

Heartland

Section 20, Township 5 South, Range 8 East
of the Gila & Salt River Base & Meridian, Pinal County, Arizona

Planned Area Development

P.A.D.

Applicant:

Coolidge Heartland, L.L.C.
1422 North 44th Street, Suite 208
Phoenix, Arizona 85044

Developer:

Coolidge Heartland, L. L. C.
1422 North 44th Street, Suite 208
Phoenix, Arizona 85044

Land Owners:

(Coolidge Heartland, L.L.C. has contract to purchase property)
640 acres +/-

Prepared by:

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1. Purpose of Request

There is major pressure on northern Pinal County for residential development to meet the significant demands of a growing, East Valley employment base. This employment growth is expected to continue for the foreseeable future. There is also considerable job-growth-related development of the Williams Gateway Airport and the Williams/ASU East Campus, currently expanding the reuse of the former Williams Air Force Base. The Coolidge Unified School District and various prison facilities in and around Florence employ large numbers of people that currently have to commute long distances to work which would be well served by this proposed community. It is anticipated that significant generation of employment in and along the far southern edge of the Phoenix Metro area will continue over the next several years. There is also an expanding and on-going demand for housing for active adults and retirees. There are more and more people who are seeking the "small town", home grown feel of Coolidge instead of the big city atmosphere. It is an excellent place to raise a family.

2. Description of Proposal

Heartland will be a quality residential community. The development will potentially contain an active adult component and possibly an 18 hole golf course that will be open for public play. These plans have not been finalized at this time. These decisions will be made as the development proceeds to fruition.

Nature of the Project:

The Heartland proposal is a 640 acre master planned new community with a wide range of housing types. Everything is being planned and designed to provide an extension of the existing Coolidge community with the potential addition of a public golf course and a portion of the community planned and designed for active adults.

Within the site there will be a range of housing types. There will be homes of various sizes on lots ranging from a minimum of 5,700 square feet to 7,300 square feet. A diverse product range of housing will be offered.

Proposed Roadways:

There will be major access from all four sides of the Heartland community. The main entrances to the new Heartland community will be from Coolidge Avenue on the south and Kenworthy Road on the east. The entry roads will be paved and contain appropriate landscape treatment along both sides. Entry monumentation and signage will be utilized to create a sense of arrival upon entering the community.

The residential roads will be kept narrow to minimize the total amount of paving, keeping future maintenance costs at a minimum. Minimizing the paved area also reduces the total heat gain produced by large areas of concrete or asphalt, and leaves more surface area that is permeable to facilitate infiltration of rain and irrigation waters back into the subsurface aquifers. In addition, this arrangement will serve to slow traffic.

The local streets will have sidewalks set back from the curb for safety purposes as well as the visual impact of having a planting area for street trees to foster the shady country feel of a small town.

Proposed Land Uses:

The following range of land uses is envisioned within the Heartland new community:

Residential:

A diverse range of housing types and sizes are planned for the development, ranging from 48' x 120' lots (5,760 sq. ft. min.), 56' x 120' lots (6,720 sq. ft. min.), and 61' x 120' (7,320 sq. ft. min.) lots as well as larger lots as the market demands.

An active adult component is under serious consideration for the Heartland community if market demand is evident.

A multi-family site has also been planned into the community to be utilized as demand for rental housing arises. This site will be utilized for single-family homes if the demand for multi-family does not exist prior to build-out of the community.

Elementary School:

A 10 acre elementary school site has been planned within the Heartland community for development by the Coolidge School District as demand for the school develops. Coolidge Heartland, L.L.C. will "gift" (transfer) the school site to the Coolidge School District at the time of Final Plat for Phase One.

Coolidge Park & Recreation:

A 10 acre +/- park has been planned adjacent to the elementary school at the center of the Heartland community to enable shared facilities and allow neighborhood interaction.

Neighborhood open space may include tot lots for safe recreation areas within each of the residential neighborhoods that are planned as family areas, versus potential active adult neighborhoods.

18 Hole Golf Course (Public):

An 18 hole, public play, golf course is under serious consideration as a recreation, open space, and retention area (for storm drainage) in the southwest corner of the site. A final decision regarding the economic feasibility of the golf course will depend upon a number of factors such as an identification of a significant market for a public play course at this location.

If the golf course does not prove to be feasible, this area will be developed in single-family homes focusing on a centrally located 30 acre +/- open space / park / recreation area that will also be utilized for storm drainage retention. Either of these facilities would add a great deal to the Heartland community as a quality place to live. A golf course would offer an excellent opportunity for a youth golf program for added diversity of activities.

Open Space, Retention Areas, and Trails:

There will be open space / retention areas provided throughout the community, which will be utilized for tot lots, play courts, ramadas, and walking paths. An internal system of walking paths and biking trails will be utilized to provide alternative transportation modes for circulation throughout the Heartland community and to the Coolidge Regional Park across Coolidge Avenue to the south.

Neighborhood Commercial:

A 10 acre +/- commercial site is planned for the northwest corner of Coolidge Avenue and Kenworthy Road to provide neighborhood commercial uses and services in close proximity to the residential neighborhoods within Heartland.

Proposed Zoning

The following specifically intended and specifically excluded uses are proposed within the various land-use categories within the Heartland community master development plan:

Planned Area Development

With Golf Course				
Acreage (with golf course)		Units		
640	Total	2,140	3.51	u/a
123	Golf Course Inc.	-	-	-
10	Commercial	-	-	-
20	Multi-family	240	12	u/a
10	City Park	-	-	-
10	School Site	-	-	-
467	Single Family	1,900	3.90	u/a Gross (-Comm;GC and MF)
			3.11	u/a Net (Gross plus golf course)
Without Golf Course				
Acreage		Units		
640	Total	2,519	4.00	u/a
10	Commercial	-	-	-
20	Multi-family	240	12	u/a
40	City Park	-	-	-
10	School Site	-	-	-
560	Single Family	2,279	3.74	u/a Gross (-Comm and MF)
Lot Mix				
				Side Yard
48' x 120'	Lots	5,760 Square foot min	65% max. number	8/5 SY
56' x 120'	Lots	6,720 Square foot min.		10/6 SY
61' x 120'	Lots	7,320 Square foot min		10/6 SY
Larger lots with market demands				

Note: All corner lots adjacent to streets will side onto common open space maintained by the HOA. Therefore there will be an 8' or 10' sideyard adjacent to this open space

Planning and Design Intent:

The following items will be utilized within the community planning / land planning / engineering / landscape architectural design of the Heartland community:

- Villages will have neighborhoods that have various lot sizes so each product mix is not isolated.
- Walkways will connect the residential areas to the elementary school and to the Coolidge Park that is planned in conjunction with the school.
- The overall development master plan will discourage cut-through traffic with each individual subdivision designed to avoid cut-through traffic

3. Relationship to Surrounding Properties

The City of Coolidge is adjacent to the site on the north and south boundaries of the proposed Heartland community. The Town of Florence is approximately 8 miles, as the crow flies, to the northeast of the site. The Coolidge School District has two existing schools to the east of the proposed Heartland community. They are both within a mile and a half of the east edge of the Heartland community.

South:

The land to the south of the site is in active agricultural uses. The City of Coolidge has a sewage treatment plant and Coolidge Regional Park and Recreation land / facilities to the south adjacent to Coolidge Avenue.

North/Northeast:

The Casa Grande Ruins National Monument is 1/4 mile northeast of the site. There is also active agricultural land to the north / northeast of the site.

West:

The land to the west of the proposed Heartland community is also in active agricultural uses.

4. Location and Accessibility

Location:

The proposed Heartland community is located in Pinal County immediately to the west of the City of Coolidge. It is anticipated that the development will be annexed to the City of Coolidge as a part of the master planning and zoning process for the proposed development.

The site proposed for the Heartland community is an extension of the existing City of Coolidge. One of the many advantages of this site as a place for families to live is that it will become a part of the community of Coolidge. Coolidge has its own character, history and "small town" quality of life that is far removed from the fast-paced, hectic environment that exists within the Phoenix Metro area. This site is within a very reasonable commuting distance to large sectors of employment in Florence, Chandler, Mesa, Gilbert, and Phoenix.

Interstate 10 Access:

Heartland is approximately 12 miles southeast of the I-10 Freeway, to Mesa, Tempe, and Phoenix.

Access to the San Tan Mountains:

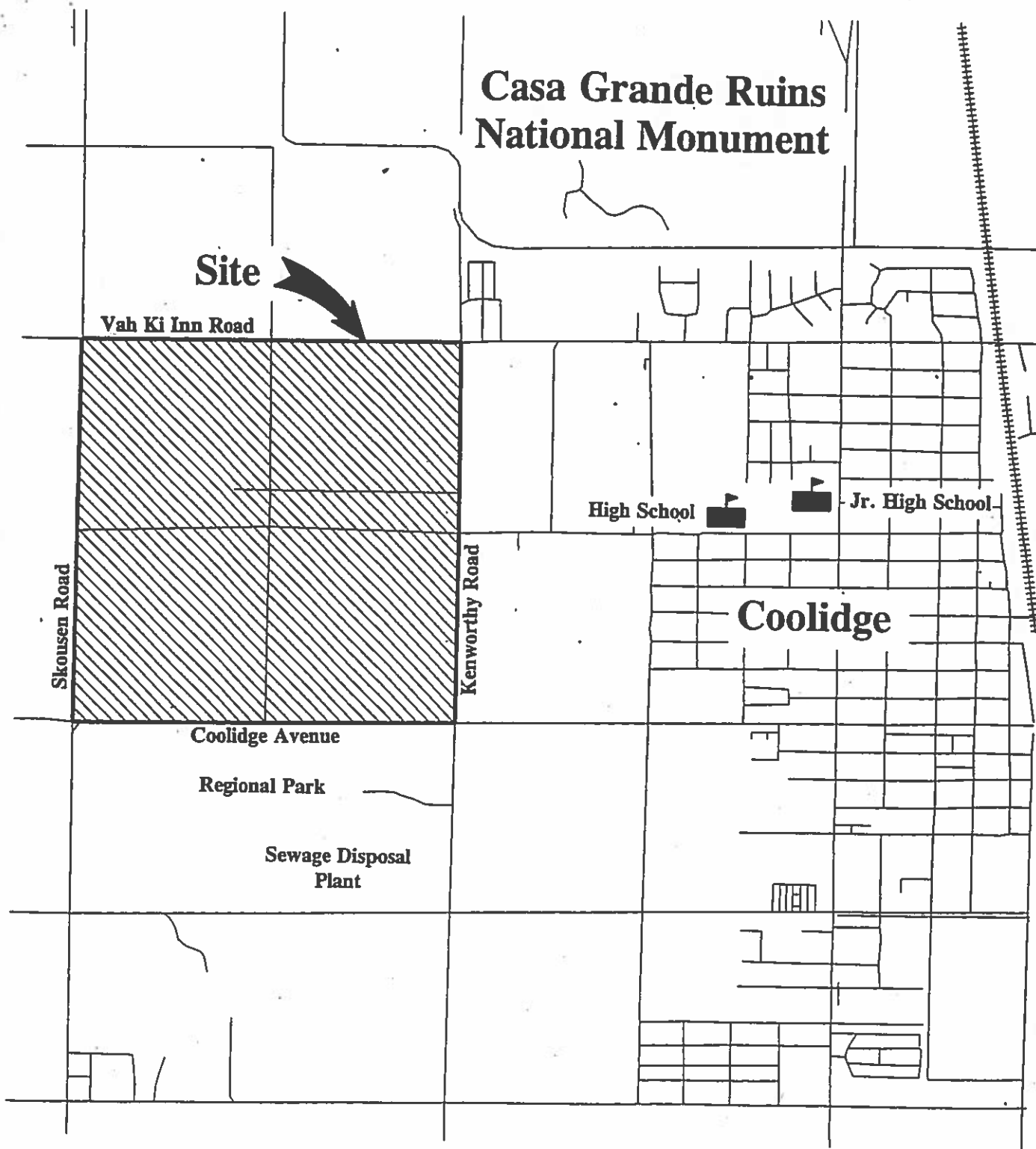
The San Tan Mountain range which contains The San Tans Regional Park site of approximately 20,000 acres is 12 to 15 miles northwest of the Heartland community site. This Regional Park is planned to have extensive hiking and equestrian trails as well as other types of recreational amenities.

Access to Recreational Lakes

Picacho Reservoir is approximately 6 to 7 miles to the south of Coolidge.

Access to Schools

ASU East is located on the Williams Gateway Campus to the north of Coolidge. The Central AZ College is located approximately 4 to 5 miles west of the Heartland site



Heartland P.A.D.

Vicinity Map



1" = 2000'

5. Timing of Development

The Coolidge Heartland, L.L.C. development entity intends to move ahead as rapidly as possible based upon process constraints and statutory time provisions for review, publication, and notification, etc. to finalize annexation, P.A.D. Master Plan approval, and preliminary and final platting for the first phase of the community development.

Phase 1

The first phase would be for residential homes in three product ranges with several models available in each product range. There will be approximately 500 homes in the first phase with this number divided between the three product types or ranges.

Following Phases

Phases two and three would contain approximately 600 homes per phase once again in three product types which would be planned and designed based upon the best information available relative to market conditions and desires.

Coolidge Heartland, L.L.C. anticipates that the overall buildout for the 640 acre development site will be approximately 6 to 8 years, dependent upon the market conditions over this period of time.

6. Public Utilities and Services

Water

The project is proposed to be served with domestic water from the AZ Water Company. The AZ Water Company has sufficient capacity to serve the entire project area.

Sewer

The project is proposed to be served by the City of Coolidge wastewater treatment plant that exists immediately to the south of the site. This City wastewater treatment site will serve the majority of the site by gravity flow.

Electrical Service

Electrical service is provided to this area of the valley by one of three available utility companies.

Telephone

Telephone service will be provided by U.S. West Communications.

Fire Protection

The project is proposed to be served by the City of Coolidge.

Police Protection

Police protection for the project will be provided by the City of Coolidge

7. Maintenance of Streets and Common Areas

Arterial Roads:

Coolidge Avenue, Kenworthy Road, Vah Ki Inn Road, and Skousen Road are the perimeter roads that serve the square mile of the Heartland community. These are public roads that will be maintained by Pinal County and the City of Coolidge.

Residential Roads:

All residential roads within the Heartland community will be public roads owned and maintained by the City of Coolidge once annexation is completed and as each subdivision is Final Platted and the streets are dedicated.

Common Areas

There are a variety of common areas within the site which constitute open space and storm water retention, including planned recreation areas and trails. These will be owned and maintained by the Heartland Homeowner's Association.

The extent and specific type of facilities for each of the neighborhoods will be determined in detailed land and site planning based upon the population characteristics for the specific area. In some cases the homes will possibly be designed primarily for active adult residents and will have amenities planned and designed to serve their needs.

There will also be areas with primary use for families which will have open spaces and neighborhood facilities that relate to the needs of these residents, such as tot lots for the younger children to play in a safe atmosphere. A walking / biking pathway system will be a common element that will tie the neighborhoods together physically and visually.