

Sunrise Ranch

Minor General Plan Amendment,
Planned Area Development

RES26-07, ORD26-04

Presented by: LaRee Mason

Site Information:

Applicant:

Gammage and Burnham

Property Owner:

Dozerland, LLC

Location:

0.5-miles west of the NWC SR238/N. Green Rd.

Project Area:

±150.86 gross acres

Proposal:

Redesignate 12.94-acres of the 150.86 gross acres from Medium Density Residential (MDR) to High Density Residential (HDR).

Establish development standards on ±150.86 acres through a Planned Area Development (PAD) for Sunrise Ranch.

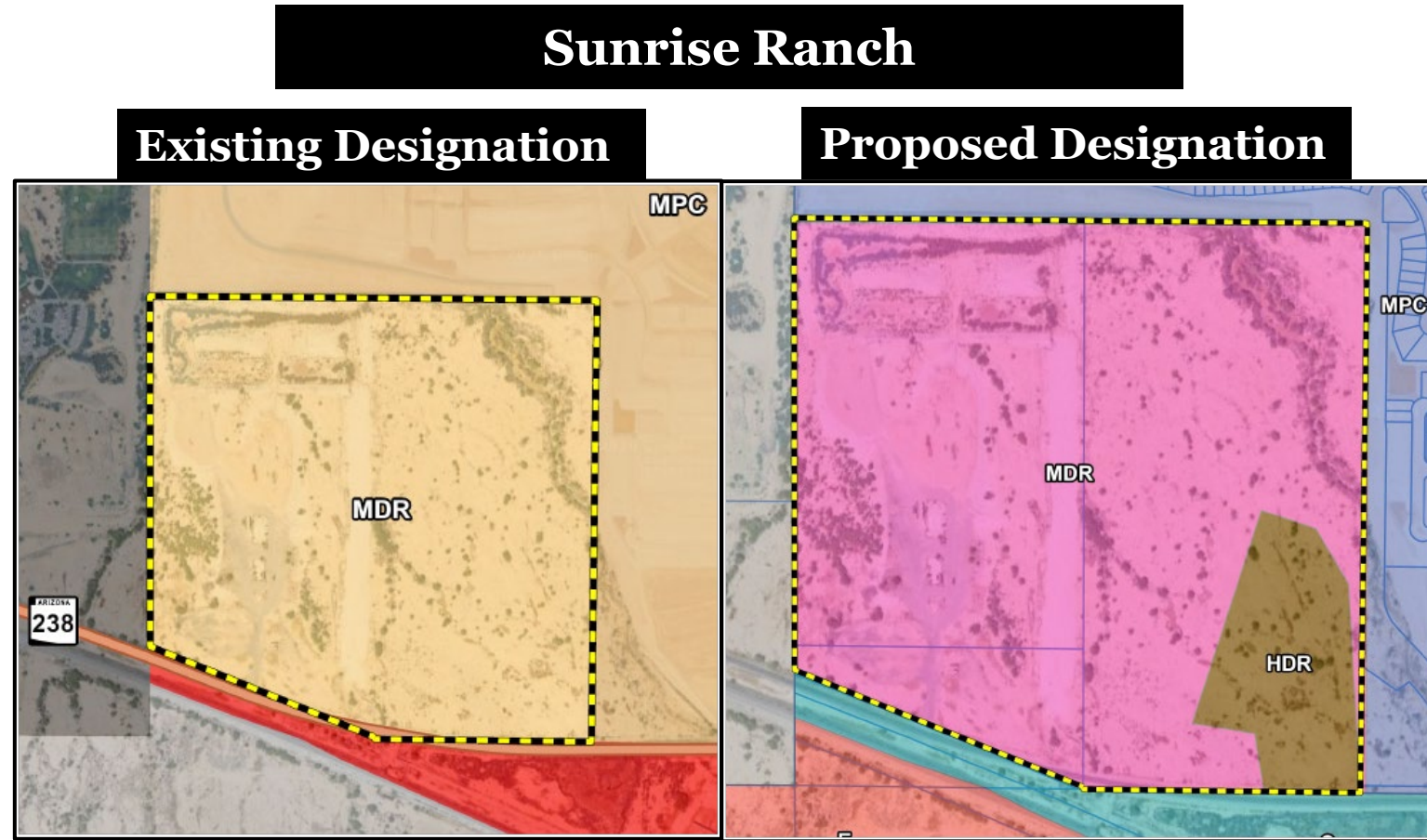
Sunrise Ranch



Details of the Request:

Minor General Plan Amendment:

- 12.94 gross acres from MDR to HDR
- from 2-6 du/ac to 6+ du/ac
- 2025 Housing Needs Assessment
 - ❖ Condominiums
 - ❖ Townhomes
 - ❖ Duplexes
 - ❖ Patio Homes



Details of the Request:

Sunrise Ranch

Planned Area Development:

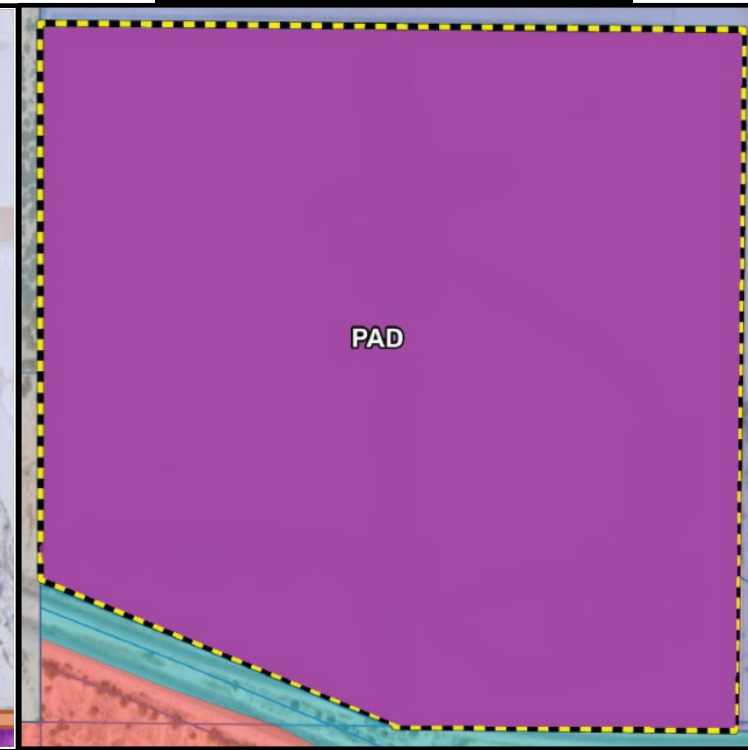
±150.86 gross acres from Industrial Zone (CI-2) to PAD

- Variety of housing types
- 50.81 (34%) acres useable open space
- Community pedestrian trails
- Parks and Trails connectivity

Existing Zoning

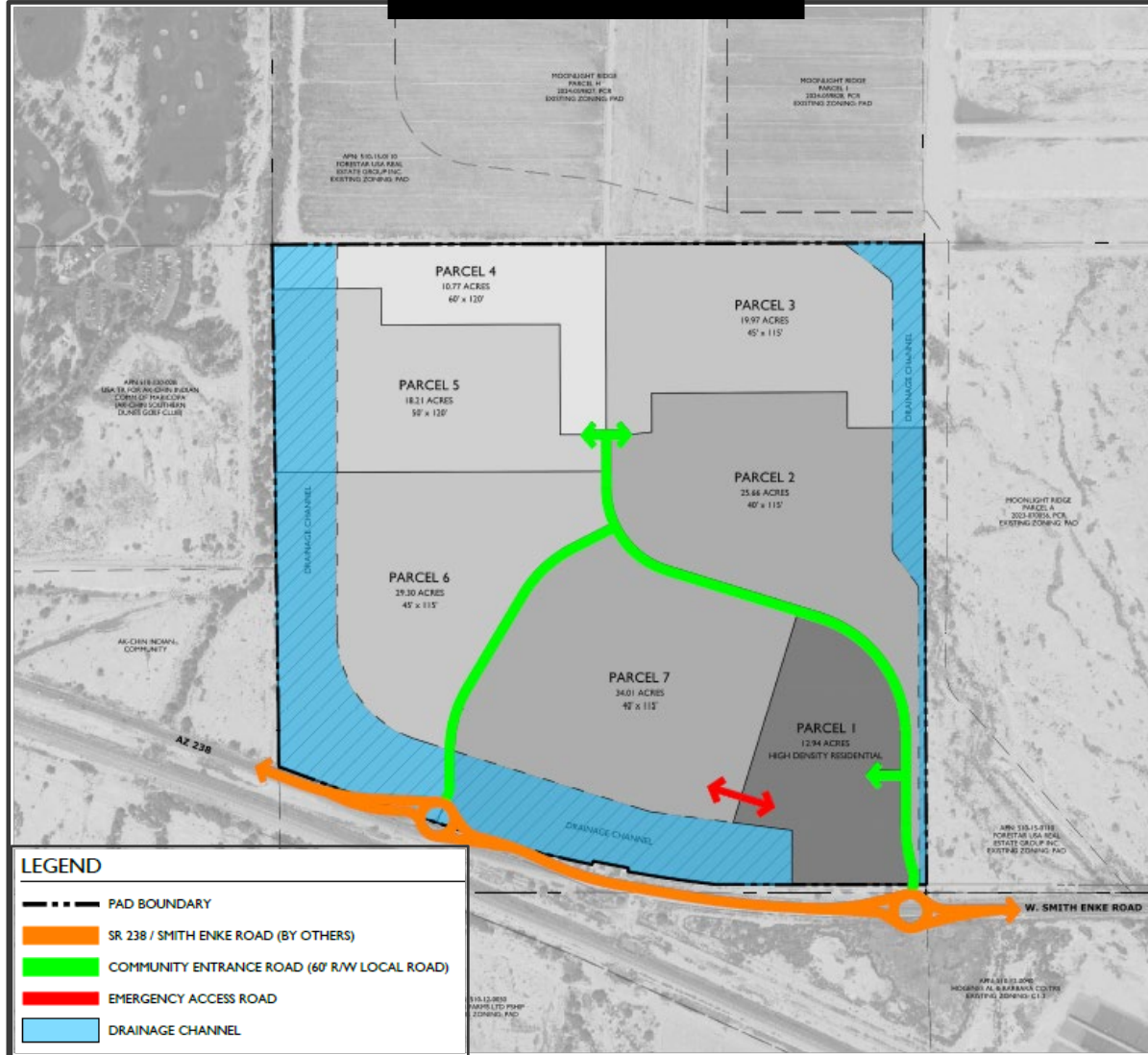


Proposed Zoning

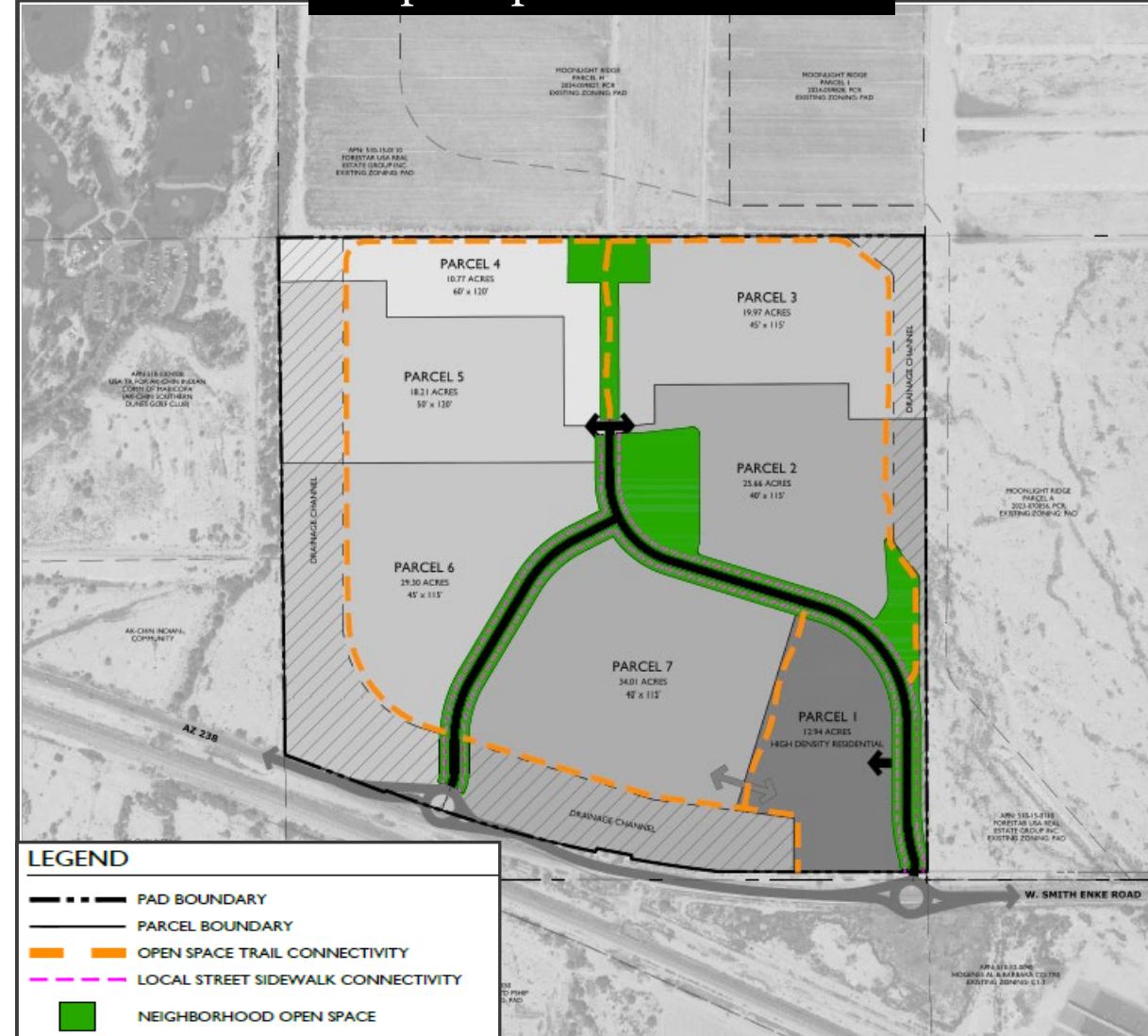


Details of the Request: Circulation

Road Circulation



Open Space Circulation

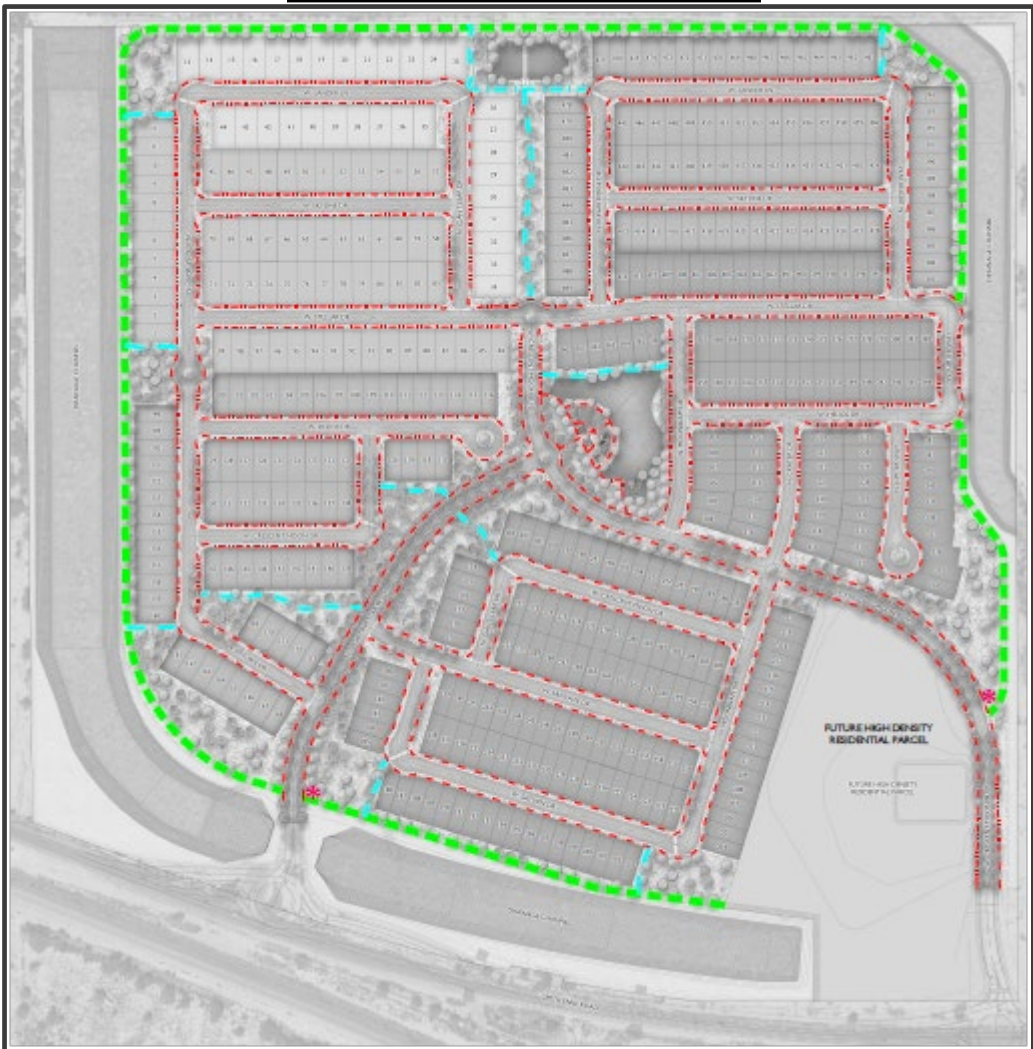


Details (Cont'd): Landscape & Trails

Landscape Plan



Pedestrian Trails



PAD Deviation from MCC:

Single Family Detached Standards		
	RS-5 Zoning Standards	PAD Proposed Changes
Minimum Lot Area	5,000 s/f	4,500 s/f
Minimum Lot Width	50 feet	40 feet
Maximum Building Height	30 feet	No Change
Maximum Lot Coverage one story	55%	60%
Maximum Lot Coverage multiple story	50%	55%
Front Setback (1) (2)	15 feet	No Change
Interior Side Setback	5 feet	No Change
Street Side Setback	5 feet	No Change
Rear Setback	15 feet	No Change

PAD requests a deviation from the MCC on the maximum residential wall height from 6-feet to 8-feet, designed as 2 feet of retaining wall with 6 feet of screening.

PAD Deviation from MCC:

Single Family Attached Standards				
	Multiple Unit Residential (RM)	High Density Residential (RH)	Option A	Option B
Lot Area	7,000 s/f	7,000 s/f	2,499 s/f	2,500-6,999 s/f
Minimum Lot Width	60 feet	60 feet	20 feet	30 feet
Max Building Height	36 feet	42 feet	38 feet	38 feet
Front Setback	20 feet	20 feet	10 feet	10 feet
Interior Side	5 feet	5 feet	0 feet	0 feet
Street Side	20 feet	20 feet	0 feet	0 feet
Rear [†]	20 feet	20 feet	5 feet	5 feet
Building Separation	10 feet	10 feet	10 feet	10 feet
Open Space	20% of site	20% of site	20% of site, 50 s/f private space	20% of site, 50 s/f private space

[†]This PAD introduces both front and rear loaded setbacks, as well as setbacks for garages, see Exhibit H for details.

Site Conditions:

Flood Mitigation

- Vekol Wash runs north-south across the eastern portion of site:
 - Within special flood hazard zones
 - CLOMR and LOMR required with development
 - Relieve proposed lots from flood insurance requirements

Zoning History

- Land zoned Industrial (CI-2) prior to City of Maricopa incorporation

Neighborhood

- Adjacent to ±489-acre MPC/PAD *Moonlight Ridge*, approved under PAD21-08
- South of SR238 ±528 MPC/PAD *Hogenes Farms*, approved under PAD21-01

Staff Analysis:

Conformance with General Plan:

Proposed GPA and PAD are in accordance with the following goals and objectives outlined in the City of Maricopa General Plan.

Objective B1.1.3:

Develop a walkable community with commercial nodes and amenities for residents.

Goal B2.1:

Partner with developers to identify innovative strategies for providing housing diversity for all ages and income levels.

Objective G1.c.1.4:

Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways

PAD Required Findings:

Conformance with the Zoning Ordinance:

The proposal meets the requirements outlined in Zoning Ordinance Section 18.175.040. The Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The zoning map amendment is consistent with the general plan;

Staff Analysis: *The proposed Planned Area Development (PAD25-04) meets the goals and objectives of the General Plan based on the site's proximity to arterials to support both medium and high-density housing types.*

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 City of Maricopa's 2025 Housing Needs Assessment Update recommended continued support for higher-density products strategically located along major arterials and noted the lack of condominiums and townhomes.*

PAD Required Findings (Cont'd)

Conformance with the Zoning Ordinance:

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 proposed PAD will contribute to SR-238 roadway improvements, increase pedestrian connectivity via trail corridors, and place traffic volumes along major arterials.*

Public Outreach:

- January 29, 2026 - Notice Posted on the City website
- January 30, 2026 - Sign posted on subject site
- February 2, 2026 - Notifications to property owners
- February 3, 2026 - Noticed published in the Casa Grande Dispatch
- February 19, 2026 - Neighborhood Meeting
- February 20, 2026 - Noticed published in the Maricopa Monitor
- March 9, 2026 - Planning and Zoning Commission (Public Hearing)

At the Planning and Zoning Commission meeting (March 9, 2026), a member from the public addressed the Commission regarding the SR-238 Capital Improvement Project (CIP) roundabout design, as well as the effect these requests would have on ease of access.

Two members of the Commission opposed both requests, citing concerns on density and traffic safety.

The Commission forwarded the Council a favorable recommendation (4-2) on both RES26-07 and ORD26-04.

Council Recommendation:

Staff recommends Council concur with the Planning and Zoning Commission (4-2) and approve **RES26-07 (GPA25-03)**, as outlined in this staff report.

Staff recommends Council concur with the Planning and Zoning Commission (4-2) and approve **ORD26-04 (PAD25-04)**, subject to the conditions of approval stated in this staff report (see Exhibit A).

QUESTIONS, CONCERNS, COMMENTS?