

Sunrise Ranch

NARRATIVE MINOR GENERAL PLAN AMENDMENT

APPLICATION NUMBER: GPA25-03

3RD SUBMITTAL: FEBRUARY 16, 2026



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1. Development Team

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2. Purpose of Request

Dozerland, LLC ("The Applicant") is submitting a request for a Minor General Plan Amendment ("GPA") to redesignate approximately 12.94 acres in the southeast portion of Maricopa County Assessor's Parcel Number 510-15-002. This request is submitted concurrently with a companion application to Rezone approximately 150.86 gross acres located within the City of Maricopa, just north of West Smith-Enke Road and east of Green Road ("The Property" or "Site").

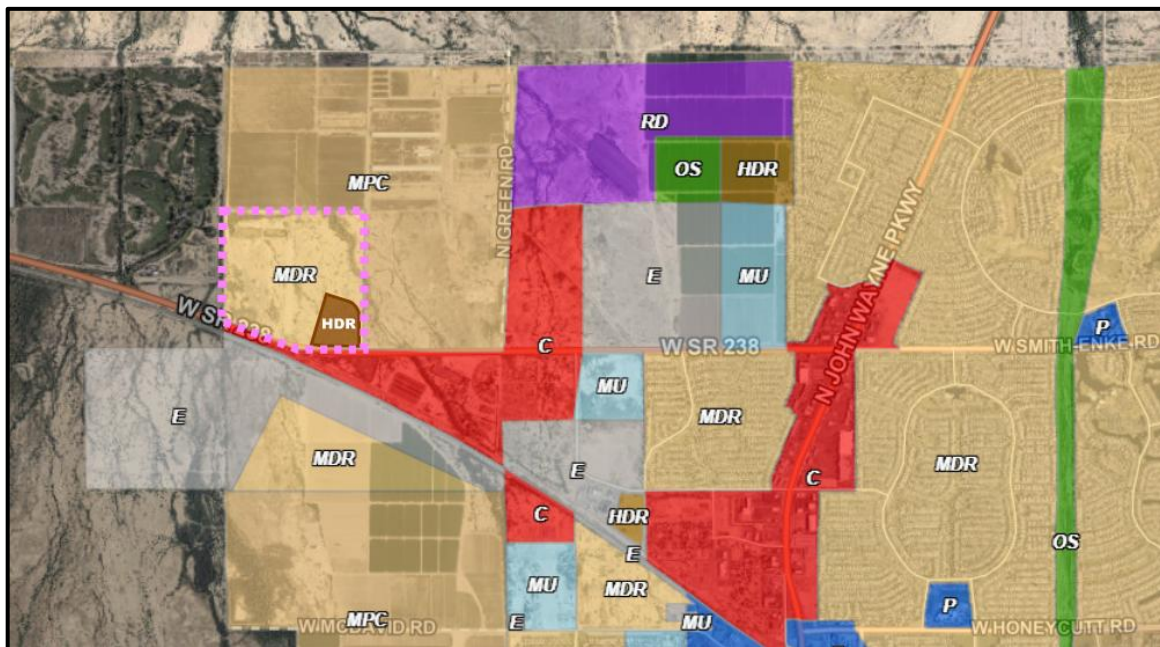
The Rezoning request seeks to transition the existing Industrial ("CI-2") zoning designation to a combination of High Density Residential ("RH") and Medium Density Residential ("RS-4" and "RS-5") zoning districts, under a Planned Area Development ("PAD") overlay. This framework supports a diverse mix of housing types, ranging from detached single-family homes to high-density multifamily residences to support a walkable, master-planned neighborhood.

The proposed GPA specifically applies to the RH-designated portion of the project and would amend the General Plan Land Use Map from Medium Density Residential ("MDR") to High Density Residential ("HDR") to accommodate up to 24 dwelling units per acre, permissible under the RH development standards section 18.35.040 of the Maricopa Municipal Codes. The application represents a thoughtful and appropriate refinement to the General Plan Land Use Map, aligning with the City's goals for housing diversity, neighborhood connectivity, and the placement of higher-intensity residential uses along key arterial corridors.

A. City of Maricopa General Plan

The City of Maricopa's General Plan ("General Plan") is guided by the 2040 Vision, which emphasizes balanced growth, efficient infrastructure, housing variety, and sustainable land use. It promotes compact, walkable development patterns; integration of open space; and compatibility between new development and existing community fabric. It supports flexible land use designations that respond to changing market needs while maintaining long-term livability, infrastructure efficiency, and neighborhood character. The General Plan prioritizes organized development within identified growth areas, particularly along major corridors such as Smith-Enke Road.

Proposed General Plan Exhibit



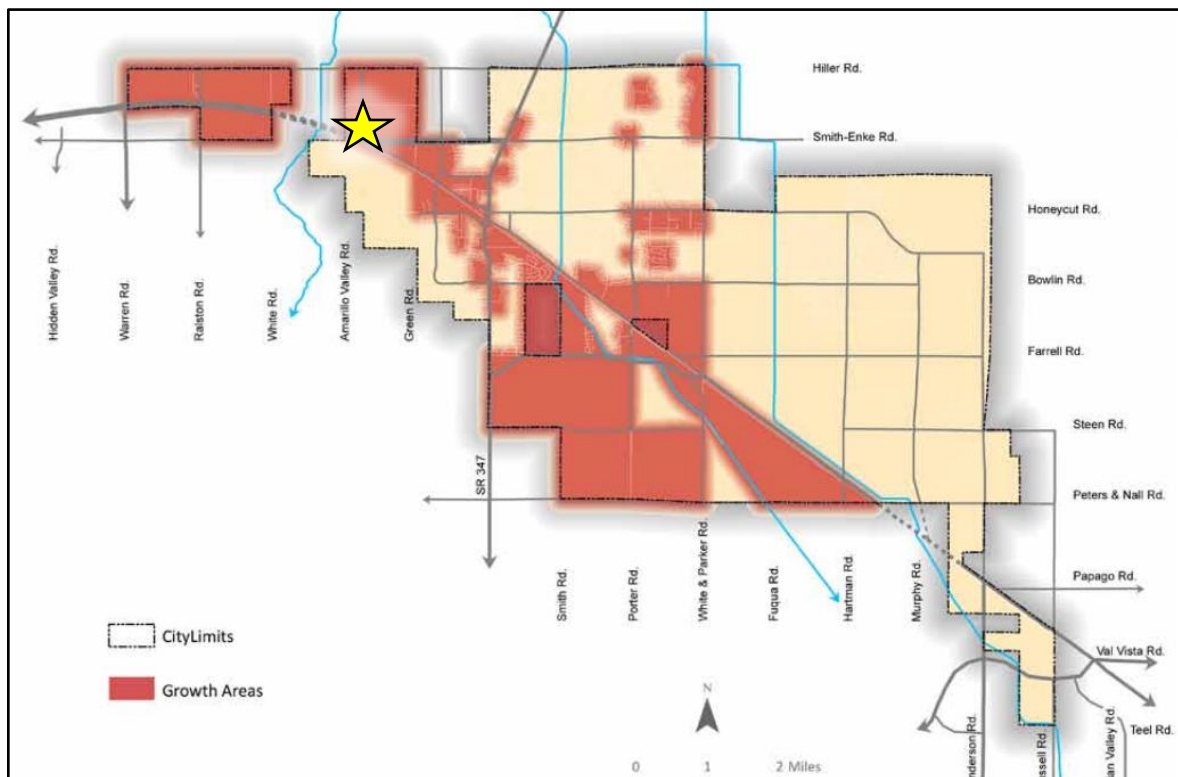
3. General Plan Elements

A. Growth Area

The site's location, access to utilities, and adjacency to major transportation corridors make it an ideal candidate for higher residential concentration. The Growth Area Map identifies the site for compact, diverse neighborhoods that reduce sprawl and make use of existing resources. Sunrise Ranch fulfills this by concentrating higher-density residential development along Smith-Enke Road, a major arterial corridor, while transitioning northward into medium-density detached homes. This intentional layering of housing types meets General Plan **Goal A1** by facilitating development within identified growth corridors, and Goal A2 by improving the housing mix available in the planning area.

The proposed GPA will align with **Objective A1.3** by placing multifamily units where transit, mobility, and infrastructure capacity can support them. **Objective A2.1** is advanced through the introduction of new housing types that serve a range of demographics and contribute to a stronger housing-employment balance. This is an intentional and appropriate refinement of the land use map that promotes efficient, high-quality growth consistent with the City of Maricopa's General Plan.

City of Maricopa Growth Area Map



B. Land Use

The proposed GPA for Sunrise Ranch supports a balanced and efficient land use pattern consistent with the intent and direction of the City of Maricopa's General Plan. The request for an ± 12.94 -acre reclassification, from MDR to HDR, enables a more cohesive master-planned community by aligning land use designations with the Property's specific location, accessibility, and available in-place infrastructure.

The site's southern edge along Smith-Enke Road is an arterial corridor that provides an appropriate location for higher-intensity housing that is both transit-accessible and infrastructure-ready. This element directly supports **Goal B1.4** by minimizing potential land use conflicts and ensuring reasonable transitions between intensities. Multifamily housing at this frontage transitions northward into a mix of single-family lots at medium densities, reinforcing **Goal B1.1** and **Objective B1.1.1**, which call for integrated, village-scale neighborhoods that provide walkable, well-connected housing options for a range of household types and demographics.

Rather than relying on rigid land use boundaries, the Sunrise Ranch land plan utilizes the flexibility provided by the PAD and HDR overlay to achieve a holistic, interconnected neighborhood programming. This supports **Goal B1.3** and **Objectives B1.3.1** through **B1.3.5**, encouraging compact, walkable, and functionally diverse communities. While the intent of Sunrise Ranch is primarily residential in nature, it also integrates open space corridors and trail linkages throughout the community. Its adjacency to major roadways and complementary developments ensures a well-connected, context-sensitive land use pattern that enhances the broader community fabric.

The project continues its alignment with the General Plan in **Goal B2.1** and **B2.2** of the Housing Element by introducing a broader range of housing options beyond traditional single-family subdivisions. The majority of Maricopa's housing inventory has historically consisted of detached homes on 4,000 to 7,000 square foot lots. Sunrise Ranch incorporates four single-family product types; ranging from traditional homes to multiple residential homes such as: traditional garden style, townhomes, cluster, auto court, etc. development patterns. This expands consumer choice and addresses the current demographic shifts identified in the General Plan as well as future development flexibility/options. These include the rising demand for lower-maintenance housing from both young professionals and aging residents seeking accessible, turn-key options near goods, services, and transportation corridors.

In addition to creating physical housing diversity, the GPA will support the broader goals of housing equity and sustainability. Its multifamily and small-lot single-family components promote compact development patterns that reduce infrastructure costs and preserve land. These outcomes line up with **Objective B2.2.1** and **Objective B2.2.2**, calling for varied lot sizes and higher-density residential types in proximity to major transportation corridors.

The project's compatibility with the surrounding urban context also furthers the General Plan's vision for coordinated area-based development and investment. The Property is in a new greenfield development, adjacent to the Moonlight Ridge and broader transition zone along Smith-Enke Road supports **Goal B3.4** of the Redevelopment Element by investing into this emerging corridor. The project benefits from and contributes to the city's ongoing infrastructure expansion strategy in the area, including transportation connectivity and utility service extensions by reducing strain on outlying areas.

Sunrise Ranch meets **Goal B1.2** by creating a distinct neighborhood identity through consistent architectural theming, park-integrated open spaces, and defined entry monumentation. These elements enhance the sense of place and neighborhood character while supporting the community-based design principles embedded in the Village Planning and Smart Growth framework. This land use amendment is not only context-sensitive and market-responsive, it reinforces the City of Maricopa's goals for land use balance, housing diversity, redevelopment support, and a more sustainable and interconnected urban form.

C. Environmental Planning

The development of Sunrise Ranch supports the objectives outlined in the City of Maricopa's General Plan to ensure responsible environmental planning and resource conservation. The entire ±150.86-acre master-planned community is guided by principles that protect air and water quality, manage floodways effectively, and support long-term sustainability through energy and water efficiency.

I. Air Quality Compliance

The project is committed to minimizing air quality impacts during and after construction. The project adheres to Pinal County Air Quality Control District dust mitigation standards and incorporates paving of all internal circulation routes and trail corridors to limit PM10 emissions, consistent with **Goal C1.1** and **Objectives C1.1.1** through **C1.1.3**. The design fosters walkability and connectivity through compact development patterns. This will aid the community to reduce vehicle dependency and emissions, supporting **Objectives C1.1.4** and **C1.1.6**.

II. Floodplain & Wash Management

The site is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features. As encouraged by the General Plan's wash preservation guidance, natural drainage patterns will be respected where feasible, enhancing both safety and neighborhood aesthetics. Planned green corridors and stormwater retention basins further support connectivity and ecological preservation, in alignment with the General Plan's floodway enhancement vision.

III. Energy Efficiency & Renewable Resources

Consistent with **Goals C3.1** and **C3.2**, Sunrise Ranch will promote passive design strategies, desert-adapted landscaping, and efficient irrigation systems to reduce the community's energy footprint. Home designs are expected to meet or exceed current energy codes, and the community's layout supports solar orientation and clean energy inclination. Future infrastructure improvements will also consider smart technologies that complement the City's long-term energy stewardship initiatives.

IV. Water Conservation & Resource Planning

Water service to project site will be provided by Global Water Resources and holds a 100-year assured water supply designation from the Arizona Department of Water Resources ("ADWR"). The project will integrate low-flow plumbing, drought-tolerant vegetation, and purple-pipe infrastructure for non-potable irrigation. These measures align directly with the City's 2040 Vision for sustainable growth and the conservation goals established in the Utilities and Environmental Planning elements of the General Plan.

V. Wastewater Management & Reuse

Wastewater service will be provided by Palo Verde Utilities Company (“PVUC”), which operates under a 100% reuse model. If possible, economically and technically, treated effluent will be recycled for non-potable uses within the community or elsewhere, reducing reliance on potable water and supporting Maricopa’s citywide reclaimed water objectives. This integrated approach strengthens the City’s broader efforts to conserve aquifer resources and align with the environmental goals tied to wastewater and biosolid reuse.

Sunrise Ranch embraces the core tenets of the City’s Environmental Planning & Resource Conservation Element, positioning the community as a responsible, forward-thinking neighborhood that preserves resources, enhances resilience, and supports a high quality of life.

D. Safety

The proposed development is designed to support a safe and livable community through integrated land use, thoughtful neighborhood design, and accessible circulation. Semi-public areas such as parks, open space corridors, and trail connections are programmed to enhance visibility and promote community interaction. Streets, pedestrian paths, and future entry features will be well-lit and designed to encourage natural surveillance and territorial reinforcement. The project will incorporate Crime Prevention Through Environmental Design (“CPTED”) and Safescape principles to reduce vulnerability and support neighborhood safety while ensuring emergency access and circulation infrastructure meet city standards.

E. Circulation & Connectivity Element

The development is designed to support an efficient, safe, and context-sensitive circulation network consistent with the City of Maricopa’s Complete Streets policy and long-term transportation vision. The internal mobility framework prioritizes local, and collector roadways designed with multimodal strategies, as much as possible, that promote walkability and reduce reliance on personal vehicles. The presence of wide sidewalks, shared-use paths, and traffic-calmed residential streets will safeguard pedestrian activity and neighborhood cohesion. Bicycle-friendly design features and direct trail connections to open space corridors are incorporated to enhance both recreation and functional mobility. These improvements fulfill **Goal E3.1** and **Objective E3.1.1** of the General Plan, which call for implementing pedestrian and bicycle circulation networks that connect all development, parks, and commercial areas.

In respect to **Goal E2.2**, the development’s street layout supports long-term intra-city connectivity while promoting neighborhood access and safety. Roadways are aligned to enhance regional circulation and respond to anticipated growth by connecting to major arterials such as Smith-Enke Road and Green Road. Perimeter and internal connectivity are reinforced through a blend of local access points and future regional trail integration, supporting **Objective E2.2.4** by ensuring secondary access and emergency mobility. Collectively, the project advances the City’s goals for a well-connected and accessible development pattern that integrates transportation planning with high-quality community design.

F. Economic Development

The General Plan envisions the City of Maricopa as a dynamic, self-sustaining community with a diverse economy that provides meaningful opportunities for residents to live, work, and thrive. Strategic development within Growth Areas, particularly along transportation corridors, is essential to achieving this vision. By incorporating a mix of housing types and trail-connected open spaces, the proposed land use amendment directly supports long-term growth objectives, creating opportunities for future commercial development and workforce stability nearby.

The plan for this community reinforces the City's commitment to employment accessibility and balanced growth. It does so by locating residential neighborhoods near regional infrastructure and within proximity to designated employment corridors. This is consistent with **Goal F2.1**, which encourages the attraction of high-performing companies by aligning development patterns with the region's skilled labor force. This walkable, planned community is supported by multi-modal transportation options. It aligns with the broader economic goals of the General Plan, particularly **Objective F4.6.2**, which encourages targeted development that enhances livability and strengthens community identity.

G. Parks, Recreation & Open Space Element

2040 Vision: *"Provide areas of open space and facilities for parks, recreation and leisure that serve the population and its interests through flexible planning and responsiveness to the community."*

The Sunrise Ranch community embraces the City's vision for a connected, active, and healthy lifestyle by planning for parks, open space, and trail networks that serve residents of all ages. Consistent with the Parks, Trails, and Open Space Master Plan (PTOS), the layout of Sunrise Ranch prioritizes multi-use paths, wash-adjacent trail corridors, and shaded gathering spaces that promote walkability and wellness.

As highlighted in the General Plan, communities with flexible recreational options foster stronger community identity and public health. Sunrise Ranch reflects this by integrating natural drainage corridors as linear parks, encouraging passive and active uses such as walking, biking, and gathering. The project supports the following Goals:

- **Objective G1.c.1.4:** Incorporating trails and recreation as integral design elements visible from public ways.
- **Objective G4.a.1.1:** Targeting park accessibility in future development phases to address underserved areas.
- **Objective G3.a.2.1:** Designing adjacent neighborhoods to integrate with wash corridors as community amenities.

Sunrise Ranch intends to become a well-connected village environment with meaningful open spaces that promote both leisure and mobility, while enhancing long-term value for its residents and the broader City of Maricopa community.

H. Public Buildings, Facilities & Services Element

2040 Vision: *"Maricopa is a community where residents can gain a true hometown feel—a place where citizens can work and play together and share experiences unique to our City. The City is*

dedicated to servicing all families, at all ages and stages of life, with professional services and a sense of togetherness.”

Sunrise Ranch is designed to support efficient public service delivery, safe emergency access, and long-term civic needs. Its connected street and trail network ensures reliable routes for police, fire, schools, and utilities. Land use is organized to enable cost-effective infrastructure, Smart City integration, and co-location of future schools, parks, and public facilities.

The plan emphasizes walkability and safe, multimodal routes for residents of all ages. It supports key objectives in the General Plan, including:

- **Objective H2.a.1.3:** Ensure adequate access for emergency response.
- **Objective H2.g.2.2:** Promote shared efficiencies with future civic facilities.
- **Objective H2.d.3.6:** Support aging in place through neighborhood design.

Together, these elements create a future-ready, service-oriented community.

4. Conclusion

The Minor General Plan Amendment request presents a thoughtful and considerate update to the City’s land use strategy. It places higher-density housing in an area supported by infrastructure, growth corridors, and community planning goals. Each applicable General Plan element has been addressed in the Sunrise Ranch proposal. This amendment advances the City’s long-range planning objectives while addressing the current housing demand, offering a balanced solution that serves both community interests and future growth.