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STAFF REPORT

CASE NUMBERS: GPA25-03 & PAD25-04

To:	Planning and Zoning Commission
Through:	Rick Williams, Planning and Zoning Division Manager
From:	LaRee Mason, Associate Planner
Meeting Date:	March 9, 2026

REQUEST

PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

Gammage & Burnham, PLC
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Phoenix, AZ 85004

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David McChesney
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PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±150.86
General Plan Designation	Industrial
Proposed Designation	High Density Residential
Existing Zoning	Industrial Zone (CI-2)
Proposed Zoning	Planned Area Development (PAD)
Proposed Uses	Residential

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	Moonlight Ridge PAD	Residential
East	MPC	Moonlight Ridge PAD	Residential
South	Commercial/Employment	Hogenes Farms PAD	Agriculture
West	Outside City Limit	-	Ak-Chin Golf Club

ANALYSIS

Details of the GPA Request

The proposed Sunrise Ranch residential subdivision totals approximately 150.86 acres and is located one half mile west of the northwest corner of State Route 238 and N. Green Road. The applicant is requesting a minor general plan amendment to redesignate ±12.94 acres of the ±150.86-acre subject site from the Medium Density Residential (MDR) land use category to the High Density Residential (HDR) land use category. If approved, the amendment would result in an increase in density from 2-6 du/ac to 6+du/ac for the 12.94 acres of land. According to the accompanying Sunrise Ranch PAD, the 12.94 acres of land is being planned to support a variety of housing products, such as townhomes, condominiums, and patio homes.

The General Plan's HDR land use category supports higher densities per acre (6+du/ac). This request seeks approval to support up to 24 du/ac within the proposed ±12.94 gross acres, within an overall 150.86-acre master planned housing community.

Details of the PAD Request

The applicant is requesting a map amendment to rezone ±150.86 acres from the Industrial Zone (CI-2) Zoning District to the Planned Area Development (PAD) Zoning District to establish development standards for a master-planned residential community with a combination of medium and high density housing products.

Existing Site Conditions

The site location for this minor GPA and PAD request is north of SR238, approximately one half mile west of SR238 and N. Green Road. This proposal is directly adjacent to the ±489-acre master-planned community, Moonlight Ridge, approved under planning case PAD21-08. The land was zoned Industrial (CI-2) prior to the incorporation of the City of Maricopa and has remained vacant. The Vekol Wash runs north-south across the eastern portion of the property and the whole of the site is within flood hazard zones. If approved, A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required with development of the project in order to remove the residential areas from the Special Flood Hazards and relieve the proposed lots from flood insurance requirements.

Permitted Uses.

Medium and High Density Residential housing products.

Design Elements

Section 18.60.060.A of the MCC outlines a point system for planned area developments. This PAD request, with 150.86 gross acres, requires six (6) additional design elements. Additional elements include a bus bay, a pedestrian loop trail, and view fencing along the recreation nodes that have taken advantage of the natural Vekol Wash basins. The residential products are to provide architectural variety with distinct neighborhood theming and community monumentation.

Open Space

This PAD request proposes 50.81-acres, 34% of the gross 150.86-acres, as useable open space in the form of pedestrian trails throughout the interior and around the perimeter.

Circulation

The internal roadway circulation was informed through iterative discussions between the applicant and Development Services staff with the aim of reducing traffic conflicts and navigational burdens for future property owners. Final access and circulation plans are to be approved by the City Engineer.

Phasing Plan

The proposed housing community is expected to be developed in multiple phases, beginning with the development of onsite access and the northeastern portion of the single-family parcels.

Requested Deviations from Maricopa City Code (MCC)

The proposed development standards, for the purpose of this PAD request, deviate from the MCC Medium Density Residential (RS-5) zoning district as follows:

Single Family PAD Standards		
	RS-5 Zoning Standards	PAD Proposed Changes
Minimum Lot Area	5,000 s/f	4,500 s/f
Minimum Lot Width	50 feet	40 feet
Maximum Building Height	30 feet	No Change
Maximum Lot Coverage – 1 story	55%	60%
Maximum Lot Coverage – multiple story	50%	55%
Front Setback (1) (2)	15 feet	No Change
Interior Side Setback	5 feet	No Change
Street Side Setback	5 feet	No Change
Rear Setback	15 feet	No Change

- (1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.
- (2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk, or to the back of curb when a sidewalk is not provided.

The development standards for the ±12.94 high density portion of the site will follow the MCC High Density Residential (RH) zoning district's standards.

Lastly, this PAD requests a deviation from the MCC on the maximum residential wall height from 6-feet to 8-feet, designed as 2 feet of retaining wall with 6 feet of screening.

Summary

The General Plan identifies State Route 238 as a growth area in need of roadway improvements and increased pedestrian connectivity. The City of Maricopa's 2025 Housing Needs Assessment Update identified missing middle housing in the form of condominiums, townhomes, and duplexes. If approved, the proposed 12.94 gross acres of High Density Residential will serve the Maricopa General Plan by introducing new housing products to provide the public with a greater variety of housing types. The proposed Planned Area Development requests a few deviations from the RS-5 zoning district. To justify the deviations, this PAD request aims to develop ±150 acres of a variety of housing types, on and offsite improvements, pedestrian connectivity, and a bus bay for the Maricopa Express Transit system. This request aligns with the Moonlight community adjoined to the east that was approved under planning case PAD21-08.

GENERAL PLAN AMENDMENT FINDINGS

The General Plan minor amendment request (GPA25-03) and the Planned Area Development map amendment request (PAD25-04) align with the General Plan’s goals and policies by establishing a walkable community with diversified housing types that are adjacent to neighboring residential and commercial uses along major arterials, as well as open space and trail improvements that connect to the City’s broader master-planned trail network.

Objective B1.1.3.

Develop a walkable community with commercial nodes and amenities for residents.

Goal B2.1.

Partner with developers to identify innovative strategies for providing housing diversity for all ages and income levels.

Objective G1.c.1.4:

Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways

PAD REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The zoning map amendment is consistent with the general plan;

Staff Analysis: *The proposed Planned Area Development (PAD25-04) meets the goals and objectives of the General Plan based on the site’s proximity to arterials to support both medium and high-density housing types.*

2. Any change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district; and

Staff Analysis: *The City of Maricopa’s 2025 Housing Needs Assessment Update recommended continued support for higher-density products strategically located along major arterials and noted the lack of owner-occupied condominiums and townhomes.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

Staff Analysis: *The proposed PAD will contribute to SR-238 roadway improvements, increase pedestrian connectivity via trail corridors, and place traffic volumes along major arterials.*

CITIZEN PARTICIPATION

Prior to recommending approval of the GPA and Rezone requests, the applicant has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed requests required by the city’s Zoning Code. The report includes one (1) neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign within the subject area, a legal notice published in the Casa Grande Dispatch with an additional notice published in the Maricopa Monitor. A timeline of the participation event is shown below (refer to Exhibit F – Citizen Participation Report).

- January 29, 2026 - Notice Posted on the City website
- January 30, 2026 - Sign posted on subject site
- February 2, 2026 - Notifications to property owners
- February 3, 2026 - Noticed published in the Casa Grande Dispatch
- February 19, 2026 - Neighborhood Meeting
- February 20, 2026 - Noticed published in the Maricopa Monitor
- March 9, 2026 - Planning and Zoning Commission (Public Hearing)

At the time of this report, staff had not received public comment in support or opposition to the request. On February 19, 2026, the neighborhood meeting was held in the Willow Room at the City of Maricopa Library and Cultural Center. No members of the public were in attendance.

RECOMMENDATION

Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# GPA25-04**, as outlined in this staff report.

Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# PAD25-04**, subject to the conditions of approval stated in this staff report (see Exhibit A) and as amended by the Planning and Zoning Commission.

ATTACHMENTS

- Exhibit A:** Conditions of Approval
- Exhibit B:** General Plan Map
- Exhibit C:** General Plan Amendment Map
- Exhibit D:** Existing Zoning Map
- Exhibit E:** Proposed Zoning Map
- Exhibit F:** Citizen Participation Report

--End of Staff Report--