



Sunrise Ranch

City Council
April 7, 2026

City of Maricopa – PAD & GPA Request
Applications PAD25-04 & GPA25-03

Introductions

Land Use Counsel

Stephen Anderson, Land Use Attorney
Michelle Santoro, Senior Land Use Planner



Property Owner/ Developer

Dozerland, LLC

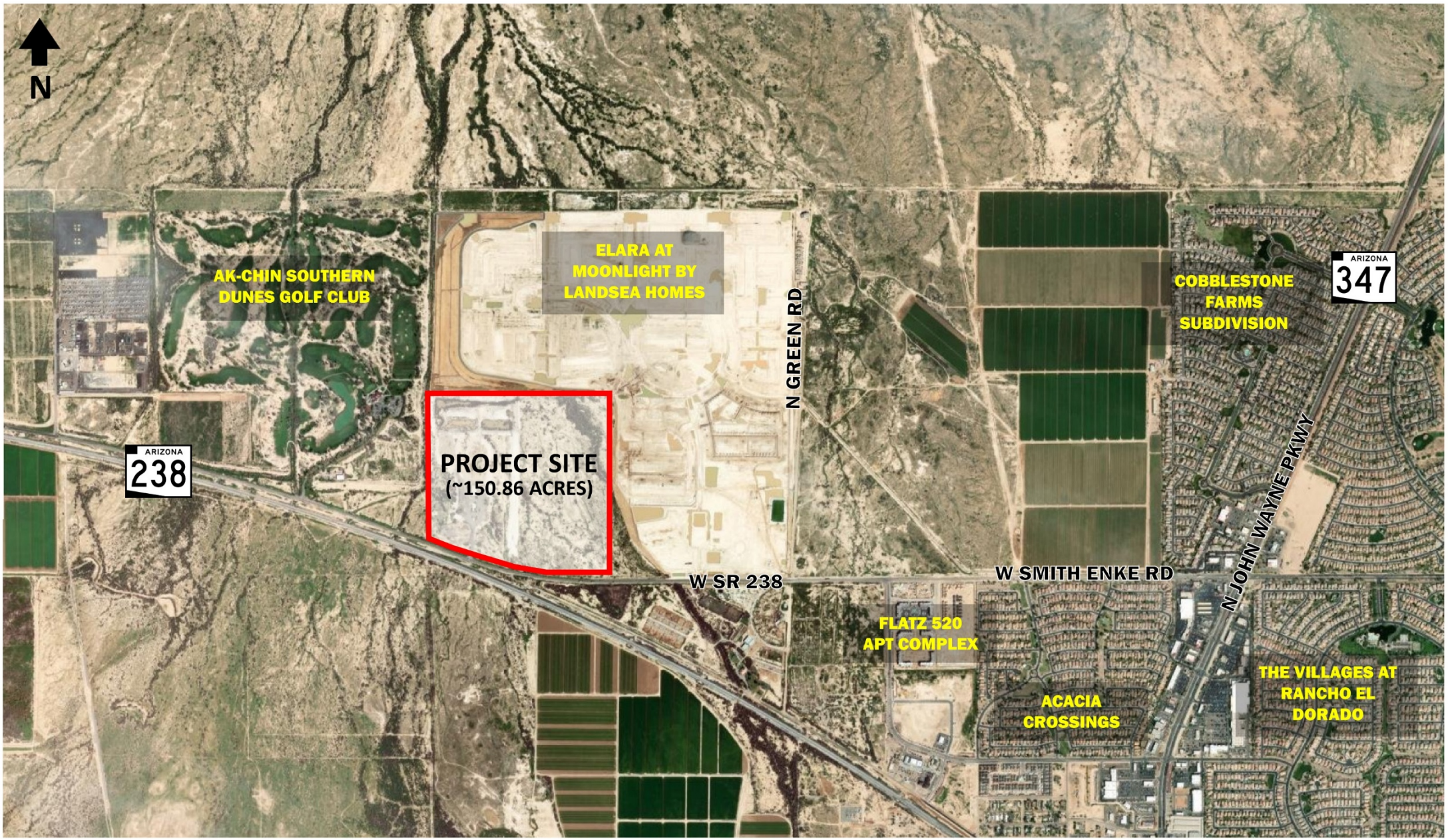
DOZERLAND, LLC

Engineering and Planning

EPS Group, Inc.



Vicinity Map



**AK-CHIN SOUTHERN
DUNES GOLF CLUB**

**ELARA AT
MOONLIGHT BY
LANDSEA HOMES**

**PROJECT SITE
(~150.86 ACRES)**

**COBBLESTONE
FARMS
SUBDIVISION**

**FLATZ 520
APT COMPLEX**

**ACACIA
CROSSINGS**

**THE VILLAGES AT
RANCHO EL
DORADO**

ARIZONA
238

ARIZONA
347

W SR 238

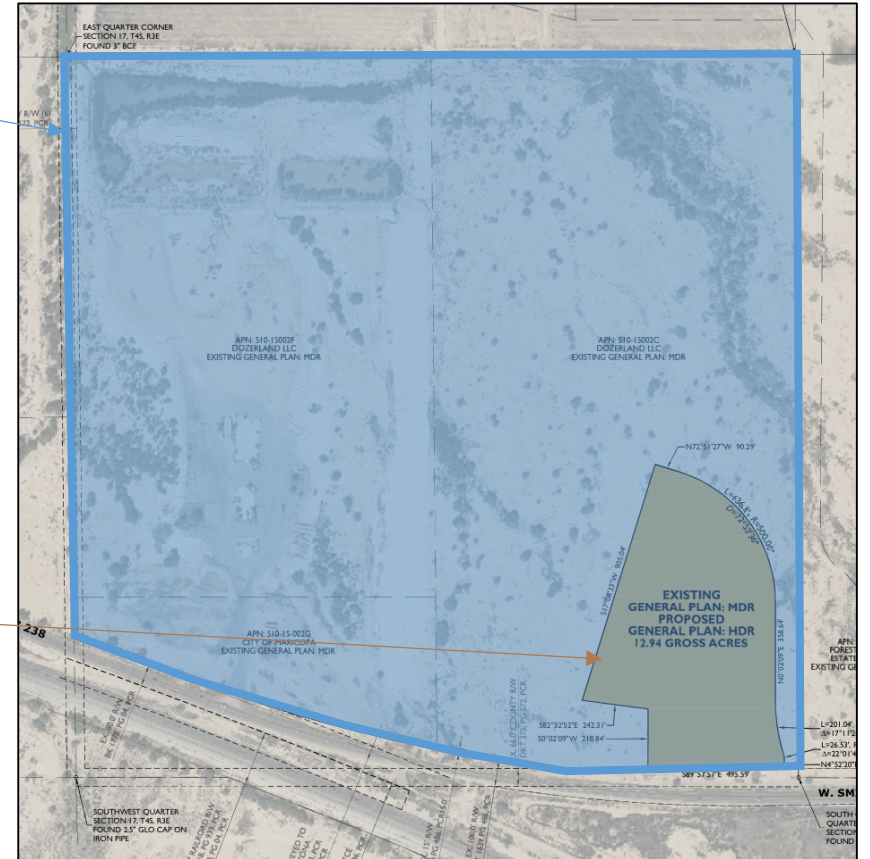
W SMITH ENKE RD

N GREEN RD

N JOHN WAYNE PKWY

Requests

- Rezone ± 150.86 acres from Industrial Zone (“CI-2”) to a Planned Area Development (“PAD”)
 - To facilitate variety of housing options (e.g., single-family, condo, townhome)
- Minor GPA ± 12.94 acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”)

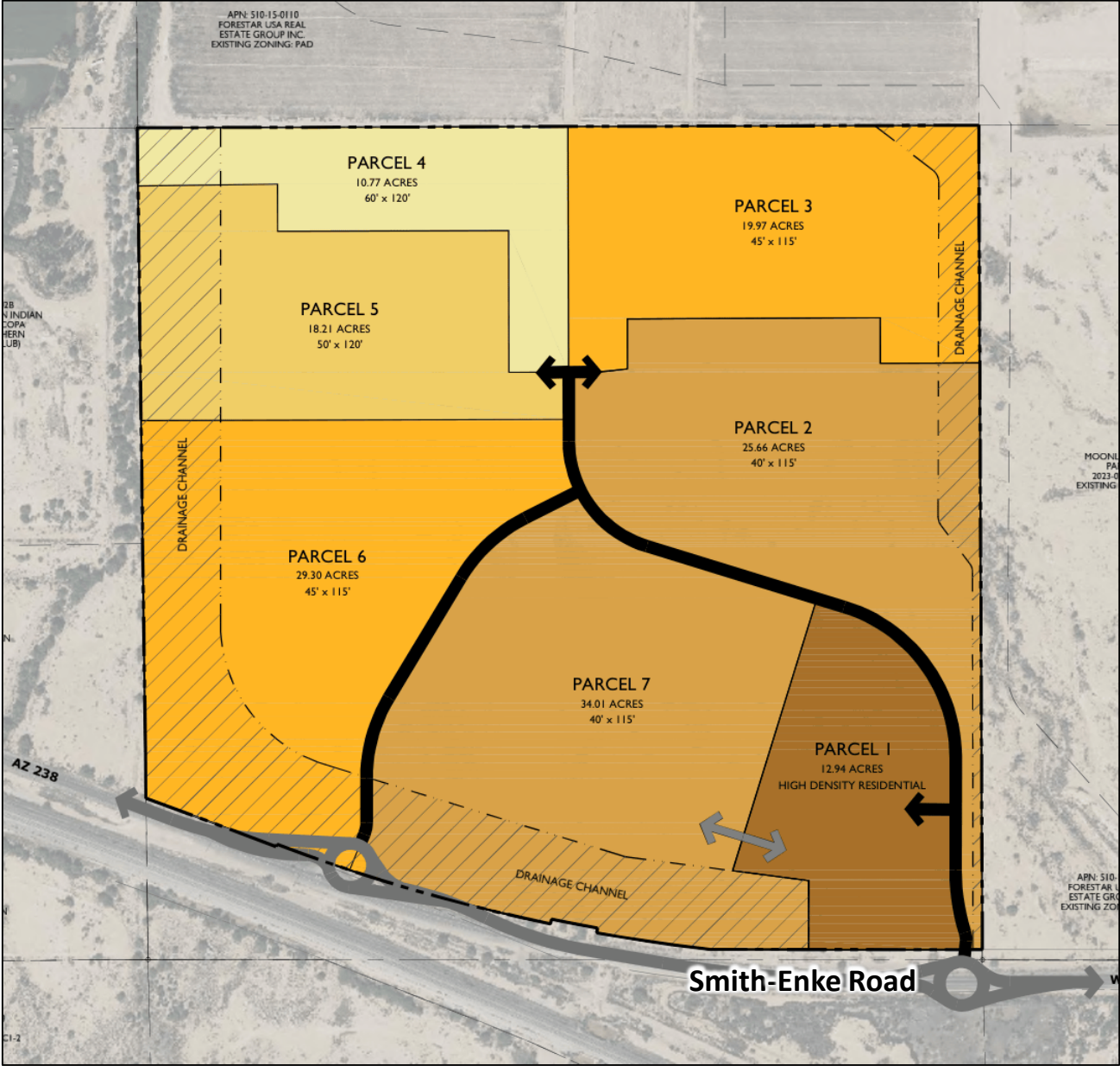


Land Use Map

Existing Land Use: Vacant

Existing Zoning: Industrial Zone ("CI-2")

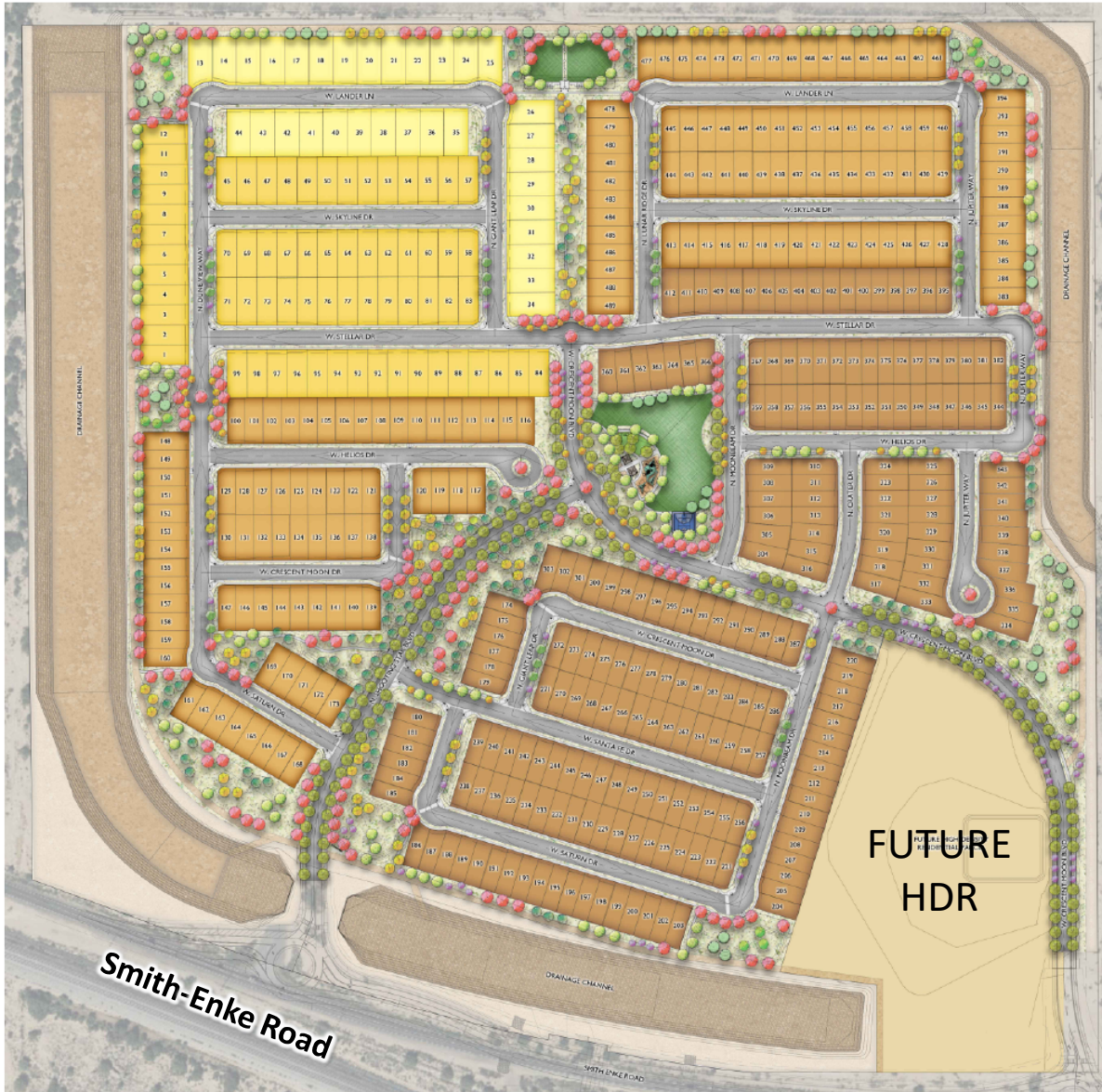
Proposed Zoning: Planned Area Development ("PAD")



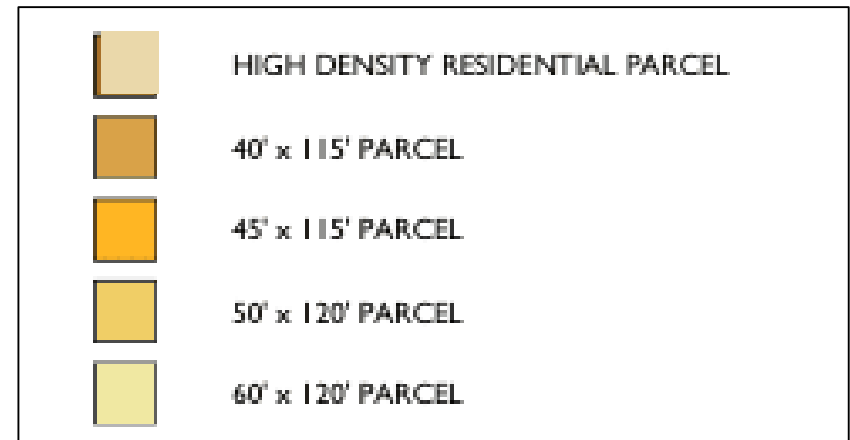
LEGEND

- PAD BOUNDARY
- PARCEL BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL
- HIGH DENSITY RESIDENTIAL PARCEL
- 40' x 115' PARCEL
- 45' x 115' PARCEL
- 50' x 120' PARCEL
- 60' x 120' PARCEL

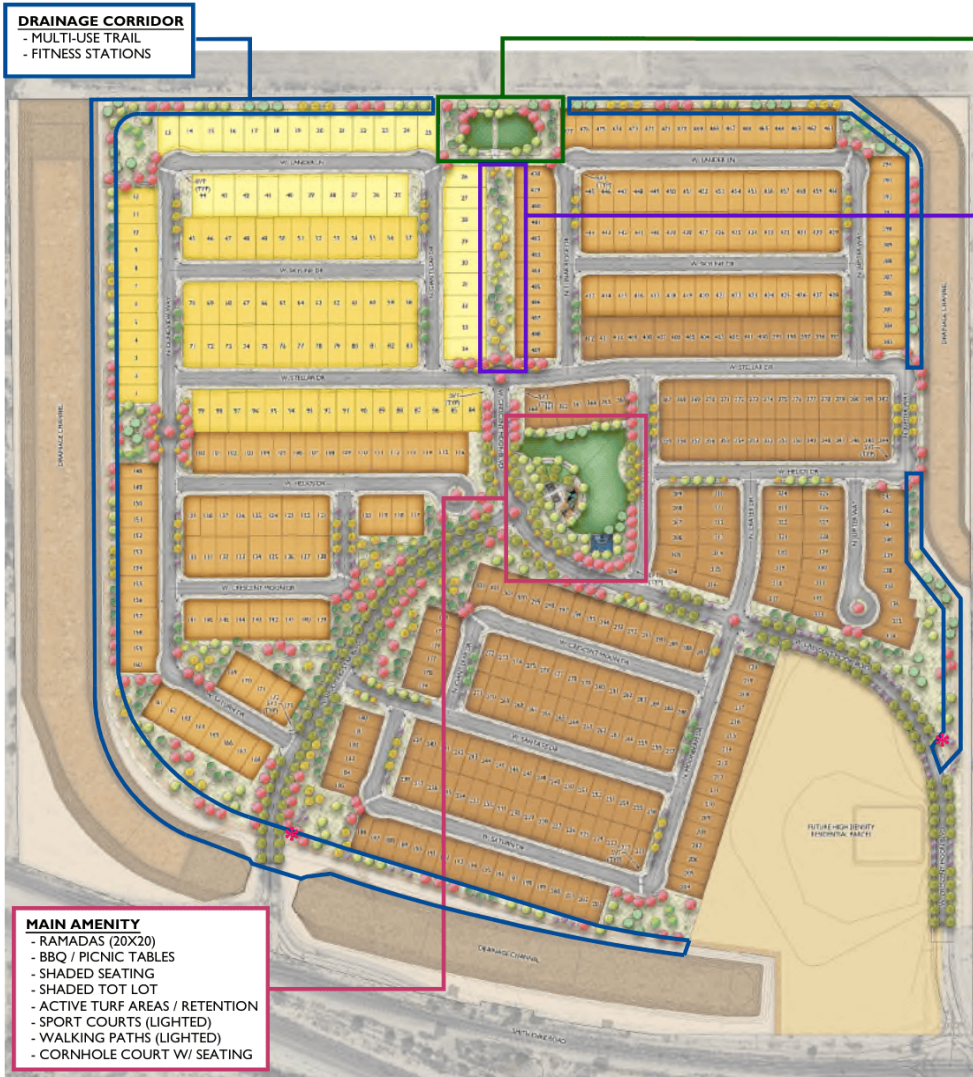
Development Plan



40' x 115'	227 (46%)
45' x 115'	163 (33%)
50' x 120'	67 (14%)
60' x 120'	32 (7%)
Total:	489 (100%)
Gross Density: 3.2 du/acre	



Landscape Plan



DRAINAGE CORRIDOR
 - MULTI-USE TRAIL
 - FITNESS STATIONS

DOG PARK
 - LARGE DOG & SMALL DOG AREAS
 - ACTIVE TURF AREAS
 - SHADED SEATING
 - LIGHTING
 - WATER STATION
 - DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
 - TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
 - SHADE TREES
 - SEATING NODES
 - LIGHTING

MAIN AMENITY
 - RAMADAS (20X20)
 - BBQ / PICNIC TABLES
 - SHADED SEATING
 - SHADED TOT LOT
 - ACTIVE TURF AREAS / RETENTION
 - SPORT COURTS (LIGHTED)
 - WALKING PATHS (LIGHTED)
 - CORNHOLE COURT W/ SEATING

- LEGEND**
- MONUMENTS**
- * ENTRY MONUMENT
- TURF / INERT MATERIALS**
- Cynodon dactylon 'Midori'
 - Midiron Soil
 - Planting Area
 - Decomposed Granite
 - Color: Carmel
 - 3" Screened, 2" Depth, Min. OAE
 - Drainage Channel
 - Native
 - To Be Verified During Final Design
 - Drainage Channel
 - Rip Rap
 - Refer to Civil
 - To Be Verified During Final Design



SHADED PLAY STRUCTURE



HALF BASKETBALL COURT



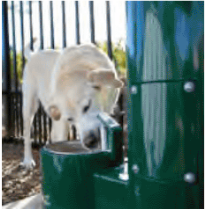
PARK BBQS



ARTIFICIAL TURF GAME LAWN



RAMADA WITH PICNIC TABLE



PET WATER STATION



DOG PARK



FITNESS STATIONS



PASEO TRAIL



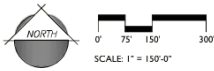
PEDESTRIAN TRAIL



ACTIVE TURF



MULTI-USE TRAIL





NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

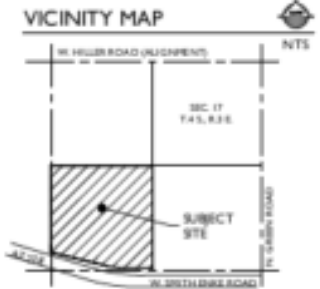
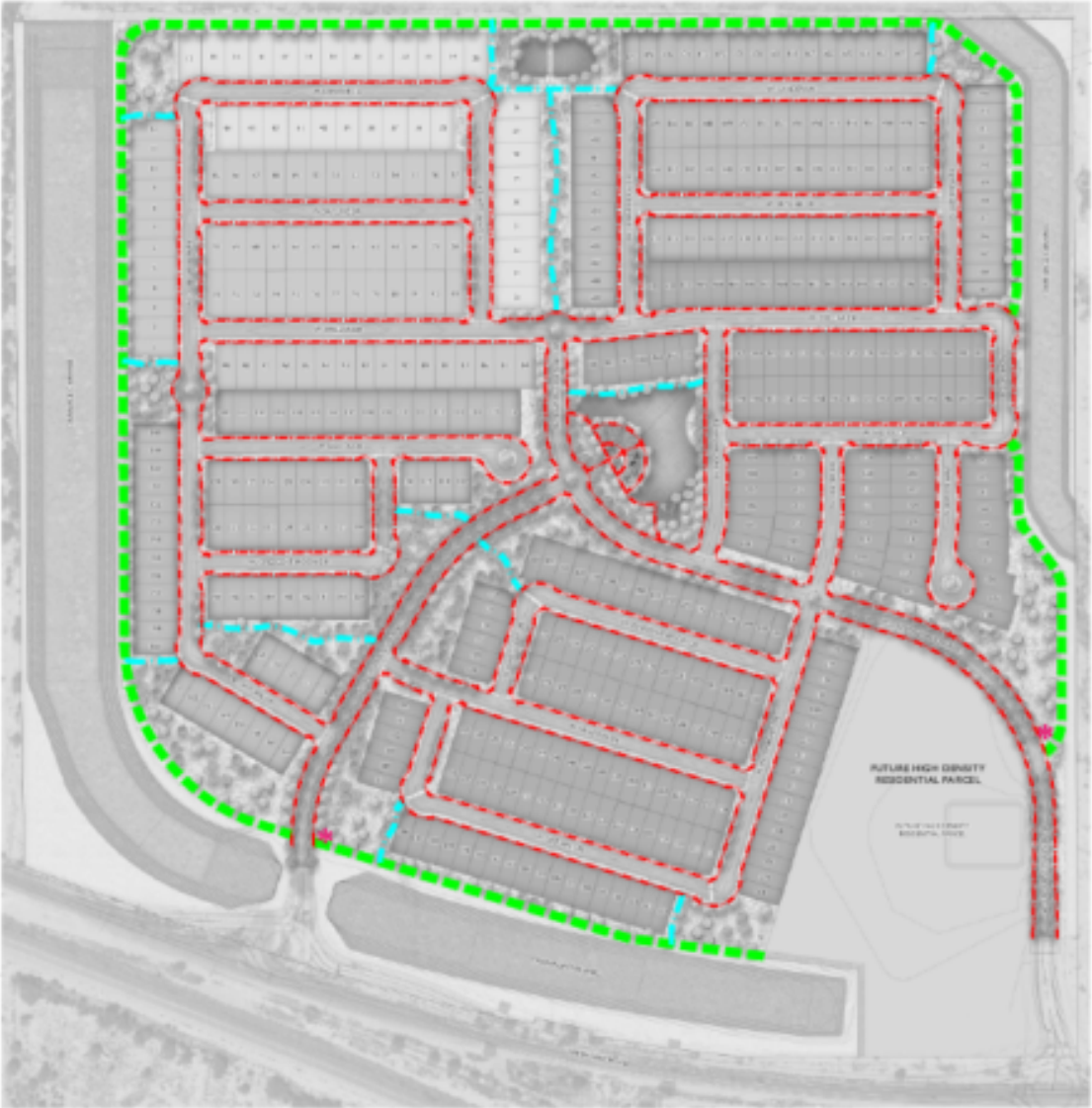
Open Space Plan







LEGEND

-  PAD BOUNDARY
-  PARCEL BOUNDARY
-  OPEN SPACE TRAIL CONNECTIVITY
-  LOCAL STREET SIDEWALK CONNECTIVITY
-  NEIGHBORHOOD OPEN SPACE

Pedestrian Circulation Plan



- LEGEND**
- CIRCULATION TRAILS**
-  10' COMPACTED 50/50 SAND VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL
 -  6" CONCRETE PEDESTRIAN TRAIL (PASSO)
 -  2' DETACHED PEDESTRIAN SIDEWALK (STREET)
- MONUMENTS**
-  ENTRY MONUMENT



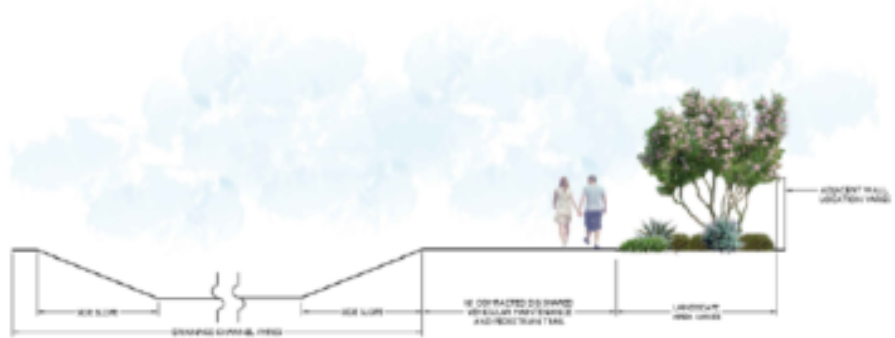
10' COMPACTED 50/50 SAND VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL



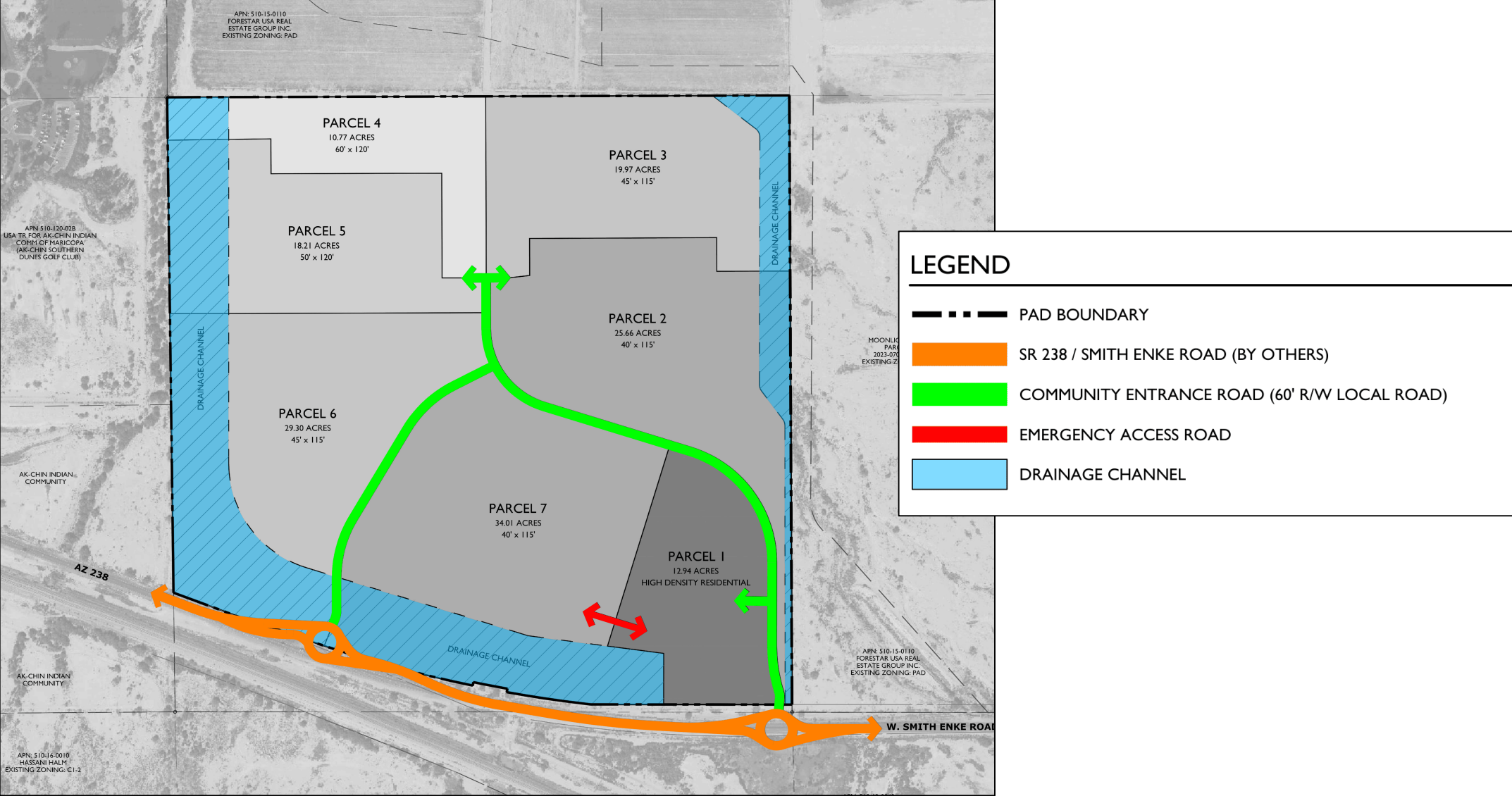
6" CONCRETE PEDESTRIAN TRAIL



2' PEDESTRIAN SIDEWALK



Circulation Plan





Development Standards

PAD Development Standards

MINIMUM LOT AREA	4,500 SQ. FT.	GROSS AREA:	150.86 ACRES
MINIMUM LOT WIDTH	40' MIN	NET AREA:	148.23 ACRES
MAXIMUM LOT COVERAGE		NO. OF LOTS:	
ONE STORY	60%	40' x 115'	227 (46%)
TWO / THREE STORIES	55%	45' x 115'	163 (33%)
		50' x 120'	67 (14%)
		60' x 120'	32 (7%)
MAXIMUM BUILDING HEIGHT	30'	TOTAL	489 (100%)
BUILDING SETBACKS			
FRONT	15' (1) (2)	GROSS DENSITY:	3.2 DU/AC
INTERIOR SIDE	5'		
STREET SIDE	5'	OPEN SPACE:	50.81 ACRES (34% OF GROSS)
REAR	15'		

NOTES:

- (1) - LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
- (2) - STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK.



Development Standards

PAD Development Standards (Single-Family Comparison)

	RS-5	PAD
Minimum Lot Area	5,000 sf.	4,500 sf.
Minimum Lot Width	50 ft.	40 ft.
Maximum Density	3-10 du/ac	-
Maximum Building Height	30 ft.	30 ft.
Maximum Lot Coverage (One-Story)	55%	60%
Maximum Lot Coverage (Two/Three-Story)	50%	55%
Front Setback ⁽¹⁾ ⁽²⁾	15 ft.	15 ft.
Interior Side Setback	5 ft.	5 ft.
Street Side Setback	5 ft.	5 ft.
Rear Setback	15 ft.	15 ft.

Street Side Setbacks A minimum 10-foot landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.

Parking Standards Parking throughout the PAD shall conform to Chapter 18.105 On-Site Parking and Loading.

- (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.

Development Standards

Single-Family Attached		
Development Type:	Option A	Option B
Lot Area:	Up to 2,499 SF	2,500-6,999 SF
Minimum Lot Width:	20'	30'
Corner Lots: ³	24'	35'
Maximum Building Height:	38'	38'
Minimum Building Spacing ¹ :	10'	10'
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) ²:		
From living space	10'	10'
B. Front Setbacks (Rear Loaded):		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	10'	10'
C. Garage Setbacks ²:		
Front facing garage with parking on driveway	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.
D. Rear Setbacks - Front Loaded ²:		
To <u>living</u> for lots 110' in depth or less	5'	10'
To <u>living</u> for lots greater than 110' in depth	5'	5'
E. Rear Setbacks - Rear Loaded ²:		
	5'	5'
F. Interior Side Setbacks ²:		
	0'	0'
G. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ³	10'	10'
From porch to property line if no end tract ³	5'	5'
From PUE	2'	2'
H. Accessory Structures ²:		
Maximum building height:	N/A	32'
From principal structure	N/A	6'
From property line	N/A	5'
Open Space Requirements		
Common Open Space:	20%	20%
Residential Private Open Space:	50 SF	50 SF

A scenic landscape at sunrise or sunset. The sky is filled with warm, golden light and soft clouds. In the foreground, there is a large, tall saguaro cactus on the left side. The middle ground shows a vast, open field with sparse, dry vegetation. In the background, a range of mountains is visible under the bright sky.

Sunrise Ranch

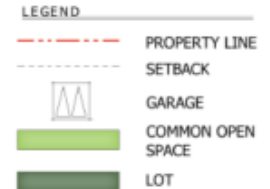
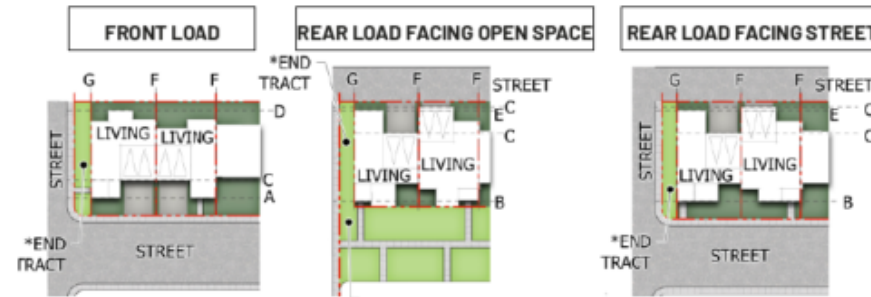
Thank You!

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Illustrative Examples of the Single-Family Attached Development Options (A & B)

Option A (Up to 2,499 SF)



NOTE: DIAGRAMS SHOWN ILLUSTRATE POTENTIAL PRODUCT CONFIGURATIONS BUT ARE NOT INTENDED TO BE EXHAUSTIVE. ALTERNATE CONFIGURATIONS MAY BE USED THAT CONFORM TO THE DEVELOPMENT STANDARDS.

*10'-0" END TRACT OR LANDSCAPE AREA

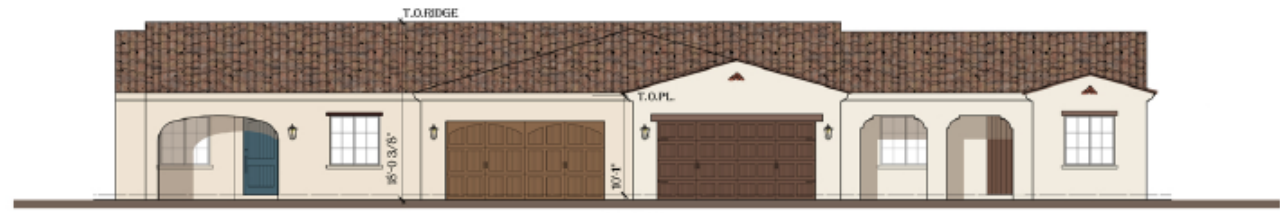
Development Standards

Option B (2,500 - 6,999 SF)



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*10'-0" END TRACT OR LANDSCAPE AREA



COLOR SCHEME 2-B.03 Plan 2 FRONT COLOR SCHEME 1-B.00 Plan 1

Du-Plex Elevation 'A'



COLOR SCHEME 4-C.03 Plan 2 COLOR SCHEME 3-C.01 Plan 3 FRONT COLOR SCHEME 5-C.00 Plan 1

Tri-Plex Elevation 'A'