



39700

City Council Meeting

April 21, 2026

CITY OF
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PROUD HISTORY • PROSPEROUS FUTURE

Homestead at Rancho Eldorado (The Wells Commercial Development)

Planned Area Development

PAD26-02

Presented by: Derek Scheerer



Details of the Request:

TownePlace Suites at The Wells

Homestead at El Dorado (The Wells):

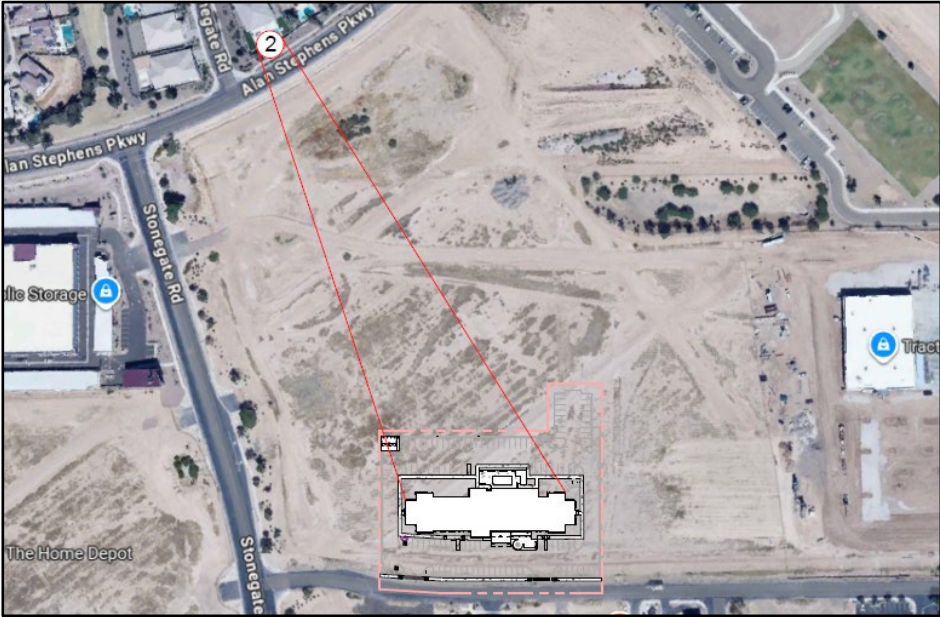
- Proposal to construct a 4-story hotel:
 - PAD maximum building height 35'
 - Applicant proposes 60' maximum height
 - Staff conditioned 50' maximum height for habitable space (hotel rooms and other spaces), and maximum height of 60' to top of architectural elements
 - No other Development Standards or Land Use changes proposed in the PAD.



Details of the Request:

TownePlace Suites at The Wells

Perspective from Allan Stephens Pkwy:



Staff Analysis:

Conformance with General Plan:

- The proposed development is consistent with the General Plan Future Land Use Map designation of the area.

Required Findings:

Staff has determined the proposal to be compliant with the city's development regulations for:

- Planned Area Development regulations
- Land Use proposed
- Development Regulation proposed

Public Outreach:

- February 16, 2026 – Notification letters sent to properties within 600’
- February 16, 2026 – Sign Posted on site
- March 3, 2026 – Neighborhood Meeting
- March 3, 2026 – Newspaper legal notice published
- March 23, 2026 – Planning Commission meeting

Staff has not received public comment on the proposal

Commission Recommendation:

- On March 23, 2026, the Planning and Zoning Commission recommended that the City Council **approve** the Homestead at Rancho El Dorado PAD Amendment, **case # PAD26-02**, and **adopt Ordinance # ORD26-06**, subject to the conditions stated in the staff report, or as amended by the Planning and Zoning Commission.