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**STAFF REPORT**

**CASE # PAD22-19**

<b>To:</b>	Planning and Zoning Commission
<b>Through:</b>	Rick Williams, Planning and Zoning Manager
<b>From:</b>	Alexander Bosworth, Planner
<b>Meeting Date:</b>	May 22, 2023

**REQUEST**

**PUBLIC HEARING: PAD22-19 Kelly Ranch:** A request by Norris Design, on behalf of Cowley Companies, to rezone approximately 100 gross acres of land from the General Rural (GR) and Industrial (CI-2) zoning districts to the Kelly Ranch Planned Area Development (PAD) zoning district, for a proposed integrated bungalow-style rental and single-family residential community. The property is generally located at the southeast corner of the Maricopa-Casa Grande Highway and North Porter Road. **DISCUSSION AND ACTION.**

**COUNCIL PRIORITIES CONSIDERED**

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

**APPLICANT**

Norris Design  
901 E. Madison St.  
Phoenix, AZ 85034  
Phone: (602) 254-9600  
Email: [mwoods@norris-design.com](mailto:mwoods@norris-design.com)

**PROPERTY OWNERS**

Kelly Owen J & Shirley M TRS PO Box 213 Maricopa, AZ 85139
Dunn William JR & Rebecca Dunn FAM TR PO Box 302 Kearny, AZ 85137

**PROJECT DATA**

- |                          |                                       |
|--------------------------|---------------------------------------|
| • Site Acreage:          | 100 +/- Gross Acres                   |
| • Parcel #:              | 510-30-0040, 510-49-0040              |
| • Site Address:          | N/A                                   |
| • Existing Zoning:       | General Rural (GR), Industrial (CI-2) |
| • Proposed Zoning:       | Planned Area Development (PAD)        |
| • General Plan Land Use: | Medium Density Residential (MDR)      |

**SURROUNDING USES**

<b>Direction</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Industrial (CI-2)	Railroad Tracks
South	Industrial (CI-2)	Vacant/Agricultural
East	Planned Area Development	Vacant/Agricultural
West	Planned Area Development, High Density Residential (RH)	Single Family Residential, Planned Multi-Family Residential

**ANALYSIS**

Applicant Proposal

The applicant is requesting a rezone of the subject site to the Planned Area Development (PAD) zoning district for the proposed Kelly Ranch community. This community is envisioned to contain both a single-family residential component and a multifamily bungalow-style product. The proposed Kelly Ranch PAD would allow for a maximum yield of 350 dwelling units on 100+/- gross acres with a maximum overall density of 4.4+/- du/net acre.

This site is located on the southeast corner of N. Porter Rd. and W. Maricopa-Casa Grande Hwy. To the north and east of the site is the Southern Pacific Railroad, to the south is the future Sonoran Desert Parkway (under construction), and to the west is N. Porter Rd, which is an arterial roadway. This development proposes two access points on N. Porter Rd., which will be aligned with W. Iron Point Rd. on the north end (main access) and the existing daycare’s entry driveway on the south end (secondary access).

The existing uses surrounding the site consist of the daycare facility, an approved 200-unit multifamily development, a future school site, the Wells commercial center to the northwest, and the Santa Rosa Wash and a sod farm to the south.

Land Use and Zoning History

A Minor General Plan Amendment was processed and approved by Council on November 16, 2021 for the 100-acre site. This map amendment changed the land use designation on the site from Commercial (C), Open Space (OS) and Employment (E) to Medium Density Residential (MDR).

PAD Development Standards

Kelly Ranch proposes to utilize both the Medium Density Residential (RS-5) and the Multiple-Unit Residential (RM) zoning districts’ development standards from the City Code with limited modifications. These deviations from the City’s development standards are to accommodate more product diversity than would otherwise be possible in the base zoning districts.

The RS-5 district in the Zoning Code is intended to provide areas for medium-density residential neighborhoods, and allows for single-family detached housing units located on lots with a minimum width of 50 feet and an area of at least 5,000 square feet. Per the PAD’s modifications, detached single-family housing units may be located on lots with a minimum width of 45 feet and an area of at least 4,500 square feet. This modification will allow for a greater variety in lot sizes to be provided for the single-family units that would be difficult to achieve with a minimum lot width of 50 feet.

The RM zoning district is intended for a variety of housing types on lots of varying sizes, and is used throughout the City for bungalow-style developments. The most notable modification to the RM district includes reducing the maximum allowable building height from 36 feet in the City’s RM district to 30 feet. Please refer to the development standards table within the PAD Booklet in Exhibit D of this report.

The Conceptual Development Plan in the PAD Booklet shows the overall site broken up into four “Development Unit” parcels, each to be composed of distinct product types and sizes. Development Unit #1 is designated as the Kelly family home, which will remain as currently existing and is not

planned to be redeveloped. Development Unit #2 is designated as being a bungalow product, and will utilize the RM district's modified development standards. Development Units #3 and #4 are planned for single-family homes, which will be using the modified RS-5 set of development standards. Development Units #3 and #4 will be required to contain distinct lot sizes, with at least a 10% variation in lot width between the two. Please refer to the Conceptual Development Plan in Exhibit F of this report.

### PAD Design Elements

In accordance with Chapter 18.60 of the Maricopa City Code, to provide justification for the deviations within the PAD, this PAD will achieve a minimum of 5 Design Element Points based on the project's acreage. Additionally, because the PAD requests a reduction in lot area and setbacks, 6 additional Design Element Points are required for a total of 11 points. The following reflect how this PAD intends to achieve the required point total followed by Staff response in italics:

- Provide landscape open spaces visible from arterial street and residential street view. (1 point)  
*Landscaped open spaces throughout the community shall be visible from both Porter Road and internal streets.*
- Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces of at least 60 percent of the home elevations. (2 points)  
*A minimum of 60% of the home elevations offered within Kelly Ranch shall be designed to include a front yard outdoor living space.*
- Single-story or combination one- and two-story homes on all corner lots. (1 point)  
*For all single-family residential development within Kelly Ranch, corner lots shall be restricted to single story homes.*
- Limit the number of two-story homes along arterial and collector streets to no more than every third lot. (1 point)  
*Along Porter Road, a combination of single story and two-story homes shall be incorporated to provide visual interest from the perimeter roadway. Product variation and street scene will be enhanced by limiting the number of two-story homes to every third lot backing to Porter Road.*
- Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1 point)  
*One or more of the above architectural enhancements shall be provided at each community mailbox location.*
- Add additional amenities interior to the project. (2 points)  
*Kelly Ranch shall be designed to include a variety of amenities evenly distributed throughout the community. Passive and active amenity areas shall be planned to engage residents of all ages and abilities.*
- Design and improve retention areas to be usable and ADA accessible. (2 points)  
*As part of the programming for Kelly Ranch, retention areas may double as usable open space within provided amenity areas and shall be ADA accessible.*
- Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities. (1 point)  
*Each community amenity area within Kelly Ranch shall incorporate shade elements to provide human comfort. Shade elements may include structures such as ramadas, fabric shade sails, or shade trees depending on the scale and type of amenity being shaded.*

### Amenities and Open Space

Kelly Ranch is envisioned as a well-planned community with various amenity options and abundant community open spaces that are all crafted to create an emphasis on the outdoor experience for the homeowners.

The single-family component of the development will feature a centralized primary amenity park, a secondary amenity that will be developed as either a dog park or a multi-purpose sports field with shade structures, and localized neighborhood parkettes throughout the community. The various open space and amenity nodes are planned to be located at convenient locations throughout the community, and will allow the open space areas to be readily accessible to the residents of both the single-family homes and the bungalow-style dwelling units.

The bungalow-style product will be required to feature its own private amenity area within its rental community. This amenity area will include, at a minimum, a community clubhouse, pool, spa, and two of the additional amenity options as set forth by the PAD. This private amenity area will be accessible only to the residents of the bungalow development and their guests.

Kelly Ranch will feature community sidewalks and pathways that will encourage pedestrian connectivity and provide an active street scene, while providing efficient pedestrian access to the various open space and amenity areas. Included will be a system of internal on-street and off-street paths that connect residents to community amenities, perimeter roadways, the future Santa Rosa Wash Trail corridor, and each other. The ownership, control, and maintenance of common areas such as amenity areas, landscape tracts, open space, hardscape, walls and monumentation will be conveyed to and held in common by the homeowners' association(s) (HOA). A stipulation has been added to this effect. Please refer to the Conceptual Landscaping and Open Space Plan in Exhibit F of this report.

### Transportation

Primary vehicular access to the Kelly Ranch community will be provided from Porter Road, aligning with Iron Point Road and the Santa Rosa Springs community entry. Secondary access will also be provided from Porter Road, south of Iron Point Road, approximately in alignment with the daycare facility driveway. Direct access to the proposed Sonoran Desert Parkway is not anticipated. The first phase of the Sonoran Desert Parkway – spanning from SR 347 to Porter Road – is expected to be completed by approximately the third or fourth quarter of 2023. The second phase, which will cross the Kelly Ranch property, is expected to have completed design drawings by the end of 2023.

A preliminary Traffic Impact Analysis/Study (TIA) was completed as part of the application process. The purpose of this study is to assess traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This study was prepared in conformance with the City of Maricopa Improvement Requirements and the format for Traffic Impact Analysis Guidelines (2018). The preliminary study concluded that the development must include the following offsite improvements:

- Build out of half street improvements adjacent to the proposed development per the City of Maricopa design standards. These improvements are anticipated to be completed by the City of Maricopa as part of the Sonoran Desert Parkway project.
- Build out of a full access stop-controlled driveway, approximately 900 feet south of Maricopa-Casa Grande Highway. This driveway will align with existing Iron Point Rd.
- Construct a stop-controlled driveway 1200ft north of the proposed Sonoran Desert Parkway alignment.

The addition of traffic signalization and deceleration lanes will be considered after a final TIA is provided upon the completion of Sonoran Desert Parkway and the Porter Road bridge. Transportation conditions will change upon the completion of these projects, and the final TIA will evaluate such conditions.

Water and Sewer

Global Water Resources is anticipated to be the water and wastewater provider for the future Kelly Ranch community. Water and wastewater infrastructure currently exists adjacent to the subject property, including a sixteen-inch (16”) water main in Porter Road and a ten-inch (10”) sewer main in Iron Point Road that is stubbed to the east side of Porter Road.

Grading & Drainage

A portion of the property is located within FEMA Special Flood Hazard Area zone AO (1-foot) due to incoming flows from the Santa Rosa Wash along the property’s south border. A CLOMR for the subject property will be required prior to any proposed development.

Once a drainage solution has been determined, the design of the Kelly Ranch community will manage all off-site and on-site flows. On-site retention/detention shall be provided through the use of basins and underground storage, as necessary, with all basins designed to convey the 100-year, 2-hour storm event.

**CITIZEN PARTICIPATION:**

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city’s Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to **Exhibit H** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

- February 16, 2023 - Neighborhood Meeting Notification Letters Mailed
- February 17, 2023 - Sign Posting
- March 7, 2023 - Neighborhood meeting held
- May 2, 2023 - Website Posting
- May 3, 2023 - Public Hearing Notification Letters Mailed
- May 5, 2023 - Sign Posting (Updated)
- May 6, 2023 - Newspaper Noticed Published (Casa Grande Dispatch)
- May 22, 2023 - Planning and Zoning Commission (Public Hearing)

**PUBLIC COMMENT:**

At the time that the report was written, staff has received no public comment.

**FINDINGS:**

As required by Sec. 18.140.060 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

*Staff Analysis: Approval of the proposed Planned Area Development (PAD) district will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted.*

*This site was subject to a major General Plan Amendment in November of 2021 and Staff has concluded that this PAD request satisfies the various General Plan objectives provided in this report.*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

**Staff Analysis:** *This site is bordered by a future multifamily residential development, low-impact commercial spaces, the railroad tracks and the Santa Rosa Wash. Staff has analyzed this proposal and has found that this subject site is suitable for the proposed PAD and the type and intensity of land uses permitted under it.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

**Staff Analysis:** *The proposal will mitigate all potential vehicular and pedestrian traffic that will impact public health, safety, and welfare. A Traffic Impact Analysis was completed as part of the application process and will require an updated report or addendum at the time of platting or submittal of a development review permit application as determined by the City Engineer.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

**Staff Analysis:** *The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern. Staff has concluded that this development will not have an adverse effect on existing residents to the west.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

**Staff Analysis:** *The proposed PAD is planned to have exceptional architectural and design elements as outlined in the PAD Design Elements. These elements provide for architectural enhancement to the single-family homes, additional treatment to mailboxes and other community features, and the incorporation of view fencing where possible.*

### **RECOMMENDATION:**

Staff recommends approval of **PAD case #PAD22-19**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. The PAD request case #PAD22-19 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance and all provisions thereof.
2. The development shall be responsible for any off-site and on-site improvements identified by the City's Engineering Division at the time platting or the submittal of a Development Review Permit.

3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. The developer shall construct half-street roadway improvements along N. Porter Rd. during the first phase of development.
5. The developer shall construct trail connections and/or provide trail stub-outs for future connections to the planned Santa Rosa Wash Trail.
6. The homeowners' association/property management group will be responsible for maintenance and any and all costs of all landscaping and street lighting within the project's adjacent roadways and frontages, within the streets internal to the site, and open spaces, parks, and/or tracts.
7. Zoning development standards shall be in accordance to the Kelly Ranch PAD booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
8. Prior to issuance of any building permit, a clearance letter from the State Historic Preservation Office (SHPO) for archaeological and historical preservation information shall be submitted, as applicable.
9. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county, and local regulatory agencies.
10. If a different builder is ultimately responsible for the construction of housing product, elevations and floor plans shall be submitted to the City for review and approval prior to issuance of any building permits. This will be accomplished through the City Design Review Permit process.
11. Prior to the final approval of the PAD22-19, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
12. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
13. The development and operation of the proposed project shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies, rules, and regulations.
14. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
15. Changes/amendments not included with this application request and or addressed during the city's review shall require separate review and approval by staff and if deemed necessary, review and approval by the same approving body for this application as determined by the City Engineer and Zoning Administrator.
16. All pending items from Planning and Engineering shall be addressed prior to final PAD approval.

**ATTACHMENTS:**

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Exhibit A: Legal Description

Exhibit B: Zone Change Map

Exhibit C: General Plan Map

Exhibit D: PAD Booklet

Exhibit E: Conceptual Master (Site) Plan

Exhibit F: Conceptual Development Plan

Exhibit G: Conceptual Landscaping and Open Space Plan

Exhibit H: Citizen Participation Report

-- End of staff report --