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**STAFF REPORT**

**CASE NUMBER: PAD26-02**

**To:** Honorable Mayor and City Council  
**Through:** Rodolfo Lopez, Development Services Director  
**From:** Derek Scheerer, Senior Planner  
**Meeting Date:** April 21, 2026

**REQUEST**

**PUBLIC HEARING: Planned Area Development Major Amendment, PAD26-02 Homestead at Rancho El Dorado (The Wells):** A request by Peter Vesecky, of Vespro, on behalf of property owner Maricopa Hospitality, LLC, to amend the Homestead at Rancho El Dorado (The Wells) Planned Area Development (PAD), approved by Pinal County Board of Supervisors under case numbers PZ-017-03 and PZ-PD-017-03, on September 3, 2003, to modify the development standards for approximately +/- 2.31 ac. of land. The property is generally located northeast of the northeast corner of W. Maricopa-Casa Grande Hwy. and N. Stonegate Rd. **DISCUSSION AND ACTION.**

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future

**APPLICANT/PROPERTY OWNER**

**Vespro**  
Peter Vesecky  
8502 E. Via de Ventura, Ste. 101  
Scottsdale, Arizona 85258

**Maricopa Hospitality, LLC**  
12755 N. Yellow Bird Rd.  
Oro Valley, Arizona 85755

**PROJECT DATA**

Site Gross Acres	2.31 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Vacant
Proposed Site Uses	Commercial (Hotel)
Existing Zoning	Homestead at Rancho El Dorado (The Wells) PAD

**SURROUNDING ZONING/LAND USE**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	High Density Residential (HDR)	High Density Residential (RH)	Vacant
East	Employment (E)	Homestead at Rancho El Dorado (The Wells) PAD, Light Industry & Warehouse (CI-1)	Vacant
South	Employment (E)	Homestead at Rancho El Dorado (The Wells) PAD, Light Industry & Warehouse (CI-1)	Commercial (Automotive Maintenance/Restaurant)
West	Employment (E)	Homestead at Rancho El Dorado (The Wells) PAD, Light Industry & Warehouse (CI-1)	Vacant

**ANALYSIS**

The applicant is requesting a Major Amendment to the existing Homestead at Rancho El Dorado (The Wells) Planned Area Development (PAD), originally approved by the Pinal County Board of Supervisors in 2003 (Case nos. PZ-017-03/PZ-PS-017-03), as amended. The PAD established various development standards such as setbacks, restricted permitted uses, and parking ratio standards, as well as architectural and landscape design standards. A master site plan was previously approved in subsequent to the PAD; however, this was never fully executed, and while generally following the originally proposed development pattern, development has been sporadic. Since then, much of the property in the northwest portion of The Wells area has been vacant, including the subject parcels (APN 510-12-052C and 510-12-062B).

Since adoption of the original PAD, market and development conditions have changed, and as such, various Major and Minor Amendments have attempted to keep pace with these changes. In furtherance of these development changes, the property owner of the subject site now seeks to develop the vacant site with a hotel. As part of the development proposal the property owner seeks to amend the height restrictions of the PAD for the subject parcels only, in order to accommodate the height of a proposed four-story hotel building. Under current PAD standards, properties located within the Light Industry & Warehouse (CI-1) portions of the PAD are limited to a maximum height of 35'. The applicant is seeking to increase the maximum allowable height to 60' for the subject parcels. Due to this increase in height being greater than 20% of the originally permitted height, per Sec. 18.180.060.B.7 of the Zoning Ordinance, the applicant is required to seek and obtain a Major Amendment to the PAD for the increase.

Details of the request

The Homestead at Rancho El Dorado PAD Major Amendment is a proposal for an amendment to affect a specific development site and is not applicable across the remaining portions of the PAD under any of the permitted zoning categories. The proposal builds upon the flexible set of land use regulations found within the PAD with the goal of permitting land uses that are adaptable to current and future market conditions. The PAD Amendment is intended for only the subject site to accommodate contemporary architectural, and construction designs suitable for modern hotel development. The proposed amendment will assist in forming an attractive, harmonious development.

The applicant is requesting:

1. A Major Amendment to the Homestead at Rancho El Dorado PAD. This amendment request will allow the applicant to pursue Development Review Permits (DRP) requiring site plan and architectural reviews to comply with the PAD and Zoning Ordinance standards.

Density

The proposed PAD Amendment does not seek to amend the existing density standards/allowances of the PAD for any of the zones that the PAD uses as base zoning districts.

Building Height

The proposed PAD Amendment seeks to amend the maximum height restrictions for only the subject properties within the PAD area. The applicant seeks to develop a four-story, 60-foot-tall hotel, with habitable space limited to 50' in height, and extra 10' for modern architectural elements.

Circulation

The proposed PAD Amendment does not seek to amend the circulation pattern of the PAD area and will maintain access to the site along the private drive between N. Stonegate Rd. and N. Shea Way.

Open Space and Amenities

The proposed PAD Amendment does not seek to amend the open space or amenities requirements of the PAD area.

Architecture

The proposed PAD Amendment does not seek to modify existing design guidelines or general concept standards for building styles in the PAD.

**CITIZEN PARTICIPATION**

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Prior to recommending approval of the PAD Major Amendment request, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed rezone required per the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting that was held at the request of anyone who wished to participate, one (1) round of notification letters sent to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices published in the Maricopa Casa Grande Dispatch. A timeline of the participation event is shown below (refer to Exhibit B – Citizen Participation Report).

- February 24, 2026 - Site sign posted
- February 25, 2026 - Notification letters sent
- February 26, 2026 - Site sign posting updated (change of venue)
- March 3, 2026 - Newspaper notice published
- March 23, 2026 - Planning and Zoning Commission meeting

**PUBLIC HEARING**

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Planning and Zoning Commission conducted a public hearing for the proposed PAD amendment on March 23, 2026. At the meeting, Staff made a brief presentation followed by questions of Staff. Commissioner Robertson noted his initial concern with the requested height deviation but noted that after attending the Neighborhood Meeting and visiting the site he found the location to be a good site for hotel development. He additionally noted the distance between the proposed building site and the closest residential development would render the proposed height relatively insignificant, and that

future development between the subject site and existing residential area would further obscure the hotel building from view. A motion to approve the request was made by Commissioner Yocum, seconded by Commissioner Thomas, and was passed unanimously. (See Exhibit D – Draft Minutes)

### **PAD26-02 ZONING MAP AMENDMENT REQUIRED FINDINGS**

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

1. The amendment is consistent with the General Plan.  
*Staff Analysis: The proposed PAD Amendment adheres to the General Plan’s future land use designation for the site.*
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 PAD amendment will allow for additional commercial opportunities in the area.*

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 PAD amendment will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

### **CONCLUSION**

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On March 23, 2026, the Planning and Zoning Commission recommended **approval** of **case PAD26-02 Homestead at Rancho El Dorado (The Wells) PAD Major Amendment**, and **Ordinance ORD26-06**, subject to the conditions of approval stated in Exhibit A to the Ordinance – Conditions of Approval, attached to this staff report, and as amended by the Planning and Zoning Commission.

### **ATTACHMENTS**

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**Exhibit A to the Ordinance:** Legal Descriptions

**Exhibit B to the Ordinance:** Conditions of Approval

**Exhibit A:** PAD26-02 Narrative and Booklet (being revised herein)

**Exhibit B:** Citizen Participation Report

**Exhibit C:** Draft Minutes from March 23, 2026, Planning and Zoning Commission Meeting

-- End of staff report --