse impacts related to drainage, dust control, visibility, pedestrian access, or required screening.

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Article VI. Landscaping Requirements

17.52.280 Purpose and intent.

The purpose of this section is to provide standards and requirements for the installation of landscaping and screening walls for all new and expanded development within the city in order to promote the general welfare of the community; to effectuate attractive and logical development; to aid in the enhancement of property values; to create an attractive appearance along city streets; to complement the visual effect of buildings; to provide appropriate buffers between incompatible land uses and protection from intense activities; and to aid in conserving water by encouraging the use of varieties of plants, trees and shrubs indigenous to arid regions which are characterized by low-water consumption. The standards and regulations of this section shall be held to be the minimum requirements necessary for the promotion of the foregoing objectives of this section. In those instances where the minimum standards and requirements are not sufficient to achieve the purpose and objectives of the section the director may impose such other reasonable requirements as may be deemed appropriate.

(Ord. 1397.17.1 (pan), 1991; Res. 1976 § 2 (part), 1991)

17.52.290 Definitions.

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

- A. "Director" means the planning director or his designated representative.
- B. "Landscape materials" means any materials used for the purpose of landscape improvement which may include, but shall not be limited to, the following: trees, shrubs, groundcovers, tufts, vines, walkways, berms, stone groundcover materials, sculptures, foundations, irrigation equipment, street furniture, outdoor lighting, fences and walls.
- C. "Landscape plan" means a graphic representation of the development site indicating the location of all existing and proposed landscape improvements to be present on the site at the completion of the construction of the project. Such landscaping plan shall consist of preliminary and final plans as set forth herein.
- D. "Landscaping" means an exterior improvement of property in accordance with an approved landscape plan and utilizing approved landscape materials.
- E. "Screening wall" means a solid wall designed and constructed so as to conceal areas used for refuse, mechanical equipment, parking, and service and loading bays from street and public view, and to separate potential incompatible land uses.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.300 Scope.

The provisions of this section shall apply to all development or construction, all building remodeling, alterations, additions, or expansions, and to all changes of occupancy in the use or development of land which requires the approval of a major site plan or subdivision plat by the city. Agricultural uses and single-family and two-family residences and their accessories shall be exempt from the requirements of this section.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.310 Compliance.

For all development projects included in Section 17.52.300 preliminary and final landscape plans shall be prepared in accordance with the standards and requirements set forth in this section, and shall be sub-mired and approved in accordance with the procedures set forth in this section.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.320 Variances.

Where there exists extraordinary conditions of topography, land ownership, site boundaries and dimensions, adjacent development characteristics or other circumstances not provided for in this section, the planning and zoning commission may modify or vary the strict provisions of this section in such a manner and to such an extent as is deemed appropriate to the public interest, provided that the purpose and intent of this section is maintained with such modification or variance. Applicants must request a variance in writing stating the reasons why the variance is necessary. This request shall be considered as part of the major site plan or subdivision review.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.330 Enforcement and notice of violations.

This section shall be enforced by the director or his duly authorized representative. The director shall have the authority to enter upon the premises, or any part thereof, at any and all reasonable times, for the purposes of performing his official duties. It is unlawful to refuse the director entry upon such premises. When any condition which would constitute a violation of the provisions of this section comes to the director's attention, he shall cause a written notice thereof to be served upon

the owner, lessee or other person in control of the premises. The notice shall specify the nature of the violation and shall order the responsible party to correct the violation within thirty days of the date of the notice.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.340 Penalties.

Any person in control of any premises who fails to correct a violation of this section within thirty days after notice thereof by the director shall be liable to the city pursuant to Chapter 17.72 of this code.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.350 Landscape inspections.

A. All projects required by this section to be landscaped shall pass a landscape inspection prior to a certificate of occupancy being issued by the city. Such inspection shall be requested by the applicant at least twenty-four hours prior to being performed.

B. The city shall have the right to refuse to pass any project not meeting the provisions of this section. The city shall also have the right to reject landscape materials as being substandard as to size, condition or appearance including a pre-inspection of materials at the supplier if deemed necessary.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.360 Required landscape maintenance.

A. With respect to every lot, parcel, or tract of land within the city containing a use for which the provisions of this section apply, every owner, lessee, or any other person having the lawful right to possession and control of such premise shall:

1. Maintain all landscape materials and landscaped areas in accordance with the approved landscape plan, including the street right-of-way landscaping required in Section 17.52.490. Such landscaped areas shall be kept free of trash, debris, weeds, and dead plant material, and shall in all respects be maintained in a neat and clean fashion.

2. Replace all dead or removed plants with healthy plants of the same variety and in the size and quality as those removed, up to the fifteen gallon size.

B. The city shall accept responsibility for the maintenance and operation of all landscaping and appurtenances installed in accordance with the provisions of Section 17.52.550 for any landscaping and appurtenances installed within street rights-of-way, which rights-of-way are described by one of the following categories:

1. Arterial and/or collector street rights-of-way adjacent to single-family residential areas that back onto the arterial and/or collector street, and have a screening wall constructed on the rear property line;

2. Arterial and/or collector street rights-of-way adjacent to single family residential areas that side onto the arterial and/or collector street, and which have a screening wall constructed on the side property line;

3. Designated and approved bridle trails, bicycle paths and multi-use recreational facilities within city limits;

4. Median islands on arterial and collector public streets within the city;

5. Street rights-of-way abutting municipal public facilities;

6. Street landscaping within districts specifically approved or created by city council;

7. Flood control facilities which have been accepted for operation and maintenance by the city.

C. Prior to the city accepting for maintenance any landscaping described in subsection B of this section, the following conditions shall have been satisfied:

1. The landscaping shall be inspected and approved by the city for compliance with the approved landscape plan;

2. The subsequent completion of a sixty-day maintenance period wherein the developer shall be responsible for all watering, weeding, and replacement of all dead or dying plant materials.

3. A final inspection called by the developer or his representative at the completion of the sixty-day maintenance period resulting in final approval and acceptance by the city.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.370 Landscape plan.

A. A landscape plan consisting of a preliminary plan and a final plan shall be prepared, submitted, and approved for all applicable development projects in accordance with the procedures and requirements set forth in this section.

B. All changes in landscape plans before, during, or after preliminary or final landscape plan approval shall be approved by the director prior to the installation of any such landscape change.

C. All changes in the landscaping of a site before, during, or after final landscape plan approval and landscape

installation shall be approved by the director as set forth in this section.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.380 Preliminary landscape plan.

A. Two copies of a preliminary landscape plan shall be submitted along with the required development site plan for review by the director. The preliminary landscape plan may be shown on the major site plan drawings. The preliminary landscape plan shall be a conceptual plan and shall include the following information in generalized form:

1. The location and identification of all proposed landscape areas (on-site, street right-of-way, parking area, landscape buffers and others);
2. Preliminary data pertaining to the amount of net site area, the ground floor areas of all proposed industrial buildings, the number of required and proposed parking spaces, and the amount of all proposed landscaped areas, required and provided;
3. The approximate location of all proposed trees, shrubs, and other landscape materials and improvements;
4. Notes or graphical representations adequately showing the intent of the proposed plans and materials and indicating how those plans will comply with this section;
5. The location, height, type, and general design and finish of all proposed screening walls;
6. The location of all proposed stormwater drainage and retention areas;
7. Notes or graphic indications of the proposed type of irrigation system, water source, pressure and supply outlet.

B. The preliminary landscape plan shall be reviewed and approved by the director as part of the major site plan review or preliminary subdivision review, and may be approved with stipulated changes or additions.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (pan), 1991)

17.52.390 Final landscape plan.

A. Two copies of a final landscape plan shall be submitted along with all other required site improvement and building plans at the time of application for a building permit or prior to recording of the final plan. The final landscape plan shall contain the final calculations, data, and specific details and information of all proposed landscaped areas, landscape materials, screening walls, irrigation system, and other items that were required and identified in conceptual form on the preliminary landscape plan. The final landscape plan shall contain a specific schedule of all plant material identified by common and botanical name, and shall clearly indicate the quantity and size of each tree and shrub, to be installed.

B. The final landscape plan shall be in conformance with the approved preliminary plan and any stipulated changes or additions, and shall be approved by the director prior to the issuance of a building permit or the recording of the final plat.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.400 Installation of landscape improvements prerequisite to certificate of occupancy--Bond to secure installation.

All landscape improvements (landscape materials, irrigation system, screening walls, etc.) shall be installed by the developer on the site in accordance with the approved final landscape plan prior to the issuance of a certificate of occupancy for the building or use. When considered advisable, upon presentation of a cash bond, cash deposit, or assured letter of credit in an amount sufficient to guarantee installation of the landscaping and irrigation system, the director may approve a delay in the immediate installation of the required landscape improvements for a period of time not to exceed six months. In those instances where the director approved a delay in the installation of the required landscape improvements, a temporary certificate of occupancy shall be issued for the building or use conditioned upon the satisfactory installation of the required landscape improvements within the time period approved by the director.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.410 Low water use plants, minimum size of trees, shrubs, etc., and substitution of cover for shrubs.

A. In order to conserve water, all plant materials installed shall be listed on the low water use plant list as adopted in Table 17.52.410 and may be amended, by the city of Casa Grande, or as approved by planning and zoning commission at the time of review. Any plants located in public rights-of-way must be listed on the plant list.

B. Unless otherwise specified herein, all required trees shall be a minimum of fifteen gallons in size. All shrubs shall be a minimum of one gallon in size. All fifteen gallon trees must be a minimum of six to eight feet in height, three to four feet in spread and three-quarters to one and one-quarter-inches trunk caliper at ground level. Upon approval of the director, the installation of twenty square feet of vegetative groundcover in any landscaped area may substitute for one required shrub, up to a maximum of thirty percent of the required shrubs in any particular landscaped area.

B. All Mexican Fan Palms (*Washingtonia Robusta*) and California Fan Palms (*Washingtonia Filifera*) shall have a minimum five foot trunk height measured from the base of the trunk to the base of the fronds when located within the public right-of-way or within twenty-five feet of the street property line.

TABLE 17.52.410

City of Casa Grande Low Water Use Plant List

In order to promote water conservation, all plant material installed due to the landscaping requirements of Chapter 17, Article VI of the Municipal Code must be used from the list below. The city of Casa Grande gratefully acknowledges the Arizona Department of Water Resources — Pinal Active Management Area for the development of this list.

A. Trees

Botanical Name Common Name

Acacia spp. Acacia/Wattle

Agonis flexuosa West Australia Peppermint

Brachychiton populneus Bottle Tree

Brahea spp.

Bursera spp.

Caesalpinia spp.

Callistemon viminalis Weeping Bottle Brush

Casuarina spp.

Celtis reticulata Western Hackberry

Ceratonia siliqua St. John's Bread Tree/Carob Tree

Cercidium spp.

Chamaerops humilis Mediterranean Fan Palm

Chilopsis linearis Desert Willow

Cupressus arizonica Arizona Cypress

Cupressus sempervirens Italian Cypress

Dahlbergia sissoo Sissoo Tree

Dalea spp.

Eucalyptus spp.

Forchammeria watsonii

Geijera parviflora Australian Willow

Gleditsia triacanthos Honey Locust

Leucaena retusa Golden Ball Lead Tree

Lysiloma spp.

Olea Europaea "Swan Hill" Swan Hill Olive (or other non-pollen producing olive trees)

Olneya tesota Ironwood

Parkinsonia aculeata Mexican Palo Verde

Phoenix canariensis Canary Island Date Palm

Phoenix dactylifera Date Palm

Pinus canariensis Canary Island Pine

Pinus eldarica Afghan Pine

Pinus halepensis Aleppo Pine

Pinus pinea Italian Stone Pine

Pinus roxburghii Chir Pine

Pistacia spp. Pistachio

Pithecellobium spp.

Pittosporum phillyraeoides Willow Pittosporum
Prosopis spp. Mesquite
Quercus spp. Oak
Rhus lancea African Sumac
Schinus terebinthifolious Brazilian Pepper
Sophora secundiflora Texas Mountain Laurel
Tamarix aphylla Athel Tree
Ulmus parvifolia "sempervirens" Evergreen Elm
Vitex agnus-castus Chaste Tree
Washingtonia spp. Fan Palm
Ziziphus jujuba Chinese Jujube

B. SHRUBS

Botanical Name Common Name

Acacia spp. Acacia/Wattle
Alousia spp.
Ambrosia deltoidea Triangleleaf Bursage
Ambrosia dumosa White Bursage
Atriplex spp. Saltbush
Baccaris spp.
Berberis haematocarpa Red Barberry
Bougainvillea spp. Bougainvillea
Buddleia marrubifolia Summer Lilac
Caesalpinia spp.
Caliandra californica Fairy Duster
Calliandra eriophylla Fairy Duster
Calliandra peninsularis Fairy Duster
Callistemon citrinus Lemon Bottle Brush
Callistemon viminalis "Captain Cook" Dwarf Bottle Brush
Calothamnus spp. Cassia spp.
Cassia
Celtis pallida Desert Hackberry
Chrysothamnus nauseosus Rabbit Brush
Cistus spp.
Convolvulus cneorum Bush Morning Glory
Cordia boissieri
Cordia parvifolia Little Leaf Cordia
Dalea spp.
Dodonaea spp. Hopbush
Encelia spp. Brittlebush
Ephedra spp. Mormon Tea
Eremaea beaufortioides Eremaea
Eremaea pauciflora Snow Gum

Eremaea violacea Violet Eremaea
Eriogonum spp. Buckwheat
Eucalyptus spp.
Forestiera neomexicana Desert Olive
Genista hispanica Spanish Broom
Grevillea rosmarinifolia varieties
Hakea spp.
Haplopappus Laricifolia Turpentine Bush
Hyptis emoryi Desert Lavender
Jatropha spp.
Juniperus chinensis varieties Juniper
Justicia spp.
Kunzea spp.
Lantana camara Bush Lantana
Leucophyllum spp. Creosote Bush
Lycium spp.
Melaleuca spp.
Mimosa biuncifera Wait-a-Minute Bush
Mimosa dysocarpa Velvet Pod Mimosa
Nerium oleander varieties Oleander
Plumbago scandens Cape Plumbago
Punica granatum varieties Pomegranate
Pyra cantha spp. Pyracantha
Quercus spp. Oak
Rhus ovata Mountain Laurel
Rhus trilobata Skunkbush
Rhus virens Evergreen Sumac
Ruellia californica Ruellia
Ruellia peninsularis
Salvia spp. (shrub only) Sage
Sececio cineraria Dusty Miller
Simmondsia chinensis Jojoba
Sophora arizonica
Sophora formosa
Tecoma stans Yellow Bells
Teucrium fruticans Bush Germander
Vauquelinia spp. Rosewood
Viguiera tomentosa Golden Eye
Ziziphus obtusifolia Greythorn

C. GROUNDCOVERS/HERBACEOUS PLANTS

Botanical Name Common Name

Acaia spp.

Anigozanthos spp. Kangaroo Paw
 Artemisia spp.
 Asclepias subulata Desert Milkweed
 Asparagus densiflorus cv. sprengeri Sprenger Asparagus
 Atriplex spp.
 Baccharis spp.
 Carpobrotus edulis Ice Plant
 Centaurea cineraria Dusty Miller
 Cephalophyllum spp. Red Spike Ice Plant
 Clianthus formosus Sturt's Desert Pea
 Convolvulus mauritanicus Ground Morning Glory
 Dalea spp.
 Gazania spp. Gazania
 Grevillea crithmifolia Spider Flower
 Kennedia coccinea Coral Vine
 Kennedia prostrata Scarlet Runner
 Lantana montevidensis Trailing Lantana
 Malephora crocea Ice Plant
 Myoporum parvifolium Sandalwood
 Oenothera berlandieri Mexican Evening Primrose
 Oenothera drummondii Baja Primrose
 Pentzia incana Karoo Groundcover
 Romneya coulteri Matilija Poppy
 Rosmarinus officinalis Prostrate Rosemary "prostratus"
 Salvia chamaedryoides Blue Sage
 Salvia farinacea Mealy Cup Sage
 Santolina chamaecyparissus Lavender Cotton
 Santolina virens Green Santolina
 Sesuvium verrucosum Sea Purslane
 Sphaeralcea spp. Globe-Mallow
 Verbena bipinnatifida Verbena
 Verbena peruviana Peruvian Verbena
 Verbena pulchella False sand Verbena
 Verbena rigida Verbena

D. SUCCULENTS

Botanical Name Common Name

Agave spp. Century Plant/Agave
 Aloe spp. Aloe
 Cacti (all)
 Dasylirion spp. Desert Spoon
 Fouquieria spp.
 Hesperaloe spp.

Nolina spp. Bear Grass

Yucca spp. Yucca

E. ANNUALS/PERENNIALS

Botanical Name Common Name

Abronia villosa Sand Verbena

Arctotis spp. African Daisy

Argemone pleicantha Prickly Poppy

Baeria chrysostoma Goldfield

Bahia absinthifolia Bahia

Baileya multiradiata Desert Marigold

Cassia covesii

Catharanthus roseus cultivars Madagascar Periwinkle

Celosia spp. Cockscomb

Cosmos spp. Cosmos

Dimorphotheca spp. African Daisy

Dyssodia pentachaeta Dyssodia

Eschscholzia californica California Poppy

Eschscholzia mexicana Mexican Gold Poppy

Gilia leptantha Showy Blue Gilia

Gomphrena globosa Globe Amaranth

Helichrysum bracteatum Everlasting Daisy

Heliopsis spp.

Kallstroemia grandiflora Arizona Poppy

Layia platyglossa Tidy Tips

Lesquerella gordonii Gold Crucifer

Linaria spp. Toadflax

Lupinus densiflorus Lupine

Lupinus sparsiflorus

Matricaria grandiflora Pineapple Weed

Melampodium leucanthum Blackfoot Daisy

Mentzelia spp. Blazing Star

Orthocarpus purpurascens Owl's Clover

Pectis papposa Chinch Weed

Penstemon spp.

Phacelia spp.

Tagetes spp. Marigold

Ursinia spp. Ursinia

F. GRASSES

Botanical Name Common Name

Aristida purpurea Red Three Awn

Bromus rubens Red Brome

Eragrostis atherstone Cochise Lovegrass

Eragrostis lehmanniana Lehmann Lovegrass
Muhlenbergia dumosa Giant Muhley
Pennisetum setaceum Fountain Grass
Schismus barbatus Schismus

G. VINES

Botanical Name Common Name

Antigonon leptopus Mountain Rose/Queens Wreath
Bougainvillea spp. Bougainvilla
Billardiera ringens Riverbell Flower
Campsis radicans Common Trumpet Creeper
Cissus Trifoliata Arizona Grape Ivy
Clematis drummondii Virgin's Bower
Hardenbergia comtoniana Wild Wisteria
Kennedia nigricans Black Yellow Vine
Macfadyena unguis - cati Cat Claw
Mascagnia lilacaena Lilac Orchid Vine
Mascagnia macroptera Yellow Orchid Vine
Merremia aurea Yuca
Solanum jasminoides Potato Vine

17.52.420 Natural topping of landscaped areas.

All landscaped areas shall be finished with a natural topping material which may include, but not be limited to, the following: turf, groundcover, planting, decomposed granite (two inches minimum depth), river nm rock, expanded shale, or bark. No more than forty percent of the total irrigated landscape area shall be tuff. In developments with landscaping greater than ten thousand square feet, no more than ten percent of the landscapable area shall be turf. A pre-emergent herbicide shall be applied to the ground prior to the placement of natural surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.430 Landscaped areas along street frontage.

Landscaped areas along street frontages shall be contoured or bermed to provide variations in grade, visual relief, parking lot screening, and a more pleasing aesthetic value.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.440 Irrigation standards.

All landscaped areas shall be supported by an automatic irrigation system which may be a spray, bubbler, or drip type system. A pressure-type vacuum breaker shall be required with the installation of all sprinkler systems. All irrigation systems and landscaped areas shall be designed, constructed, and maintained so as to promote water conservation and prevent water overflow or seepage into the street, sidewalk, or parking areas. "PVC" Schedule 40 type or equal irrigation pipe shall be used in any street right-of-way landscaped areas to be maintained by the city pursuant to Section 17.52.360(B).

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.450 Obstructions to visibility.

All landscaping and landscaped materials established in close proximity to a driveway or street intersection shall be installed and maintained in compliance with the sight visibility requirements set forth in Section 17.52.160(C) of this code.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.460 Protection of landscaped areas from vehicular damage.

Protection of plant materials from vehicles in areas adjacent to parking areas, driveways, and vehicular access ways shall include, but not be limited to, concrete curbing.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.470 Use of landscape areas for other purposes.

No part of any landscape area shall be used for any other use such as parking or display; except for required on-site retention areas, signs or when such use is shown on the approved final landscape plan.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.480 On-site landscaped areas.

All development projects covered by Section 17.52.300 shall provide on-site landscaped areas located in accordance with the following standards and requirements:

A. For all development within the industrial zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than ten percent of the ground floor area of all buildings, or seven percent of the net site area, whichever is greater.

B. For all development within all other zoning districts, landscaped areas shall be provided on the site in an amount equal to or greater than ten percent of the net site area.

C. A landscaped area not less than an average width of fifteen feet throughout a particular street frontage shall be established and maintained along all street frontages between any building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future sidewalk, or the back of the street curb where no sidewalk is required). The area of this landscape strip may be used to satisfy, to the extent provided, the on-site landscaped area and street right-of-way landscaping area requirements set forth in this section.

D. All portions of the development site not occupied by buildings, structures, vehicle access and parking areas, loading/unloading areas, and approved storage areas shall be landscaped in accordance with these provisions. Future building pads within a phased development shall be improved with temporary landscaping, or otherwise maintained weed-free in such a manner as may be approved by the director.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.490 Street right-of-way landscaping.

The landscaping of all street rights-of-way contiguous with the proposed development site not used for street pavement, curbs, gutters, sidewalks, or driveways shall be required in addition to the on-site landscaped areas required in Section 17.52.480.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.500 Parking area landscaping.

All applicable development projects with on-site parking areas greater than one hundred spaces shall contain at least one landscaped planter, not less than one hundred seventy-five square feet in area and with a minimum width of five feet measured from back of curb to back of curb, for every ten parking spaces provided on the site. No shrubs within a planter island of an on-site parking area shall be maintained to a height in excess of three feet, and all trees within such planters shall maintain a minimum clearance of five feet from the lowest branch to the adjacent grade elevation. The required number of landscaped planters shall be distributed or located within the parking areas to enhance the proposed development project. The landscaped area within these planters may be used to satisfy, to the extent provided, the landscape area requirements set forth in Section 17.52.480.

(Ord. 1397.16.2 §§ 1 (part), 2 (part), 1994)

17.52.510 Street frontages.

A. The installation of street trees, shrubs, and vegetative groundcover shall be required for all applicable projects if an amount equal to or greater than one tree and three shrubs for each thirty feet of street frontage, and vegetative groundcover occupying a minimum of sixty percent of the total street frontage landscaped area. This minimum quantity of trees, shrubs, and vegetative groundcover shall be located in the street right-of-way landscaped area required in Section 17.52.490, or within the front twenty-five feet of the on-site landscaped areas required in Section 17.52.480 and shall be designed and located to enhance the proposed development project and the streetscape.

B. All street frontage landscaping located adjacent to driveway exits, alleys, and street intersections shall be designed, installed, and maintained in accordance with the height, location and visibility requirements as set forth in Section 17.52.160(C).

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.520 Multiple-family residential developments.

All multiple-family residential developments shall contain a minimum of one tree and two shrubs for each dwelling unit. For two-story buildings and above, seventy-five percent of all required trees shall be twenty-four inch box or larger in size. In addition to the foregoing requirement, one tree and two shrubs shall be required within each planter island established within

an open parking area as required by Section 17.52.500.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.530 Industrial developments.

All development within the industrial zoning districts shall contain a minimum of one tree and three shrubs for every five parking spaces provided on the site.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.540 Commercial and other developments.

All development within the commercial zoning districts and all other applicable development projects not specified in Sections 17.52.520 and 17.52.530 shall contain a minimum of two trees and five shrubs for every three parking spaces provided on the site.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.550 Street frontage landscaping.

All developments that back or side onto a street and which have a six-foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property three shrubs and one tree for every thirty feet of such street frontage. All such trees and shrubs shall be provided with an automatic drip or bubbler irrigation system. Ground cover shall be one-quarter inch minus decomposed granite without plastic liners. A pre-emergent herbicide shall be applied to the ground prior to and after the placement of natural surface materials (decomposed granite, river run rock, etc.) in any landscaped area to prevent weed growth. The foregoing requirement shall apply in lieu of the street frontage landscape improvements required in Section 17.52.510 for those applicable street frontages.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)

17.52.560 Cumulative totals.

Quantities of plants required by each of the Sections 17.52.510 through 17.52.550 which apply to that project submitted to the city for landscape approval shall be added together to calculate the minimum total quantity of plant materials required for that particular project.

(Ord. 1397.17.1 (part), 1991; Res. 1976 § 2 (part), 1991)