

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

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 COMMENT

At the time of writing this report staff have not received public comment to the request.

PAD26-02 ZONING MAP AMENDMENT REQUIRED FINDINGS

As required by Sec. 18.175.040 of the City’s Zoning Code, the Planning & Zoning Commission shall make 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

Staff recommends **approval of case PAD26-02 Homestead at Rancho El Dorado (The Wells) PAD Major Amendment**, 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

Exhibit A to the Ordinance: Conditions of Approval

Exhibit B to the Ordinance: Legal Descriptions

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

Exhibit B: Citizen Participation Report

Exhibit C: Zoning Maps

-- End of staff report --