

## STAFF REPORT

**CASE # GPA21-02**

<b>To:</b>	Planning and Zoning Commission
<b>Through:</b>	Rodolfo Lopez, Development Services, Acting Director
<b>From:</b>	Byron Easton, Development Services, Senior Planner
<b>Meeting Date:</b>	October 25, 2021

## REQUEST SUMMARY

**PUBLIC HEARING: Major General Plan Amendment, GPA21-02 Kelly Ranches:** A request by Norris Design on behalf of Cowley Companies to amend the General Plan Future Land Use Map for approximately 100 acres from existing Commercial (C) (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential for the future development of a residential community, generally located at the southeast corner of Porter Rd and Maricopa- Casa Grande Highway. **DISCUSSION AND ACTION.**

## APPLICANT

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[rblakemore@cowleyco.com](mailto:rblakemore@cowleyco.com)

## PROPERTY OWNER

Owen and Shirley Kelly  
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 602.694.2550

## PROJECT DATA

- |                                   |  |
|-----------------------------------|--|
| • Site Acreage:                   | 100 +/- gross acres                        |
| • Parcel #s:                      | 510-12-018E, 510-30-0040 and 510-49-0040   |
| • Site Address:                   | N/A  |
| • Existing Zoning:                | (GR) General Rural, (CI-2) Industrial Zone |
| • General Plan Land Use:          | Commercial, Open Space and Employment      |
| • Proposed General Plan Land Use: | Medium Density Residential                 |

## HISTORY SUMMARY

- 1962 – The site was zoned CI-2 Industrial (Planning Case #PZ-7-63 and PZ-Q-62)



**SURROUNDING USES**

Direction	Existing Zoning	Existing Use
North	State Land	Vacant
South	Industrial Zone (CI-2)	Agriculture/Vacant
East	Single Family Residence (CR-3)	Agricultural
West	General Business (CB-2) & (CR-3)	Residential/ Day Care

**ANALYSIS**

The city’s General Plan is intended to provide a framework for all of the interrelated functions of the City of Maricopa. The General Plan is an expression of the preferences of residents and property owners, a statement of City policy designed to achieve the citizen’s vision, a framework for future decision making and a means of enhancing the quality of life of the citizens. The General Plan is not a tool to promote special interests, not a rigid document so it is adaptable, it is not a detailed policy or ordinance for specific properties or areas, it is not a Capital Improvement Plan and it is not a zoning map. Refer to [www.planningmaricopa.com](http://www.planningmaricopa.com) for further information.

The applicant is requesting a Major General Plan Amendment to the Future Land Use Map to convert 90 +/- acres Commercial (C), 9 +/- acres Open Space (OS) and 1 +/- acres Employment to Medium Density Residential (M), for a future single-family residential and/or mixed-use development. A separate Planned Area Development (rezone) application will be reviewed in the near future and will be brought to the Commission later for review and possible approval. The subject property is located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road and is currently bordered on the north by the Union Pacific Railroad, the south by the Santa Rosa Wash, the west by Porter Road, and the east by vacant land which is planned as the future Eagle Wing development.

Under the City of Maricopa adopted General Plan, the site is designated as **Commercial (C)**, **Open Space (OS)** and **Employment (E)** the purpose for each land use according to the City of Maricopa General Plan states the following:

- **Commercial** land use category provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, and subordinate multi-family residential uses which incorporate pedestrian and neighborhood needs through site planning, architecture, access, lighting and parking design. Single-family residential uses are not supported. For larger parcels, over 40 acres, regional retail development is anticipated in this designation.
- **Open Space** land use category designation identifies open-space sites and corridors intended for public recreation and resource conservation. The General Plan Future Land Use map does not locate individual neighborhood park sites. The General Plan recognizes the need for parks, recreational areas and open areas, which add to the attractiveness of the community and to the quality of life of the residents. The need for future parks is addressed in the Parks, Recreation and Open Space Element of this General Plan. Larger open space tracts are identified as future preserves and potentially regional parks, including substantial federal land reserves along the western and southern edges of the planning area. The O/S designation is consistent with the State's Open Space Planning law where applied to private and State Trust Lands and includes a maximum development intensity of 1 residence per acre.
- **Employment** land use category is a broad designation to accommodate numerous types of development. Preferred uses include lighter industrial use such as light manufacturing and business park development, professional offices, medical facilities, etc.

The proposed request would change 90 ± acres from **Commercial**, 9 ± acres from **Open Space** and 1 ± acres from **Employment** to **Medium Density Residential**. See descriptions of the **M** designation below.

- **Medium Density Residential** provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.

The considerations for the General Plan Land Use Map Amendment considers the Plan Administration section of the General Plan itself. Criteria include the following:

- **Land Use Criteria**

**Staff Analysis:** Per the General Plan's Land Use Criteria, any land use change that moves from a Commercial to a Residential Use shall result in a Major Amendment. In addition, a designation of 40 acres or more from Commercial designation Residential requires a major amendment to the city's General Plan.

Per the applicant's narrative, the proposal of Medium Density Residential designation is based on findings of the city's adopted Housing Plan for more diverse and attainable housing choices. Per the General Plan, residential growth through 2025 is encouraged for areas in Maricopa west of White and Parker Road, which includes the subject property. A variety of housing types is needed to support projected residential growth rates and because the site is not located within or immediately adjacent to a planned Village Center per Figure 7: Future Land Use in the General Plan, higher density and

more intense commercial and mixed-use development would not be appropriate for the site. Refer to Exhibit A, Conceptual Land Use Plan, p. 12. The applicant has justified the following for the requested land-use change:

- The proposed Kelly Ranches community will provide additional new housing within the City of Maricopa, adjacent to existing and planned future development. Per the General Plan, the projected growth rate for the City and annual new home permit averages suggest that the City's current single family home inventory could be depleted between 2025 and 2031. More housing projects will be required to keep pace with the City's growth patterns and to support expected employment growth within the City. A land use modification to Medium Density Residential for the subject property will assist with bringing additional housing to the area southwest of Maricopa-Casa Grande Highway, complimenting the current and planned housing options in this area of the City.
- Given the current rate of housing growth and suitability of nearby vacant planned commercial sites appropriately sized to meet current and immediate future commercial needs, the subject property is likely to develop more quickly, attracting additional residents to the City and generating valuable tax revenue for Maricopa, under a residential land use category (Medium Density Residential) than under its current land uses of Commercial, Open Space, and Employment.
- Residential development of the subject property furthers the City's desires to have appropriate sequencing of growth and development in a designated Growth Area, as identified within the City's General Plan. With the availability of existing infrastructure and utilities, the site is a logical extension of development and the future Kelly Ranches community will provide a compatible use to existing and proposed development in the vicinity.

On September 27<sup>th</sup>, 2021 the Planning and Zoning Commission had the opportunity to review the proposal and had a few comments and/or concerns. These can also be found in **Exhibit C**.

Commissioner Yocum's comments;

- a) In the general plan, it is strongly discouraged to have residential adjacent to a railroad corridor. Questioned – is 150' of open space enough?
- b) Concerned if the city keeps depleting areas of commercial (proposed), where would they be able to accommodate in the future

Commissioner Frank's comments;

- a) Erosion of commercial land is a concern
- b) Asked if Staff had studied if there is still enough commercial after amendments have been made to the 2016 adopted plan
- c) Mentioned he knew there was commercial planned with Eagle Shadow

5. Chair Huggins' comments

- a) Would like to know before the next public hearing how much commercial land is in Maricopa
- b) Wanted to know 1st responder time and would like fire and police to review and sign off on the request
- c) Would like to know where Maricopa sits with industrial land

In response to these comments, the Applicant is preparing a Land Use Inventory Analysis that will be added to the Exhibits when received and will be labeled **Exhibit D**.

## **MAJOR GENERAL PLAN AMENDMENT FINDINGS:**

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As required by the General Plan, the goals and objectives are of consideration for the proposed request. Refer to Exhibit A; Land Use Analysis, p. 7, for responses from the applicant of the listed elements applicable to this request. Through staff review of the project many aspects of this amendment were analyzed; i.e. surrounding land uses, circulation, impacts on surrounding areas as well the region, and found that this proposed major amendment would have no adverse impact and will meet and fulfill various goals and objectives stated in the city's adopted General Plan. Further, the Medium Density Residential (M) designation, as demonstrated in this report, would enhance the surrounding areas, complement the surrounding residential land uses in the area and carry forth Maricopa's Vision stated within the General Plan. After reviewing the application and the request for a Major Amendment, it is in staff's opinion that the City of Maricopa General Plan Future Land Use Map be amended to reflect a Medium Density Residential (M) land use on the proposed site.

## **CITIZEN PARTICIPATION:**

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Before recommending the General Plan Amendment's approval, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed General Plan Major Amendment required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting which was held at the request of anyone who wished to participate, 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 Maricopa Monitor and the Casa Grande Dispatch. Two set of notices went out, first advertising the neighborhood meeting followed by a second notice advertising the scheduled Planning and Zoning Public Hearings and City Council date. A timeline of the participation event is shown below (refer to Exhibit B for Citizen Participation Report).

- July 26, 2021 - 1<sup>st</sup> Notification letters sent
- July 16, 2021 - 1<sup>st</sup> Newspaper legal notice published
- July 21, 2021 - 1<sup>st</sup> Sign posted
- August 11, 2021 - Neighborhood Meeting held
- August 31, 2021 - 2<sup>nd</sup> Notification letters sent
- September 27, 2021 - P&Z Commission #1 (Public Hearing only)
- October 25, 2021 - P&Z Commission #2 (Public Hearing and Action)
- November 16, 2021 - City Council (Discussion and Action)

Furthermore, the Major General Plan Amendment has state statutes that further enhance the outreach to include neighboring jurisdictions and state agencies. This notification was completed by staff on July 26, 2021 and the City's website has provided up-to-date information, attachments, and public meetings regarding the proposal.

## **PUBLIC COMMENT**

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At the time of writing this report staff has not received any comment for the request.

## **STAFF RECOMMENDATION**

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Staff recommends approval of **Major General Plan Amendment case # GPA21-02**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Major General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. Future Zoning cases, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request including, but not limited to submitting a Traffic Impact Analysis to the satisfaction of the City Engineer.
3. At the time of the formal platting submittal, the property owner shall be responsible for any off-site and on-site improvements identified by the City of Maricopa. No action at this time. Staff will present a formal recommendation at the next scheduled Planning and Commission meeting.

Exhibit A – Project Narrative

Exhibit B – Citizen Participation Report

Exhibit C – Notes from last P & Z Commission

Exhibit D – Land Use Inventory Analysis (TO BE INCLUDED)

-- End of staff report --



# KELLY RANCHES

MAJOR GENERAL PLAN AMENDMENT  
CASE # GPA21-02

FIRST SUBMITTAL: APRIL 26, 2021  
SECOND SUBMITTAL: JUNE 24, 2021

# PROJECT TEAM

## Developer

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\*NOTE: ALL IMAGES LOCATED WITHIN THIS NARRATIVE ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

# INTRODUCTION

This Major General Plan Amendment request is the first step in laying the foundation for the development of Kelly Ranches, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road in Maricopa, Arizona. The approximately 100-acre subject property is the current homestead, stables, and agricultural farm of the Kelly Family, who is excited to be working with Cowley Companies to breathe new life into their property through the development of a residential community that embraces and celebrates the history of the property. The proposed residential development will bring additional housing opportunities to the City of Maricopa through the design and development of a cohesively planned community that will exemplify respect for community heritage, while providing a family oriented, connected, and safe neighborhood.

# REQUEST SUMMARY

## PROPOSED AMENDMENT

This Major General Plan Amendment seeks to modify the current General Plan land use designations of the subject property from C - Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E - Employment (+/- 1 gross acres) to M - Medium Density Residential for the future development of a residential community. This request is compatible with surrounding development patterns in the area, provides for a more suitable land use for a vehicularly constrained site, contributes additional housing opportunities for the area southwest of Maricopa-Casa Grande Highway, and allows for more immediate development of an otherwise vacant property.

## REASONS FOR REQUEST

The purpose of this request is to facilitate the evolution of the property from a ranch and agricultural farm to a future planned residential development. The existing land use designations for the subject site are more appropriate for a site that has multiple points of unconstrained vehicular access and is located in a developed area with existing residential to support a regional-scale commercial center. Commercial, Employment, and Mixed Use parcels are slowly being developed immediately north of Maricopa-Casa Grande Highway, with many of the properties lying vacant and many years away from development. Smaller scale commercial, both existing and planned in adjacent communities, is appropriately sized to provide a balance of land uses for the area and contribute to responsible growth and development. Additional commercial, and more specifically regional-scale commercial, is not needed and would not be successful in the immediate area. By modifying the land use to Medium Density Residential, the subject property will be available for a more immediate and successful transition to a residential use, adding to the housing inventory southwest of the Maricopa-Casa Grande Highway.

# SITE CONTEXT STUDY

## SITE LOCATION

The subject property is located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road in the City of Maricopa and is currently bordered on the north by the Union Pacific Railroad, the south by the Santa Rosa Wash, the west by Porter Road, and the east by vacant land which is planned as the future Eagle Wing development. See **Exhibit 1 | Vicinity Map**. The site consists of three (3) parcels, APNs 510-12-018E, 510-30-0040, and 510-49-0040 for a total site area of approximately 100.5 gross acres and 79.3 net acres.

## EXISTING SITE CONDITIONS

The property is currently comprised of an existing homestead and previously farmed agricultural land and stables. Other than the Kelly's home, the site includes fencing, concrete irrigation ditches, a few dirt roads, and a number of canopy structures and storage sheds. A detailed analysis of the existing transportation network and drainage conditions is summarized below. There are no known geotechnical constraints associated with the site. See **Exhibit 2 | Site Analysis** for site analysis and constraints.

### Transportation Network

The subject property borders the two-lane Maricopa-Casa Grande Highway (Principal Arterial with a minimum 150 feet of right-of-way) to the north with the Union Pacific Railroad paralleling the south side of the highway. Because of the existing 200-foot railroad right-of-way corridor, direct access from the site to Maricopa-Casa Grande Highway is not feasible. A traffic signal is currently located at the intersection of Maricopa-Casa Grande Highway and Porter Road, immediately northwest of the property.

Existing access to the site is from Porter Road, a classified Minor Arterial (minimum of 110 feet of right-of-way), which borders the western boundary of the subject site. At this time, Porter Road provides the only vehicular access to the property. This roadway is currently built with full improvements, consisting of two (2) lanes in each direction with a raised median, from Maricopa-Casa

Grande Highway south to Iron Point Road. From Iron Point Road south to Farrell Road, Porter Road is a two-lane paved road which will require east side roadway improvements adjacent to the subject property at the time of development. The efficiency of Porter Road has its limitations due to train activity at the railroad crossing just north of the site and drainage issues, immediately south of the site, due to the existing wet crossing. The City of Maricopa is planning a future bridge on Porter Road, crossing the Santa Rosa Wash, which will improve the accessibility of Porter Road adjacent to the site.

Farrell Road is an existing two-lane road which runs west/east from Hidden Valley Road and currently terminates at Porter Road. The City of Maricopa is currently designing and planning for a future east/west corridor that will widen Farrell Road to a Parkway (200 foot right-of-way) and extend east of Porter Road along the southern portion of the project site. The timing of construction of these improvements are not known; however, discussions with the City have indicated that future right-of-way dedication would be required and a potential vehicular access to the subject property could be accommodated.

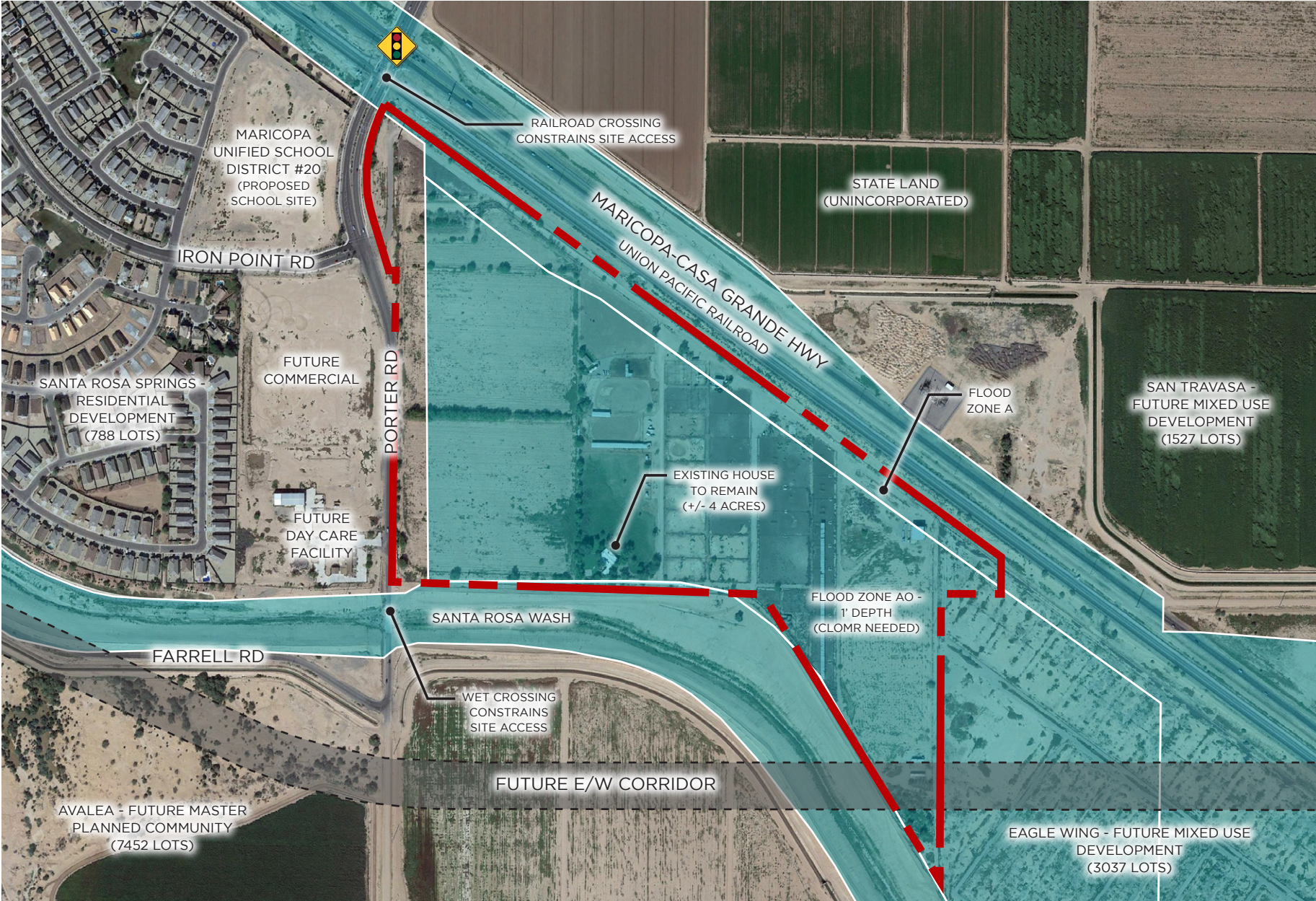
### Drainage Conditions

The site is relatively flat, with a gentle slope from south to north, and includes a retention basin located in the northwest corner of the site to manage current on-site drainage. The site is bordered to the south by the Santa Rosa Wash, a flood control channel that is managed and maintained by Maricopa Flood Control District (MFCDD), which runs from Smith Enke Road at the north to Kortsen Road to the south where it transitions into Greene Wash. This drainage channel is one of two in the City of Maricopa which doubles as a City-wide drainage solution and a future linear open space/park system. Proposed improvements to these channels are currently being studied by the City of Maricopa and MFCDD as a mechanism to remove a number of properties, including the subject property, out of the floodplain.

# EXHIBIT 1 | VICINITY MAP



# EXHIBIT 2 | SITE ANALYSIS



The majority of the site is located within Flood Zone AO with a depth of one foot (1'), with some smaller portions of the site within Zone A along the north and south boundaries and Zone X (shaded) along the western boundary. See **Exhibit 3 | FIRM**. It is understood that the City will be submitting a CLOMR to FEMA for review this summer, with a possible approval and construction start approximately two (2) years out. Construction of the improvements would likely take another year; however, the Santa Rosa Wash is the responsibility of the MFCDD and the timing of construction is uncertain. If development of the subject site is desired prior to the approval of the City-requested CLOMR, the developer of Kelly Ranches would process a CLOMR for the subject property prior to any proposed development.

**SURROUNDING USES & CHARACTER**

Much of the land in proximity to the subject site is currently vacant or agricultural in use, though there are many future developments planned in various stages of City approval. West of Porter Road and across from the Site is the existing Santa Rosa Springs planned residential community. Although predominately single family residential in use, Santa Rosa Springs has several parcels identified for future commercial uses along Porter Road, as well as a potential future elementary school site. South of Santa Rosa Springs and southwest of the Site is Avalea, a future large-scale master planned community with proposed residential and

supporting commercial and employment uses. Immediately east of the site is the proposed Eagle Wing mixed use development. The size and accessibility of these adjacent communities, both existing and proposed, allows for the ability to offer a variety of land uses including residential and supporting services.

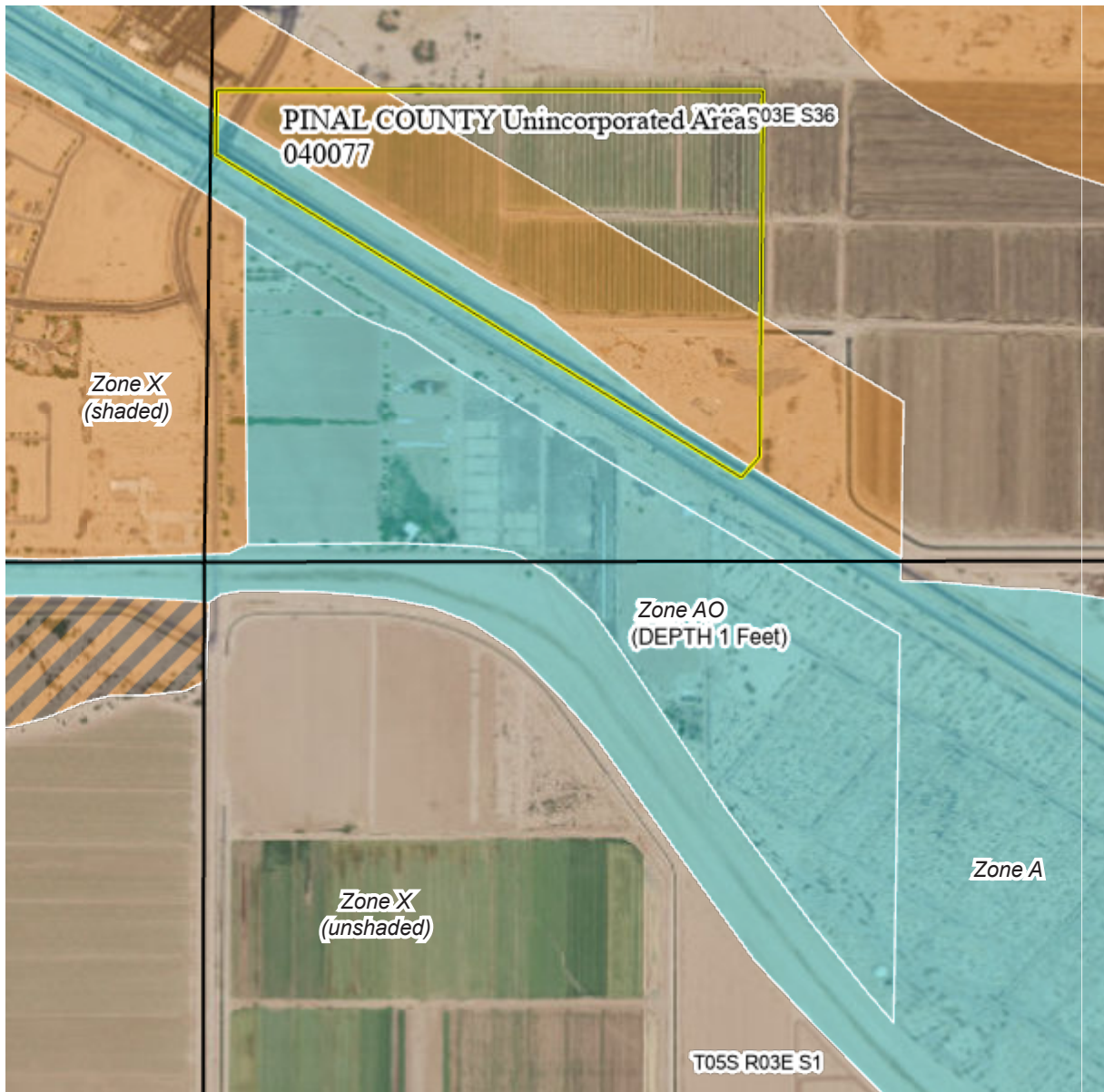
Northwest of the site, on the north side of Maricopa Casa-Grande Highway and west of Porter Road, are two (2) mixed use developments, The Wells and Stonegate Center, currently being developed. These two (2) projects include commercial, healthcare/medical office, education, single family residential and multi-family residential proposed uses. The Wells power center is anchored by Walmart and includes existing fast food restaurants, medical office, and services, as well as a future area of proposed inline shops. Currently, this area immediately north of Maricopa-Casa Grande Highway is seeing an increase in development activity; however, a number of commercial, employment, and mixed-use designated parcels remain vacant. An approximately 70-acre property owned by the State Land Department located due north of the property on the north side of Maricopa-Casa Grande Highway is being utilized for agricultural uses and has not yet been annexed into the City of Maricopa.

Table 1 below summarizes adjacent properties and existing General Plan land use designations, existing zoning, and proposed uses if known.

Table 1: Surrounding Uses and Zoning

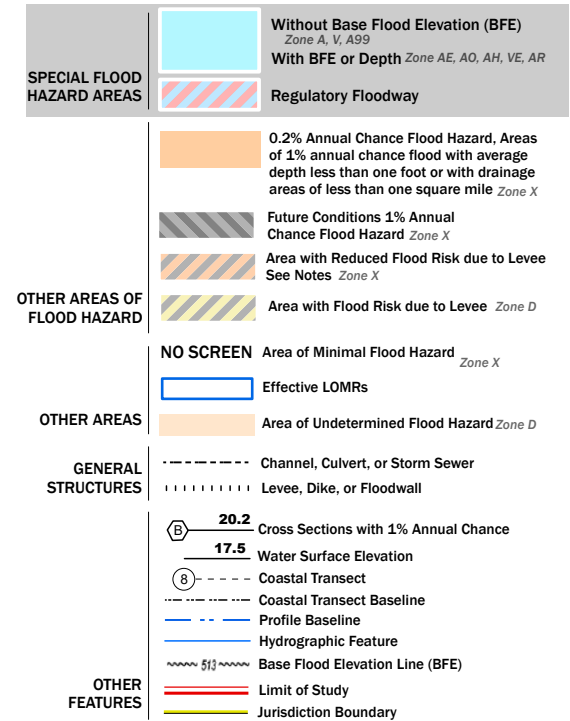
LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE
SITE	C / OS / E	GR / CI-2	Homestead / agricultural land	Kelly Ranches - Residential Community
NORTH	C / E	GR	Agricultural land / state land	N/A
SOUTH	OS MDR	CI-2	Santa Rosa Wash Agricultural / vacant land	N/A
EAST	C / E / OS	PAD (CR-3)	Agricultural / vacant land	Eagle Wing - Mixed Use Development
WEST	P / MDR	PAD (CR-3 / CB-2)	Santa Rosa Springs - Residential	Potential commercial and school site

# EXHIBIT 3 | FIRM



## FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT



## NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

### PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

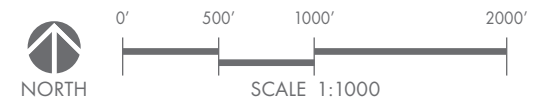
PANEL 745 OF 2575

Panel Contains:

COMMUNITY	NUMBER	PANEL
AK-CHIN INDIAN COMMUNITY	040077	0745
PINAL COUNTY UNINCORPORATED AREAS	040077	0745
CITY OF MARICOPA	040052	0745

NOTE: FIRM PANEL HAS BEEN RESIZED AND CROPPED TO FIT THE SIZE OF THIS PAGE. OFFICIAL FULL-SIZED FIRM MAY BE OBTAINED FROM FEMA'S NATIONAL FLOOD HAZARD LAYER (NFHL).

MAP NUMBER  
04021C0745F  
EFFECTIVE DATE  
June 16, 2014



# LAND USE ANALYSIS

## EXISTING & PROPOSED GENERAL PLAN LAND USE

A majority of the property has a current General Plan land use designation of C - Commercial with small portions designated as OS - Open Space and E - Employment. Per the General Plan, for sites designated as Commercial over 40 acres in size, “regional retail development is anticipated.” A description of the site’s existing associated land use designations, acreages, and accompanying descriptions from the General Plan is provided in Table 2 below.

Table 2: Existing General Plan Land Use

LAND USE DESIGNATION	APPROXIMATE AREA	DESCRIPTION (PER THE CITY OF MARICOPA’S GENERAL PLAN)
C - COMMERCIAL	+/- 90 gross acres	The Commercial land use category provides for commercial nodes on individual parcels. The intent is to provide neighborhood and community scale shopping, offices, medical facilities, and subordinate multi-family residential uses which incorporate pedestrian and neighborhood needs through site planning, architecture, access, lighting and parking design. Single-family residential uses are not supported. For larger parcels, over 40 acres, regional retail development is anticipated in this designation.
OS - OPEN SPACE	+/- 9 gross acres	The Parks and Open-Space category designation identifies open-space sites and corridors intended for public recreation and resource conservation. The General Plan Future Land Use map does not locate individual neighborhood park sites. The General Plan recognizes the need for parks, recreational areas and open areas, which add to the attractiveness of the community and to the quality of life of the residents. The need for future parks is addressed in the Parks, Recreation and Open Space Element of this General Plan.
E - EMPLOYMENT	+/- 1 gross acre	The Employment land use category is a broad designation intended to accommodate numerous types of development including office, industrial and commercial, allowing for varying scale and intensity of land uses. While industrial, warehousing, manufacturing, processing and non-retail commercial activity are expected, retail and wholesale activity are in no way prohibited from locating in the Employment designation. Preferred uses include lighter industrial use such as light manufacturing and business park development, also professional offices, including medical facilities, clinics and associated office support services. Residential uses are not intended in this designation.



Per this Major General Plan Amendment request, the proposed General Plan Land Use is M – Medium Density Residential (described in Table 3 below), which is suitable for planned single family residential neighborhoods and will complement the existing and planned development in the immediate area. See **Exhibit 4 | Existing & Proposed General Plan Land Use**.

Table 3: Proposed General Plan Land Use

LAND USE DESIGNATION	APPROXIMATE AREA	DESCRIPTION (PER THE CITY OF MARICOPA'S GENERAL PLAN)
M - MEDIUM DENSITY RESIDENTIAL	+/- 100 gross acres	The Medium Density Residential category provides for a suburban lifestyle with planned, single-family residential neighborhoods, which include significant open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities. Medium density residential developments are expected to contribute to off-site infrastructure needs for which they create a demand including roadways, bridges and grade separated crossings. Medium density residential areas comprise the majority of residential land in the City. The density of this land use category is between 2.0 to 6.0 du/ac.

The subject property is located within a Growth Area, per Figure 5: Growth Area & Employment Map of the General Plan. A Growth Area is suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of land uses. Per the General Plan, residential growth through 2025 is encouraged for areas in Maricopa west of White and Parker Road, which includes the subject property. A variety of housing types is needed to support projected residential growth rates and because the site is not located within or immediately adjacent to a planned Village Center per Figure 7: Future Land Use in the General Plan, higher density and more intense commercial and mixed-use development would not be appropriate for the site.

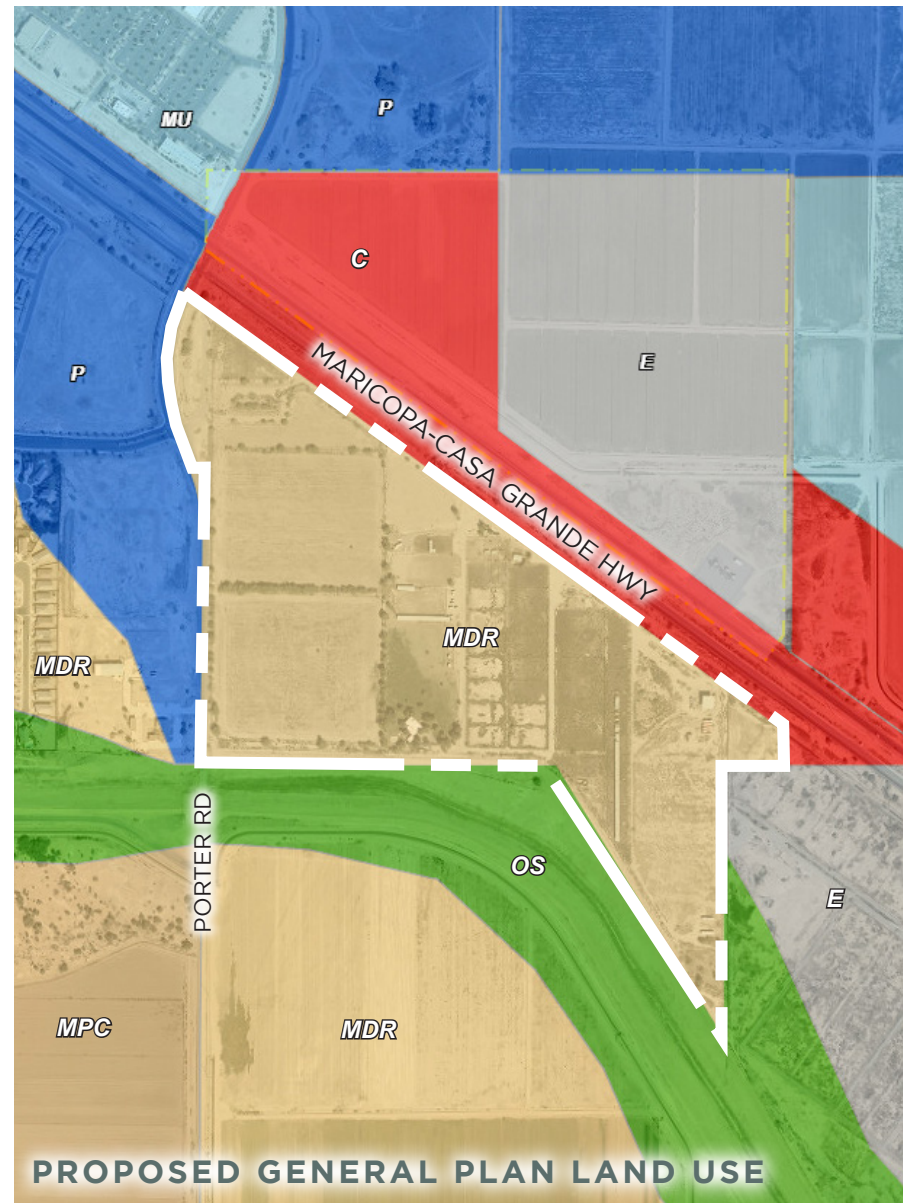
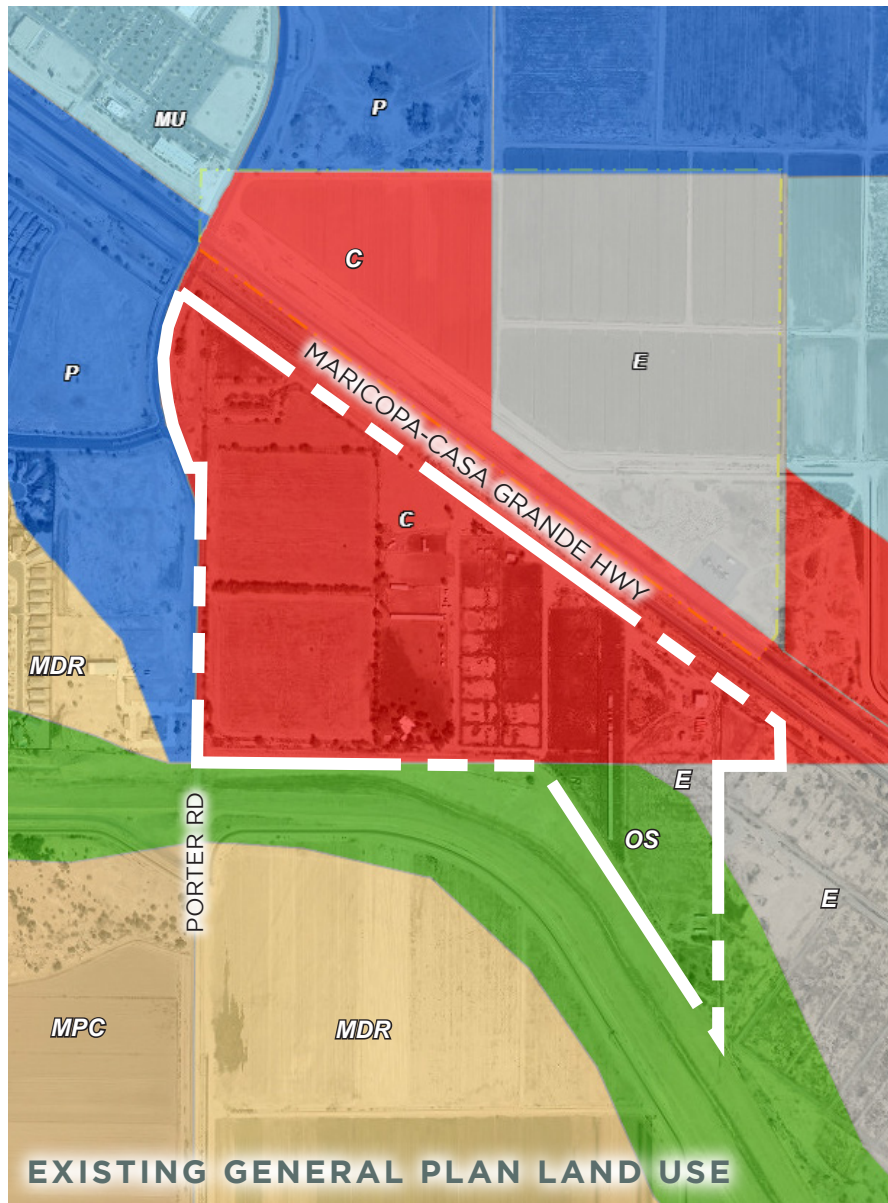
The existing land use designation of Commercial is not ideal for the subject property due to use-specific site constraints (as the result of the adjacent railroad and Santa Rosa Wash) which prohibit efficient and direct access from more than one side of the property, Porter Road to the west. Combine vehicular access restrictions with the large site acreage and lack of existing residential to support commercial services, and it is not difficult to see why this property

has not developed as a commercial use. The approximately 100-acre designated commercial site, which being of such a large size would be best suited for a regional-scale retail development, is not warranted in this area and would not be consistent with the character of the existing and planned residential communities. As part of the proposed adjacent developments of Avalea and Eagle Wing, commercial and employment opportunities are anticipated, providing future commercial uses at an appropriate scale to achieve a sustainable balance of uses and thoughtful sequencing of growth and development for the area.

## EXISTING & PROPOSED ZONING

The majority of the property is zoned General Rural (GR) with a small portion in the southeast corner zoned Industrial (CI-2). The subject site is planned to be rezoned to Planned Area Development (PAD), if the proposed General Plan Amendment is approved by City Council, in order to facilitate the development of the Kelly Ranches residential community. See **Exhibit 5 | Existing & Proposed Zoning**.

# EXHIBIT 4 | EXISTING & PROPOSED GENERAL PLAN LAND USE



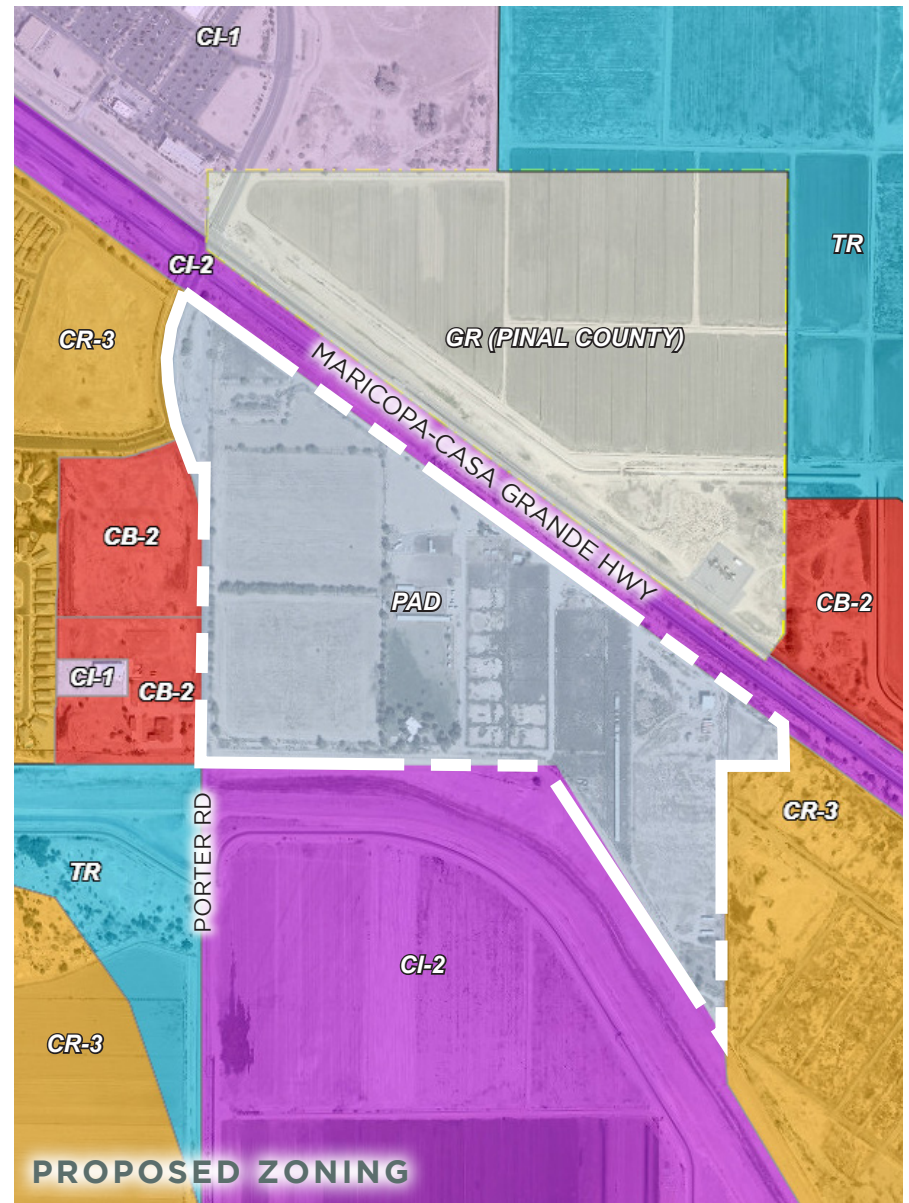
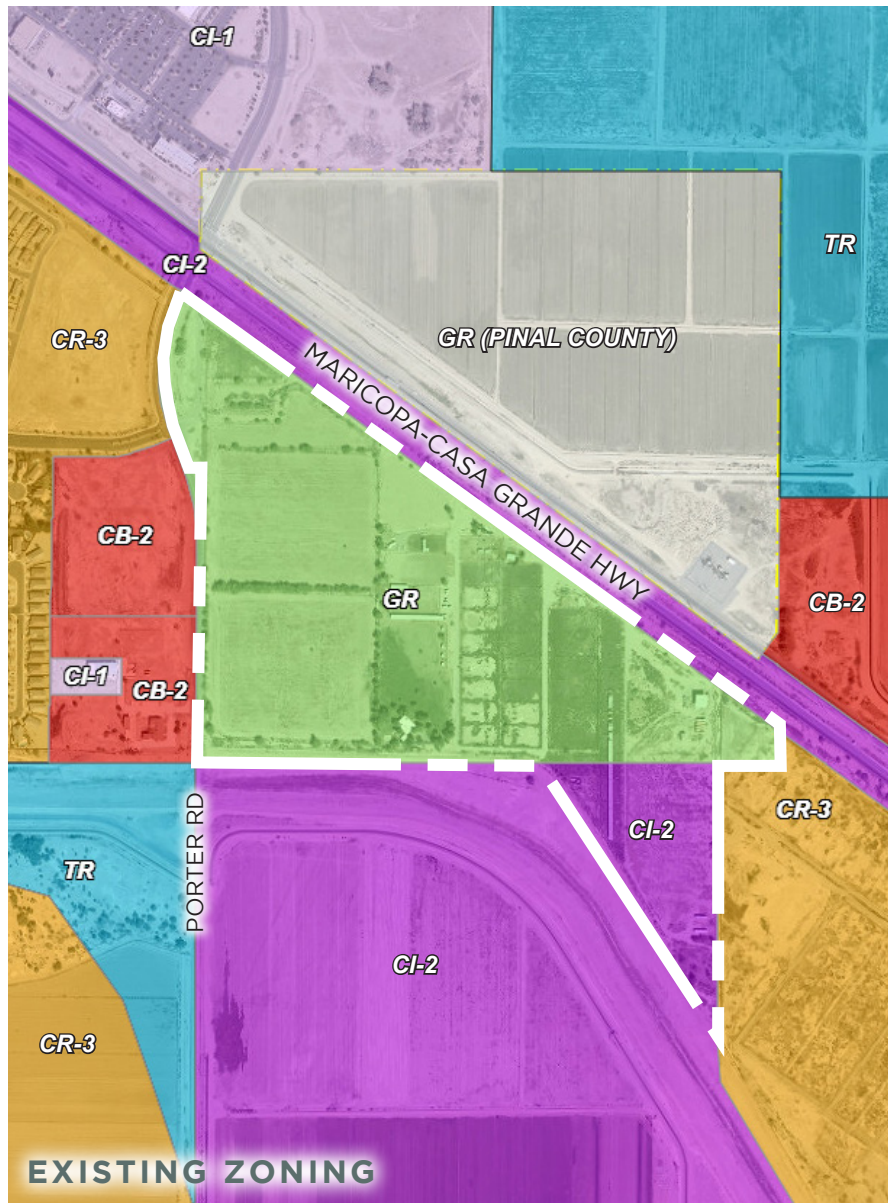
## LEGEND

- C - COMMERCIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- MU - MIXED USE
- P - PUBLIC/INSTITUTIONAL
- E - EMPLOYMENT
- MPC - MASTER PLANNED COMMUNITY
- OS - OPEN SPACE

KELLY RANCHES | GPA



# EXHIBIT 5 | EXISTING & PROPOSED ZONING



## LEGEND

■ CB-2 - GENERAL BUSINESS  
■ CI-1 - LIGHT INDUSTRY & WAREHOUSE

■ CI-2 - INDUSTRIAL  
■ CR-3 - SINGLE FAMILY RESIDENCE

■ GR - GENERAL RURAL  
■ GR - GENERAL RURAL (PINAL COUNTY)

■ TR - TRANSITIONAL  
■ PAD - PLANNED AREA DEVELOPMENT

KELLY RANCHES | GPA



NORTH SCALE: NTS

## CONCEPTUAL DEVELOPMENT PLAN

The Conceptual Development Plan, as illustrated with this Major General Plan Amendment request, represents the intention of the project developer to develop the subject property with multiple residential development parcels and an overall maximum residential density of six (6) dwelling units per acre, approximately 475 units. The proposed Kelly Ranches community will include a variety of lot sizes and potentially different product offerings such as single family detached, single family attached, or single family for rent. The proposed project anticipates retaining the existing Kelly family home on an approximately three to five (3-5) acre parcel and introducing additional residential and community open space on the remaining approximately seventy-five (75) net acres. A future rezoning will be requested to further the entitlements for the proposed Kelly Ranches community, at which time additional detail regarding lot sizes, housing product and densities will be provided. See **Exhibit 6 | Conceptual Development Plan**.

### Land Use Compatibility

Residential development on the subject property, as proposed with this request, is consistent and compatible with existing and proposed land uses within the vicinity. The surrounding developments of Santa Rosa Springs, Avalea, and Eagle Wing each offer residential and appropriately-sized supporting commercial and employment uses. Due to the larger size of each of these adjacent existing and planned communities, a mix of land uses can feasibly be offered that will contribute to the success of the individual development, as well as the immediately neighboring community. This Major General Plan Amendment request to modify the predominately Commercial designated property to Medium Density Residential will not oversaturate the residential market, but instead will allow for more immediate development and transition of an agricultural farm use, while offering infrastructure improvements and housing opportunities within a designated Growth Area. In addition, the additional residential will positively add to the customer base for the existing and proposed commercial immediately north of Maricopa-Casa Grande Highway.

Although General Plan Objective B1.4.3 strongly discourages residential development adjacent to high-capacity roadways, airports, and railroad corridors, the design of Kelly Ranches will

provide landscape buffering adjacent to Porter Road, the future extension of Farrell Road (proposed east/west corridor), and the existing Union Pacific Railroad. As required by the City of Maricopa, a landscape tract at least twenty-five feet (25') in depth will be provided along Porter Road, which will increase compatibility along this arterial. The same type of buffer will be provided along any portion of the property which borders the proposed east/west extension of Farrell Road. A more significant landscape buffer, at least 150 feet in width (measured from railroad centerline), will be provided along the Union Pacific Railroad corridor to the north, which will provide both a visual and sound buffer adjacent to the railroad use. In addition, community design along this northern edge will incorporate specific design considerations to reduce the number of homes that back directly or are located in close proximity to the railroad right-of-way. Other existing residential communities, such as Santa Rosa Crossing and Santa Rosa Springs, border the railroad right-of-way, setting a precedent that mitigation measures can be utilized to create a successful residential community adjacent to a railroad.

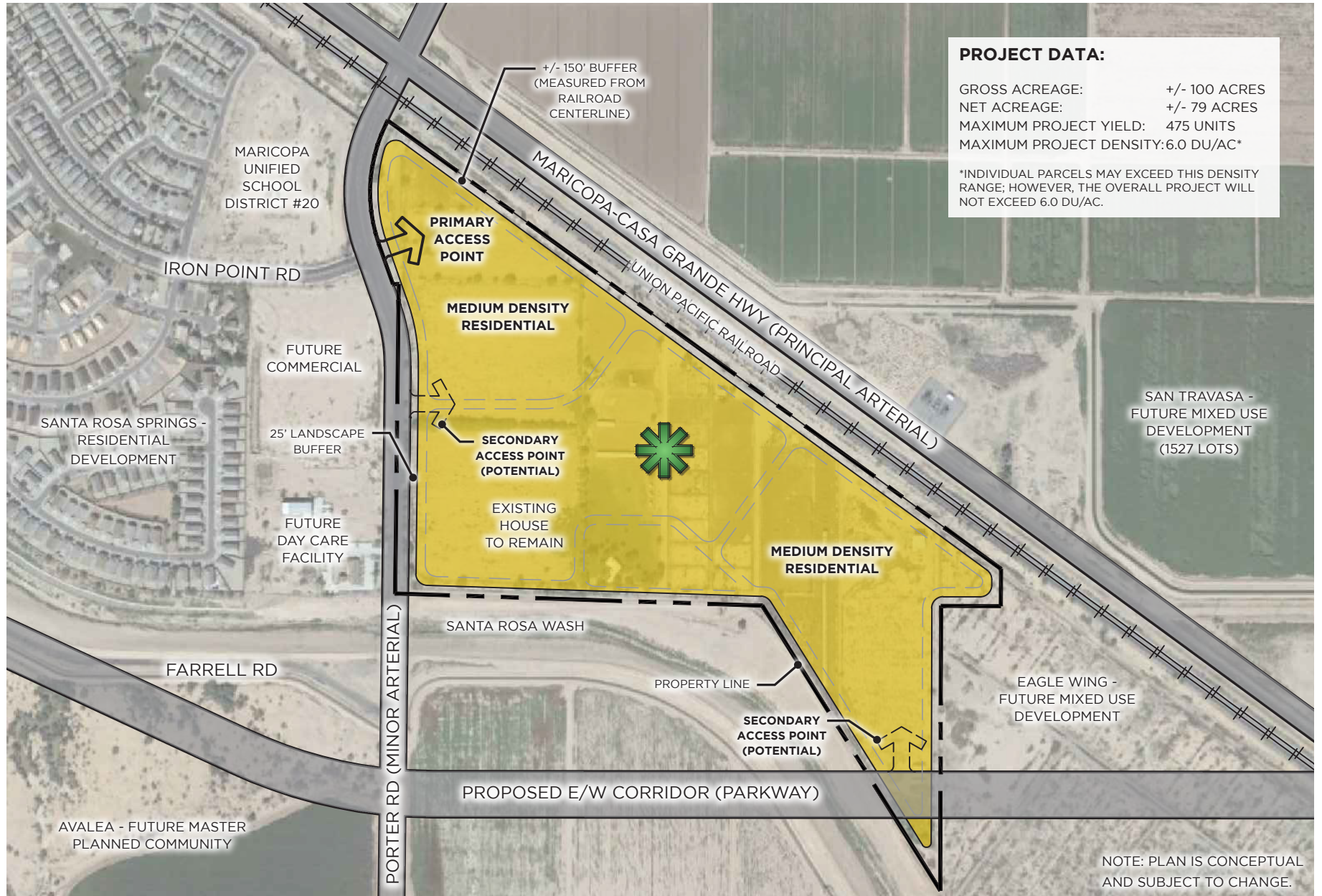
### Drainage

On-site drainage will be accommodated by retention basins which will be designed to allow for removal of street flows and all developed storm flows for the subject property. All basins will be designed to adhere to the current City of Maricopa Design Standards Manual. In addition, as mentioned above, a CLMOR will be required prior to development of the Kelly Ranches community to remove the subject property out of the floodplain. Additional detail regarding drainage will be provided with the future rezoning request of the property.

### Circulation

Primary vehicular access to the site will be provided from Porter Road, aligning with Iron Point Road and the Santa Rosa Springs community entry. Secondary access will be provided from Porter Road south of Iron Point Road or from the proposed future extension of Farrell Road (the planned east/west corridor). It is anticipated that any future access from the proposed Farrell Road extension will be limited to a right-in right-out access due to the Parkway designation.

# EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN



## LEGEND



CENTRAL AMENITY AREA



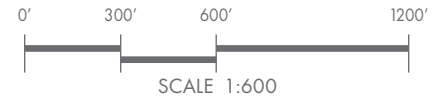
MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



NORTH



As part of the future development, the east side of Porter Road adjacent to the subject property and south of Iron Point Road will be widened and improved to match the existing improvements north of Iron Point Road, including curb and gutter, sidewalks, and streetlights. At the time of rezoning of the property, a traffic analysis will be performed to determine if a traffic signal is warranted for the intersection of Porter Road and Iron Point Road. In addition, the project developer will dedicate the necessary right-of-way in the southeast corner of the site for the future east/west corridor. No improvements are required for Maricopa-Casa Grande Highway, as access from the project site is not feasible due to the railroad that parallels the southwest side of the highway. The intersection of Maricopa-Casa Grande Highway and Porter Road is fully improved with traffic signals, so no further improvements are anticipated with this development.

Pedestrian circulation will include a five-foot sidewalk along the east side of Porter Road and a system of internal on-street and off-street sidewalks that connect residents to community amenities, perimeter roadways, the future Santa Rosa Wash trail corridor, and each other. Internal pedestrian circulation and connectivity will be designed to be in compliance with the City’s General Plan, Zoning Ordinance, and residential design guidelines. Additional detail regarding pedestrian and vehicular circulation will be provided with the future rezoning request for the property.

**Open Space**

The Conceptual Development Plan includes open space in the form of a central community amenity and perimeter landscape buffers adjacent to Porter Road and the Union Pacific Railroad. In addition, active and passive open space and stormwater retention will be planned for in the future design of the Kelly Ranches community. Open space will be celebrated as an amenity, woven through the development, as a means for connecting neighbors and providing areas for reflection and recreation. Total open space within the development shall be proportional to the overall density of the final community design.

**Phasing**

Phasing has not yet been determined and will be dictated by future market conditions. If phased, each phase will provide all necessary infrastructure and utility requirements as necessary to support the development.

**Public Services & Utilities**

The subject property is located within the boundaries of the Maricopa Unified School District, and a potential future elementary school site, owned by Maricopa Unified School District #20, is located just across Porter Road. As the entitlement process progresses, the project team will coordinate with the Maricopa Unified School District regarding the proposed Kelly Ranches development and the potential impact of additional students within the school system. Coordination with the school system supports General Plan Goal H2.g.2, *Actively coordinate with school districts, charter schools and institutions of higher learning in the planning, construction and rehabilitation of facilities*, and Objective H2.g.2.1, *Ensure effective communication between the City, developers and school districts*.

Global Water Resources is anticipated to be the water and wastewater provider for the future Kelly Ranches 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. No offsite improvements for water and wastewater are anticipated with the future development of the subject site. Onsite improvements will tie into the existing infrastructure in Porter Road. The project developer will take the necessary steps to construct necessary infrastructure required for the successful development of a residential community aligning with General Plan Goal 5.1, *Ensure new development provides the resources to establish the infrastructure and services needed to serve that development*.

Table 4 below outlines the anticipated utility service providers for the future Kelly Ranches community:

Table 4: Utility Providers

UTILITY	PROVIDER
Water / Wastewater	Global Water Resources
Cable TV / Telephone	Century Link / Orbitel Communications
Gas	Southwest Gas Corporation
Electric	Electrical District #3

## PUBLIC BENEFIT OF PROPOSED AMENDMENT

Following is a list of public benefits produced by the proposed General Plan Amendment:

1. The proposed Kelly Ranches community will provide additional new housing within the City of Maricopa, adjacent to existing and planned future development. Per the General Plan, the projected growth rate for the City and annual new home permit averages suggest that the City's current single family home inventory could be depleted between 2025 and 2031. More housing projects will be required to keep pace with the City's growth patterns and to support expected employment growth within the City. A land use modification to Medium Density Residential for the subject property will assist with bringing additional housing to the area southwest of Maricopa-Casa Grande Highway, complimenting the current and planned housing options in this area of the City.
2. Given the current rate of housing growth and suitability of nearby vacant planned commercial sites appropriately sized to meet current and immediate future commercial needs, the subject property is likely to develop more quickly, attracting additional residents to the City and generating valuable tax revenue for Maricopa, under a residential land use category (Medium Density Residential) than under its current land uses of Commercial, Open Space, and Employment.
3. Residential development of the subject property furthers the City's desires to have appropriate sequencing of growth and development in a designated Growth Area, as identified within the City's General Plan. With the availability of existing infrastructure and utilities, the site is a logical extension of development and the future Kelly Ranches community will provide a compatible use to existing and proposed development in the vicinity.

## CONCLUSION

This Major General Plan Amendment request, if approved, would modify the subject site's land use designation from C - Commercial, OS - Open Space, and E - Employment to M - Medium Density Residential, paving the path forward for future entitlements supporting the development of Kelly Ranches, a planned residential community. As discussed in the sections above, the proposed residential use is compatible with adjacent existing and proposed uses and the site has the necessary infrastructure available to support a residential community as a sensible continuation of growth and development in the area. By approving this request, the approximately 100-acre property has the ability to transition more quickly from an agricultural farming use to a residential community, rather than lying vacant as a large commercial property that does not have the supporting residential customer base to be successful. The proposed Kelly Ranches community will contribute to the City's housing supply needs and attract future residents to the City of Maricopa, all while creating a safe, family-oriented community that respects the character and history of the area. The project team looks forward to working with the City of Maricopa throughout the General Plan Amendment process and future entitlement and development processes required to bring Kelly Ranches to fruition.

# Kelly Ranches

## Major General Plan Amendment

### Citizen Participation Report

**Location:** Southeast Corner of Maricopa-Casa Grande Highway and Porter Road

**Case #:** GPA21-02

**Prepared By:** Norris Design

**First Submittal Date:** April 28, 2021

**Second Submittal Date:** June 24, 2021

**Third Submittal Date:** September 13, 2021

**Final Submittal Date:** September 27, 2021

901 East Madison Street  
Phoenix, Arizona 85034  
P 602.254.9600

[www.norris-design.com](http://www.norris-design.com)





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## PROJECT NARRATIVE

This Major General Plan Amendment request is the first step in laying the foundation for the development of Kelly Ranches, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a single-family residential neighborhood with a maximum density of 6 dwelling units per acre (475 dwelling units). The majority of the property is currently zoned General Rural (GR) with a small portion in the southeast corner zoned Industrial (CI-2). A future application for rezoning will follow.

## PLAN IMPLEMENTATION

Following approval of the Citizen Participation Plan and notice to proceed by Staff, final copies of all required notification documents and postings will be provided to the assigned project planner for approval, and implementation of the plan will commence.

The first anticipated step is to hold a neighborhood meeting (in-person, as determined by the assigned project planner) to encourage early citizen feedback regarding the application. The meeting will be held a minimum of 15 days and no more than 90 days before the first scheduled public hearing on the application and at a location near the project site. Notice of the neighborhood meeting will be provided a minimum of 15 calendar days prior to the neighborhood meeting, with notification being provided in the following manner:

- Mailed notice to all property owners and occupants within a 600-foot radius of the project site
- Sign posting on project site
- Notice published in local newspaper

In the mailed notice and at the neighborhood meeting, citizens will be encouraged to reach out to Norris Design (applicant) via phone (602-254-9600) or email (jmeyers@norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design will encourage neighborhood meeting attendees (as well as those who express interest) to share their contact information so that they may be notified of any substantial changes to the proposed project prior to the public hearing dates. It is anticipated that one neighborhood meeting will be held; however, if additional neighborhood meetings are warranted due to public concerns, the applicant will notify and host a second neighborhood meeting.

Throughout the citizen participation process, the applicant will communicate directly via email or phone with the assigned project planner to keep him or her informed of the status of citizen participation efforts. A minimum of 10 calendar days prior to the first public hearing on the application, this Citizen Participation Report will be submitted to the assigned project planner for review and inclusion in the public hearing report. The Citizen Participation Report will document the results of the outreach efforts and include the following items:

- Neighborhood Meeting Information – date and location of meeting, date and contents of notification mailing, list of notified property owners, copy of the sign-in sheet, meeting notes, etc.
- Photograph of sign posting
- Confirmation of the legal advertisement posting
- Summary of concerns, issues, and problems and how they were addressed by the applicant

Following the neighborhood meeting and after all necessary application revisions, the application will be scheduled for public hearings dates before Planning & Zoning Commission and City Council, in accordance with the Major General Plan Amendment process and timeline.

## **NOTIFICATION & MEETING DOCUMENTS**

The following section and corresponding subsections detail all documentation pertaining to required legal notification and citizen outreach efforts.

### Neighborhood Meeting Notification Letter

The following pages include all documents pertaining to the notification letter sent on July 26, 2021, including:

- Finalized letter sent to adjacent property owners
- 600-foot radius map of properties contacted
- Finalized list of property owners contacted, including parcel numbers, owner names, and tax billing addresses

July 26, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The meeting dates in regards to this request are as follows:

<u>Neighborhood Meeting:</u>	<u>Planning &amp; Zoning Commission #1:</u>	<u>Planning &amp; Zoning Commission #2:</u>	<u>City Council:</u>
Date: August 11, 2021 Time: 6:00 p.m. Central Arizona College, Community Room A101, Building A 17945 N Regent Dr Maricopa, AZ 85138	Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	Date: November 15, 2021 Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov), subject Case # GPA21-02 and Project Name Kelly Ranches.

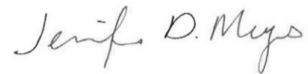
Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at [www.maricopa-az.gov](http://www.maricopa-az.gov) for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,  
Norris Design



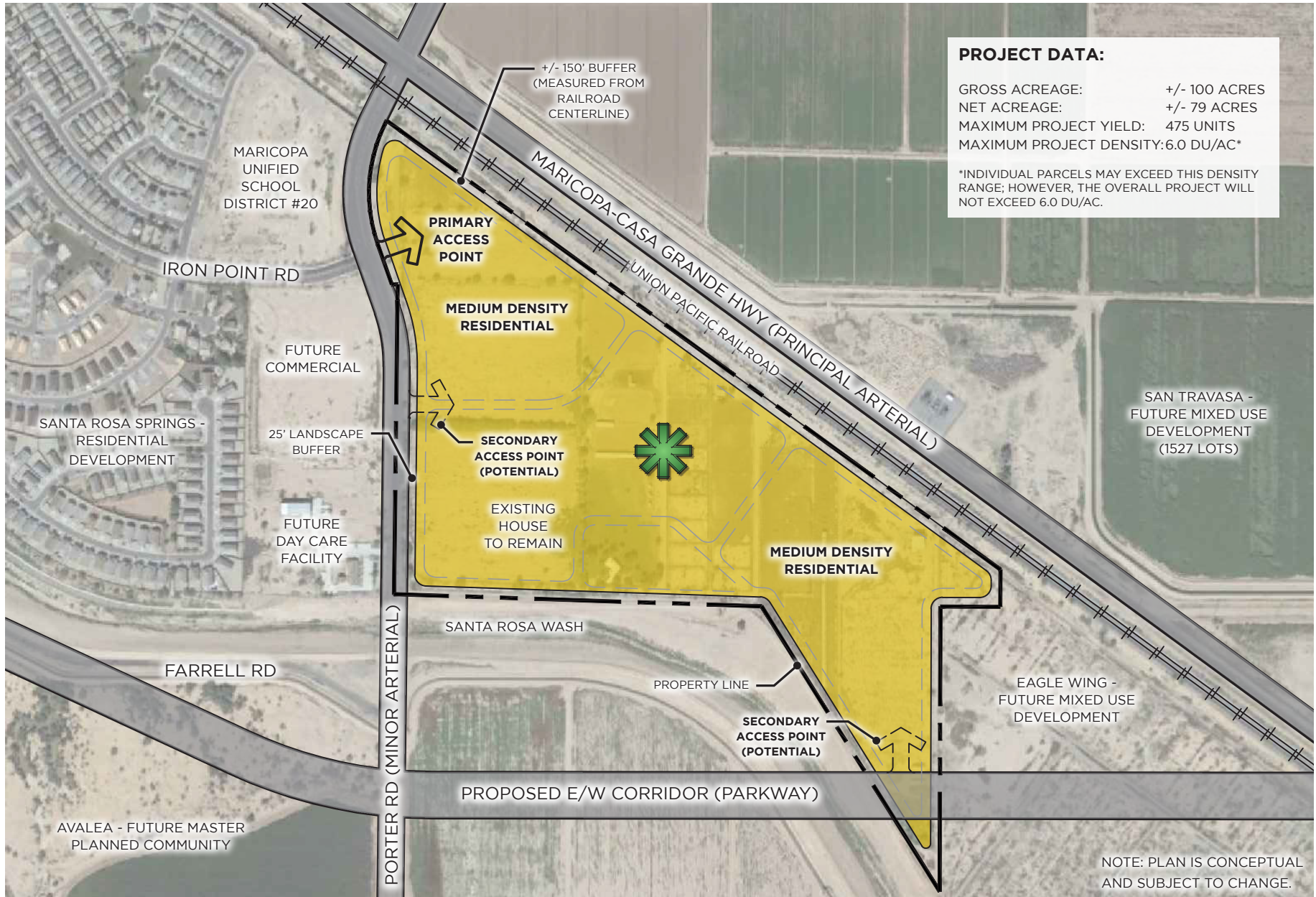
Jennifer Meyers  
Senior Associate  
jmeyers@norris-design.com  
602.254.9600

# CONCEPTUAL DEVELOPMENT PLAN

**PROJECT DATA:**

GROSS ACREAGE: +/- 100 ACRES  
 NET ACREAGE: +/- 79 ACRES  
 MAXIMUM PROJECT YIELD: 475 UNITS  
 MAXIMUM PROJECT DENSITY: 6.0 DU/AC\*

\*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



## LEGEND



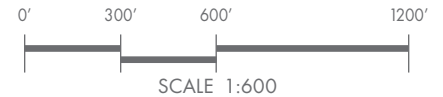
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL

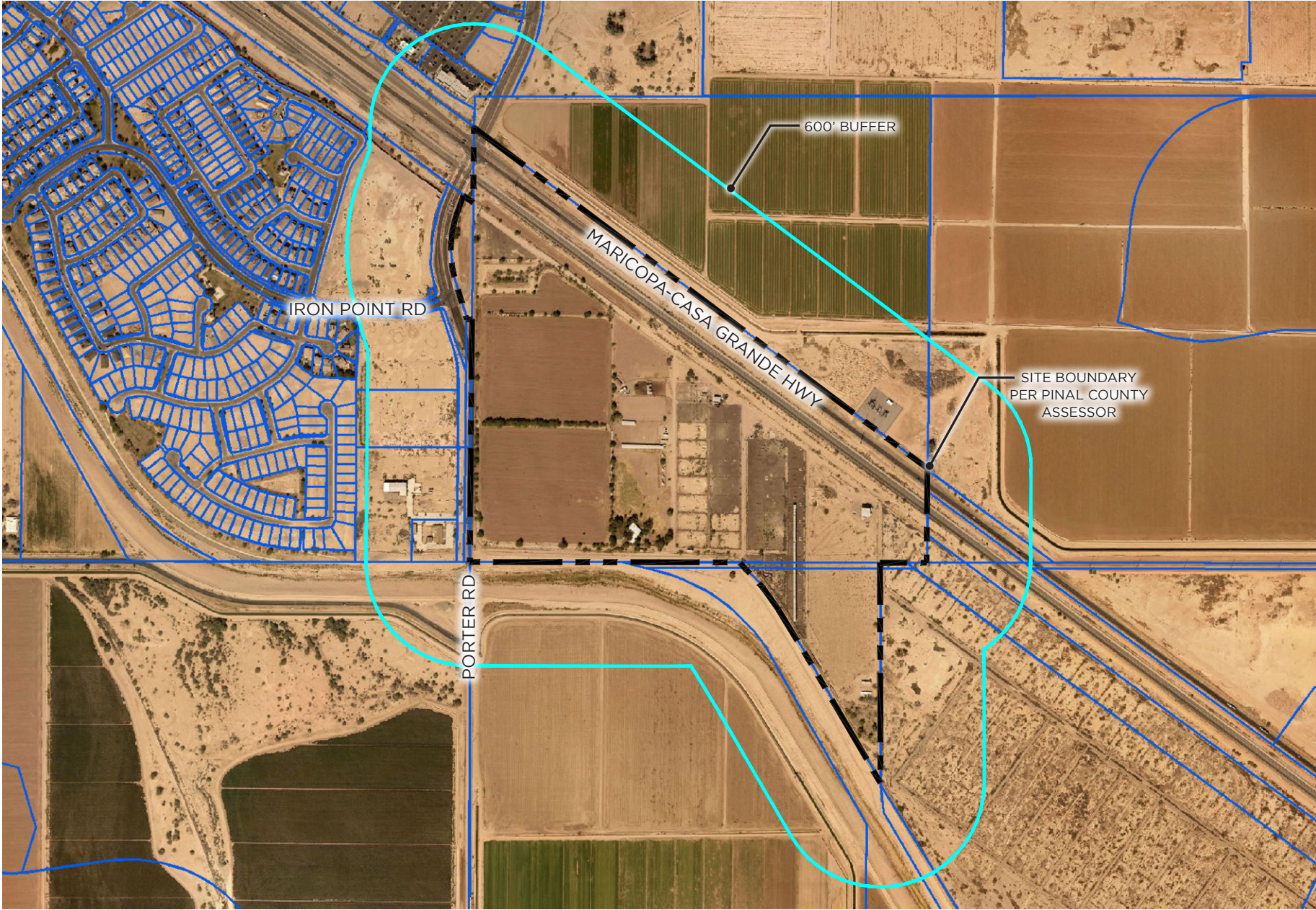


PROPOSED DEVELOPMENT PARCELS



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

# ADJACENT PROPERTY OWNERS | 600' RADIUS



## FINALIZED LIST OF PROPERTY OWNERS CONTACTED

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
PROJECT SITE - KELLY OWEN & SHIRLEY	51012018E		PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - KELLY OWEN J & SHIRLEY M TRS	510300040	41175 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - DUNN WILLIAM JR & REBECCA DUNN FAM TR	510490040	40811 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 302, KEARNY, AZ 85137
PROPERTY RESERVE ARIZONA LLC	51048005M		PO BOX 511196, SALT LAKE CITY, UT 84151
SMITH JD LIV TRUST	51049003B	41166 W STEEN RD, MARICOPA, AZ 85138	11620 S APPALOOSA DR, PHOENIX, AZ 85044
SMITH JD LIVING TR / SMITH MATTHEW B & ELENA N	51049003A	40750 W STEEN RD, MARICOPA, AZ 85138	41166 W STEEN RD, MARICOPA, AZ 85138
CITY OF MARICOPA	51049002A		<i>NO ADDRESS LISTED ON ASSESSOR</i>
EAGLE SHADOW LLC	51049002B		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
UNION PACIFIC RAILROAD / CRAIG MILLER, ASST DIRECTOR PRO	510490050		1400 DOUGLAS ST STOP 1640, OMAHA, NE 68179
SAN TRAVASA LLC	51030001Q		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
<i>STATE OWNED LAND - NO NAME LISTED ON ASSESSOR</i>	510307000		<i>NO ADDRESS LISTED ON ASSESSOR</i>
PENDOLA FAM TRS PSHIP	510120460		PO BOX 1307, GRASS VALLEY, CA 95945
MCDONALD'S REAL ESTATE CO	510120450	41710 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	PO BOX 51657, PHOENIX, AZ 85076
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	1301 SE 10TH ST, BENTONVILLE, AR 72712
CAPDEVLO60 LLC	510120560		7742 E MINNEZONA AVE, SCOTTSDALE, AZ 85251
CADAK HOLDINGS LLC	510120570	17470 N PORTER RD, MARICOPA, AZ 85138	3317 S HIGLEY RD STE 114-452, GILBERT, AZ 85297
EL DORADO PORTER 27 LLC	51030002C	41335 W APPLGATE RD MARICOPA, AZ 85138	8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
MARICOPA UNIFIED SCHOOL DISTRICT #20	51012018G		45012 W HONEYCUTT AVE, MARICOPA, AZ 85139
ELLIOTT HOMES INC	51012018H		4645 E COTTON GIN LOOP, PHOENIX, AZ 85040
SANTA ROSA SPRINGS HOMEOWNERS ASSOC	51216216A		7255 E HAMPTON AVE STE 101, MESA, AZ 85209
EEM HOLDINGS LLC	51012018L		PO BOX 1289, MARICOPA, AZ 85139
EEM HOLDINGS LLC	51012018M		PO BOX 1289, MARICOPA, AZ 85139
KDJJ ENTERPRISES INC	51012018P	16540 N PORTER RD, MARICOPA, AZ 85138	PO BOX 12127, CASA GRANDE, AZ 85130
CLARK AMALIA M	51012018N		44401 W YUCCA LN, MARICOPA, AZ 85138



Neighborhood Meeting Newspaper Notices

The following pages include the final approved newspaper notice language for both publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of both postings (affidavit of publication).

**NEWSPAPER NOTICE**  
**NOTICE OF NEIGHBORHOOD MEETING**  
**Major General Plan Amendment, Case GPA21-02**

**Neighborhood Meeting**  
August 11, 2021 @ 6:00 PM  
Central Arizona College  
Community Room A101, Building A  
17945 N Regent Dr  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC MEETING will be held at the above stated date, time, and location. The purpose of the public meeting is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major General Plan Amendment.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov). Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

July 8, 2021

Published in Casa Grande Dispatch

Publish on or before July 20<sup>th</sup>, 2021

**NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD MEETING  
Major General Plan Amendment, Case GPA21-02**

**Neighborhood Meeting**  
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Central Arizona College  
Community Room A101, Building A  
17945 N Regent Dr  
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July 8, 2021  
Published in Maricopa Monitor  
Publish on July 16<sup>th</sup>, 2021

**CASA GRANDE VALLEY  
NEWSPAPERS INC**

200 W. 2ND ST.  
CASA GRANDE AZ 85122

(520) 836-7461  
Fax (520) 836-2944

Advertising Memo Bill

1  Memo Bill Period 07/2021		2  Advertiser/Client Name NORRIS DESIGN	
23  Total Amount Due 57.72		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 07/12/21	6  Billed Account Number 17494	7  Advertiser/Client Number CHRIS. 17494

8  Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid:  Comments:  Ad #: 114452
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Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
07/15/21	114452 PCG  AZTPT	CASE GPA21-02 NEIGHBORHOOD MEETING 07/15 CGCG CGIT AZ TPT TAX	1.0X 6.72 6.75	1 56.70  1.02	56.70	57.72

**PAID**

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due	22  30 Days	60 Days	Over 90 Days	*Unapplied Amount	23  Total Amount Due
0.00	0.00	0.00	0.00		57.72

**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 114452	25  Advertiser Information		2  Advertiser/Client Name NORRIS DESIGN
1  Billing Period 07/2021	6  Billed Account Number 17494	7  Advertiser/Client Number 17494	

STATE OF ARIZONA } ss.  
COUNTY OF PINAL

# Affidavit of Publication

NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD  
MEETING  
Major General Plan Amendment,  
Case GPA21-02  
Neighborhood Meeting  
August 11, 2021 @ 6:00 PM  
Central Arizona College  
Community Room A101, Building  
A

17945 N Regent Dr  
Maricopa, AZ 85138  
NOTICE IS HEREBY GIVEN  
THAT at the above listed meeting,  
a PUBLIC MEETING will be held  
at the above stated date, time,  
and location. The purpose of the  
public meeting is to receive public  
comments and suggestions on  
the following request prior to  
approval.

Property owners Owen J. &  
Shirley M. Kelly and William &  
Rebecca Dunn, represented by  
Jennifer Meyers of Norris Design  
on behalf of Cowley Companies,  
are proposing a Major General  
Plan Amendment to modify the  
current General Plan land use  
designations from C-Commercial  
(+/- 90 gross acres), OS - Open  
Space (+/- 9 gross acres), and E -  
Employment (+/- 1 gross acres) to  
M - Medium Density Residential  
generally located at the southeast  
corner of Maricopa-Casa Grande  
Highway and Porter Road (APNs  
510-12-018E, 510-30-0040, and  
510-49-0040).

The Planning and Zoning Division  
is processing this proposal  
in accordance to the Zoning  
Code as a Major General Plan  
Amendment.

Anyone wishing to appear and  
make comment is encouraged  
to attend. Written comments are  
welcome and if received prior to  
the meeting, will be included in the  
record. All comments or appeals  
should be sent in a written form to  
the Planning and Zoning Division,  
Attn: Byron Easton at 39700 W  
Civic Center Plaza, Maricopa, AZ  
85138 or email at Byron.Easton@  
maricopa-az.gov. Please include  
name, address, telephone  
number and signature. For  
questions, contact the Planning  
and Zoning Division at (520) 568-  
9098.

No. of publications: 1; date of  
publication: Jul. 15, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:  
That he/she is a native born citizen of the United States  
of America, over 21 years of age, that I am an agent and/or  
publisher of the Casa Grande Dispatch, a newspaper  
published at Casa Grande, Pinal County, Arizona, Tuesday,  
Thursday and Saturday of each week; that a notice, a full,  
true and complete printed copy of which is hereunto  
attached, was printed in the regular edition of said  
newspaper, and not in a supplement thereto, for ONE issues.  
The publications thereof having been on the following dates:

07/15/2021

CASA GRANDE DISPATCH


By [Signature]  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 19th

day of July A.D., 2021

[Signature]

Notary Public in and for the County  
of Pinal, State of Arizona

 Catherine Ortiz  
Notary Public  
Pinal County, Arizona  
My Comm. Expires 07-13-22  
Commission No. 549730

**CASA GRANDE VALLEY  
NEWSPAPERS INC**

200 W. 2ND ST.  
CASA GRANDE AZ 85122

(520) 836-7461  
Fax (520) 836-2944

Advertising Memo Bill

1  Memo Bill Period 07/2021		2  Advertiser/Client Name NORRIS DESIGN	
23  Total Amount Due 57.83		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 07/09/21	6  Billed Account Number 17494	7  Advertiser/Client Number CHRIS. 17494

8  Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid:  Comments:  Ad #: 114451
--	--	---

Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
07/16/21	114451 PNMAR	CASE GPA21-02 NEIGHBORHOOD MEETING 07/16	1.0X 6.72 6.75	1 56.70	56.70	57.83
	AZTPT	CGIT CGM3 AZ TPT TAX		1.13		

**PAID**

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21  Current Net Amount Due	22  30 Days	60 Days	Over 90 Days	*Unapplied Amount	23  Total Amount Due
0.00	0.00	0.00	0.00		57.83

**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice	25  Billing Period	6  Billed Account Number	7  Advertiser/Client Number	2  Advertiser/Client Name
114451	07/2021	17494	17494	NORRIS DESIGN

## Maricopa Legal

### NEWSPAPER NOTICE NOTICE OF NEIGHBORHOOD MEETING

Major General Plan Amendment,  
Case GPA21-02  
Neighborhood Meeting  
August 11, 2021 @ 6:00 PM  
Central Arizona College  
Community Room A101, Building  
A

17945 N Regent Dr  
Maricopa, AZ 85138

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name, address, telephone  
number and signature. For  
questions, contact the Planning  
and Zoning Division at (520) 568-  
9098.

No. of publications: 1; date of  
publication: Jul. 16, 2021.

## Sign Posting

The following pages include all documents pertaining to the required site posting, including:

- Finalized draft of sign language
- Photo and affidavit of the sign posting
- Sign posting location map



## PUBLIC NOTICE SIGN LANGUAGE – GPA21-02

# ZONING

## City of Maricopa – Planning Division

**PROPOSAL:** CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C – COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E – EMPLOYMENT (+/- 1 GROSS ACRES) TO M – MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

### **NEIGHBORHOOD MEETING**

AUGUST 11, 2021 @ 6:00 PM  
CENTRAL ARIZONA COLLEGE  
COMMUNITY ROOM A101, BUILDING A  
17945 N REGENT DRIVE  
MARICOPA, AZ 85138

### **PLANNING AND ZONING #1**

SEPTEMBER 27, 2021 @ 6:00 PM  
COPPER SKY RECREATION CENTER  
44345 W MARTIN LUTHER KING JR BLVD  
MARICOPA, AZ 85138

### **PLANNING AND ZONING #2**

OCTOBER 25, 2021 @ 6:00 PM  
CITY HALL  
39700 W CIVIC CENTER PLAZA  
MARICOPA, AZ 85138

### **CITY COUNCIL MEETING**

NOVEMBER 15, 2021 @ 7:00 PM  
CITY HALL  
39700 W CIVIC CENTER PLAZA  
MARICOPA, AZ 85138

### **FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:**

BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936,  
[BYRON.EASTON@MARICOPA-AZ.GOV](mailto:BYRON.EASTON@MARICOPA-AZ.GOV)

# ZONING

City of Maricopa - Planning Division

PROPOSAL: CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C - COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E - EMPLOYMENT (+/- 1 GROSS ACRES) TO M - MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

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AUGUST 11, 2021 @ 6:00 PM  
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COMMUNITY ROOM A101,  
BUILDING A  
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OCTOBER 25, 2021 @ 6:00 PM  
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39700 W CIVIC CENTER PLAZA  
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CITY HALL  
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:  
BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936  
BYRON.EASTON@MARICOPA-AZ.GOV

Posting Date: 7/21/2021

7/21/21 10:47:05

# AFFIDAVIT OF SIGN POSTING


The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA21-02, located at Southeast corner of Maricopa-casa Grande Highway and Porter Road, on July 21st, 2021.

See attached photo exhibit.

For applicant:

\_\_\_\_\_

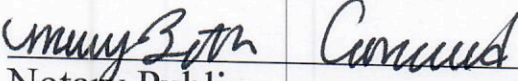
Dynamite Signs, Inc.  
Sign Company Name

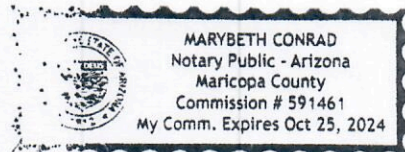
  
Sign Company Representative

Subscribed and sworn to be on this 21st day of July 2021 by

Maria Hitt.

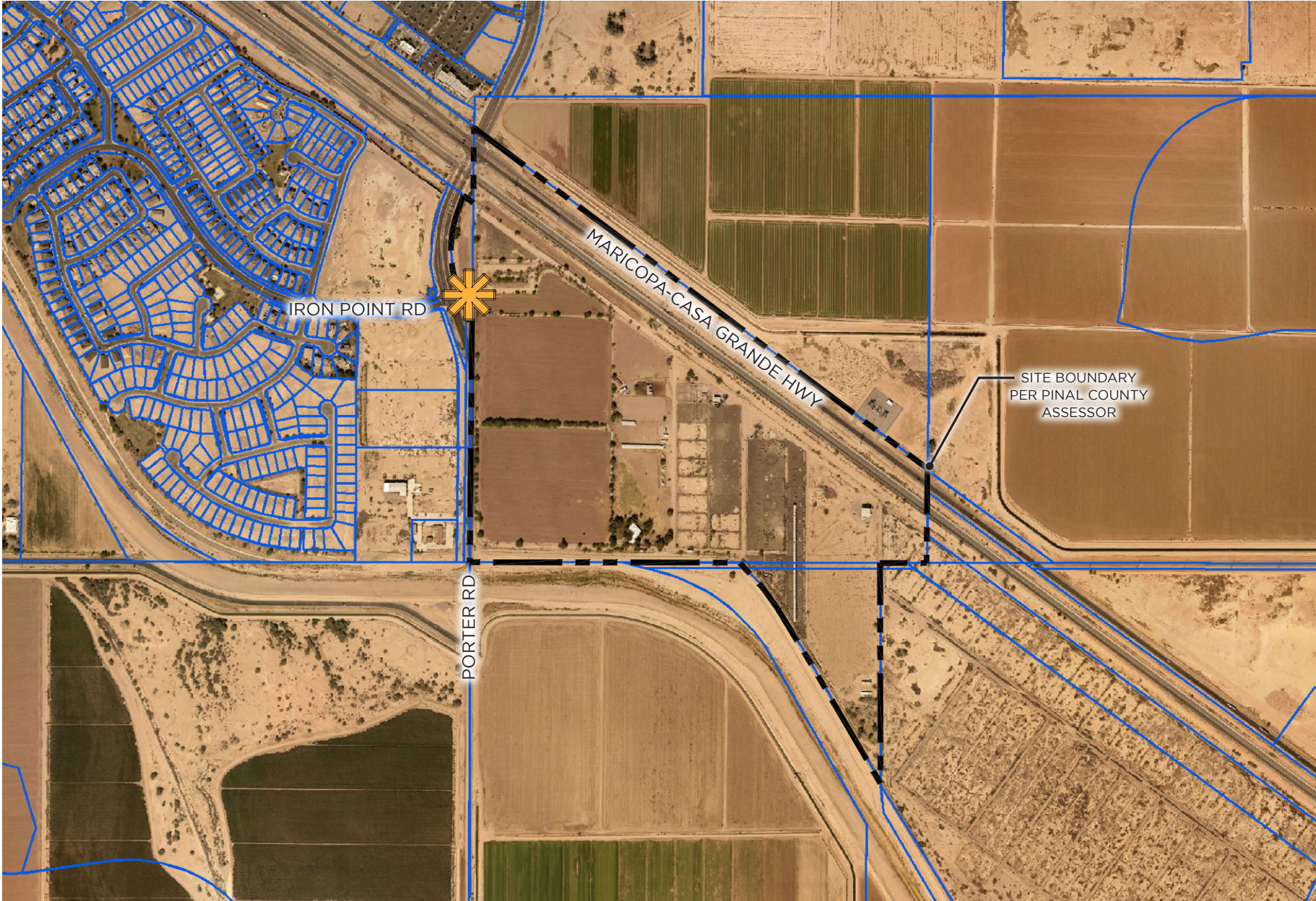
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

  
Notary Public



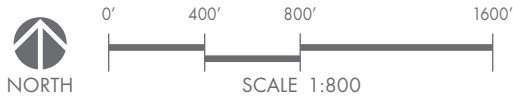
My Commission expires: 10.25.2024

# SIGN POSTING LOCATION



## LEGEND

 PROPOSED SIGN LOCATION



### Neighborhood Meeting

The following pages include all documents related to the required neighborhood meeting held on August 11, 2021, including:

- Meeting summary
- Sign-in sheet
- Comment card draft

## Kelly Ranches Major GPA – GPA21-02 Neighborhood Meeting Summary

Applicants: Norris Design on behalf of Cowley Companies  
Date: August 11, 2021  
Time: 6:00 p.m.  
Location: Central Arizona College  
Community Room A101, Building A  
17945 N Regent Dr, Maricopa, AZ 85138

---

### Meeting Attendance

The applicants were represented by Jennifer Meyers with Norris Design. Rory Blakemore (Cowley Companies, developer) and Shirley Kelly (Kelly Farms, property owner) also attended. No members of the public attended. See attached sign-in sheet for attendee contact information. Comment cards were prepared in advance of the meeting (also attached), but none were filled out and returned.

### Meeting Summary

The meeting was held in person at the location noted above. Four 24x36 exhibit boards, based on graphics included in the GPA narrative submittal, were prepared in advance of the meeting to aid in describing the request to attendees – a vicinity map, conceptual development plan, existing and proposed general plan land use map, and existing and proposed zoning map. Applicant team arrived at 5:30 p.m. to set up for the meeting and began cleaning up around 6:35 p.m., leaving the premises around 6:50 p.m.

No additional outreach from the public has been received as of the date of this report.

# Kelly Ranches Major GPA - Neighborhood Meeting - 8/11/2021 - SIGN IN SHEET

Subject: Major General Plan Amendment | GPA21-02

Date: Wednesday, August 11, 2021

Time: 6:00PM

Location: Southeast corner of Maricopa-Casa Grande Highway and Porter Road  
 APNs 510-12-018E, 510-30-0040, & 510-49-0040

NAME	ADDRESS	PHONE	EMAIL
Shirley Kelly	Maricopa, az ad 41175 W Crown Trm	602-694-2548	okcattle@onmbb.com
Rory Blakemore	1242 E. Jackson St Phoenix, AZ	602 385-4200	RBlakemore@cowleyco.com
JENN MEYERS	901 E MADISON ST. PHX	602.254.9600	JMEYERS@NORRIS-DESIGN.COM

**Kelly Ranches Major GPA Neighborhood Meeting - 8/11/2021 - COMMENT CARD**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

COMMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Kelly Ranches Major GPA Neighborhood Meeting - 8/11/2021 - COMMENT CARD**

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

COMMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





Public Hearing Notification Letter

The following pages include all pages of the notification letter sent on August 31, 2021, which was sent to the same list of property owners as the neighborhood meeting notification letter (adjacent parcel ownership changes were verified prior to sending).

August 31, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The upcoming hearing dates in regards to this request are as follows:

<u>Planning &amp; Zoning Commission #1:</u>	<u>Planning &amp; Zoning Commission #2:</u>	<u>City Council:</u>
Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	Date: November 15, 2021 Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov), subject Case # GPA21-02 and Project Name Kelly Ranches.

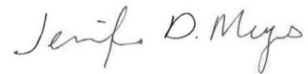
Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at [www.maricopa-az.gov](http://www.maricopa-az.gov) for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,  
Norris Design



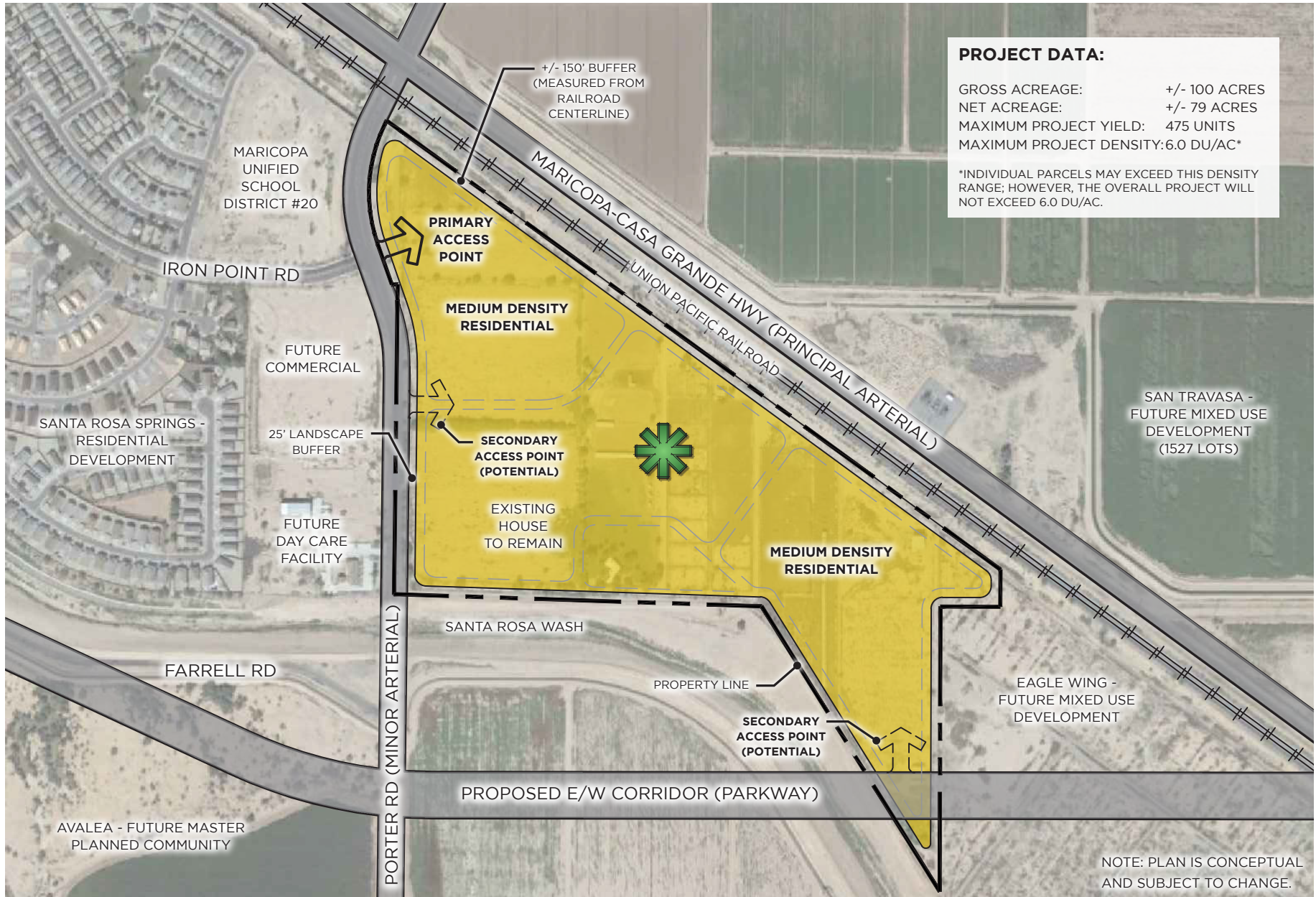
Jennifer Meyers  
Principal  
jmeyers@norris-design.com  
602.254.9600

# CONCEPTUAL DEVELOPMENT PLAN

**PROJECT DATA:**

GROSS ACREAGE: +/- 100 ACRES  
 NET ACREAGE: +/- 79 ACRES  
 MAXIMUM PROJECT YIELD: 475 UNITS  
 MAXIMUM PROJECT DENSITY: 6.0 DU/AC\*

\*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



## LEGEND



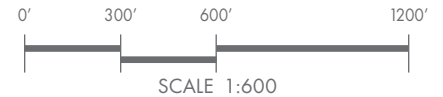
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

Public Hearing Newspaper Notices

The following pages include the final approved newspaper notice language for publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of postings (affidavit of publication).

**NEWSPAPER NOTICE**  
**NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING**  
**Major General Plan Amendment, Case GPA21-02**

**Planning & Zoning Commission Meeting #1**  
**(PUBLIC HEARING)**

September 27, 2021 @ 6:00 PM  
Copper Sky Recreation Center  
44345 W Martin Luther King Jr Blvd  
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting #2:**  
**(PUBLIC HEARING)**

October 25, 2021 @ 6:00 PM  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting**

November 15, 2021 @ 7:00 PM  
City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments and suggestions on the following request prior to approval.

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The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major General Plan Amendment.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov). Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

August 31, 2021

Published in Casa Grande Dispatch

Publish on or before September 7, 2021

**NEWSPAPER NOTICE**  
**NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING**  
**Major General Plan Amendment, Case GPA21-02**

**Planning & Zoning Commission Meeting #1**  
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August 31, 2021  
Published in Maricopa Monitor  
Publish on September 17, 2021

**CASA GRANDE VALLEY  
NEWSPAPERS INC**

200 W. 2ND ST.  
CASA GRANDE AZ 85122

(520) 836-7461  
Fax (520) 836-2944

Advertising Memo Bill

1  Memo Bill Period 09/2021		2  Advertiser/Client Name NORRIS DESIGN	
23  Total Amount Due 70.55		*Unapplied Amount	3  Terms of Payment
21  Current Net Amount Due .00	22  30 Days .00	60 Days .00	Over 90 Days .00
4  Page Number 1	5  Memo Bill Date 09/01/21	6  Billed Account Number 17494	7  Advertiser/Client Number CHRIS. 17494

8  Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid:  Comments:  Ad #: 119100
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Please Return Upper Portion With Payment

10  Date	11  Newspaper Reference	12 13 14  Description-Other Comments/Charges	15  SAU Size 16  Billed Units	17  Times Run 18  Rate	19  Gross Amount	20  Net Amount
09/04/21	119100 PCG	CASE GPA21-02 PUBLIC HEARINGS/MEETIN 09/04 CGCG CGIT AZ TPT TAX	1.0X 8.23 8.25	1 69.30	69.30	70.55
	AZTPT			1.25		

**PAID**

**Statement of Account - Aging of Past Due Amounts**

21  Current Net Amount Due 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 70.55
------------------------------------	---------------------	-----------------	----------------------	-------------------	-------------------------------

**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 119100	25  Billing Period 09/2021	6  Billed Account Number 17494	7  Advertiser/Client Number 17494	2  Advertiser/Client Name NORRIS DESIGN
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STATE OF ARIZONA  
COUNTY OF PINAL } ss.

# Affidavit of Publication

NEWSPAPER NOTICE  
NOTICE OF PUBLIC HEARINGS  
AND PUBLIC MEETING  
Major General Plan Amendment,  
Case GPA21-02  
Planning & Zoning Commission  
Meeting #1  
(PUBLIC HEARING)  
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Copper Sky Recreation Center  
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City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN  
THAT at the above listed  
meetings, a PUBLIC HEARING  
will be held at the above stated  
date, time, and location. The  
purpose of the public meeting and  
public hearings is to receive public  
comments and suggestions on  
the following request prior to  
approval.

Property owners Owen J. &  
Shirley M. Kelly and William &  
Rebecca Dunn, represented by  
Jennifer Meyers of Norris Design  
on behalf of Cowley Companies,  
are proposing a Major General  
Plan Amendment to modify the  
current General Plan land use  
designations from C - Commercial  
(+/- 90 gross acres), OS - Open  
Space (+/- 9 gross acres), and E -  
Employment (+/- 1 gross acres) to  
M - Medium Density Residential  
generally located at the southeast  
corner of Maricopa-Casa Grande  
Highway and Porter Road (APNs  
510-12-018E, 510-30-0040, and  
510-49-0040).

The Planning and Zoning Division  
is processing this proposal  
in accordance to the Zoning  
Code as a Major General Plan  
Amendment.

Anyone wishing to appear and  
make comment is encouraged  
to attend. Written comments are  
welcome and if received prior to  
the meeting, will be included in the  
record. All comments or appeals  
should be sent in a written form to  
the Planning and Zoning Division,  
Attn: Byron Easton at 39700 W  
Civic Center Plaza, Maricopa, AZ  
85138 or email at Byron.Easton@  
maricopa-az.gov. Please include  
name, address, telephone  
number and signature. For  
questions, contact the Planning  
and Zoning Division at (520) 568-  
9098.

August 31, 2021

No. of publications: 1; date of  
publication: Sep. 4, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:  
That he/she is a native born citizen of the United States  
of America, over 21 years of age, that I am an agent and/or  
publisher of the Casa Grande Dispatch, a newspaper  
published at Casa Grande, Pinal County, Arizona, Tuesday,  
Thursday and Saturday of each week; that a notice, a full,  
true and complete printed copy of which is hereunto  
attached, was printed in the regular edition of said  
newspaper, and not in a supplement thereto, for ONE issues.  
The publications thereof having been on the following dates:

09/04/2021

### CASA GRANDE DISPATCH

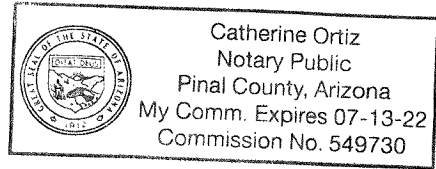
By [Signature]  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 7th

day of September A.D., 2021

[Signature: Catherine Ortiz]

Notary Public in and for the County  
of Pinal, State of Arizona



## **REVISED NOTIFICATION DOCUMENTS**

The following section includes all revised notification documents, including the updated site posting, corrected notification letter sent on September 21, 2021, and corrected legal publications (City Council meeting only) for the Casa Grande Dispatch and Maricopa Monitor to be published in October.

# ZONING

## City of Maricopa - Planning Division

**PROPOSAL: CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C - COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E - EMPLOYMENT (+/- 1 GROSS ACRES) TO M - MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.**

**NEIGHBORHOOD MEETING**  
AUGUST 11, 2021 @ 6:00 PM  
CENTRAL ARIZONA COLLEGE  
COMMUNITY ROOM A101,  
BUILDING A  
17945 N REGENT DRIVE  
MARICOPA, AZ 85138

**PLANNING AND ZONING #2**  
OCTOBER 25, 2021 @ 6:00 PM  
CITY HALL  
39700 W CIVIC CENTER PLAZA  
MARICOPA, AZ 85138

**PLANNING AND ZONING #1**  
SEPTEMBER 27, 2021 @ 6:00 PM  
COPPER SKY RECREATION CENTER  
44345 W MARTIN LUTHER KING JR BLVD  
MARICOPA, AZ 85138

**CITY COUNCIL MEETING**  
NOVEMBER 16, 2021 @ 7:00 PM  
CITY HALL  
39700 W CIVIC CENTER PLAZA

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:  
BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936,  
BYRON.EASTON@MARICOPA-AZ.GOV**

Posting 9/22/21 10:37:18

# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA-21-02, located at Southeast corner of Maricopa-Casa Grande Highway and Porter Road, on September 22nd, 2021.

See attached photo exhibit.

For applicant:

\_\_\_\_\_

Dynamite Signs, Inc.  
Sign Company Name

Maria Hitt  
Sign Company Representative

Subscribed and sworn to be on this 22nd day of September 2021 by  
Maria Hitt.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad  
Notary Public

My Commission expires: 10.25.2024



September 21, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The upcoming hearing dates in regards to this request are as follows:

<u>Planning &amp; Zoning Commission #1:</u>	<u>Planning &amp; Zoning Commission #2:</u>	<u>City Council:</u>
Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	<b>Date: November 16, 2021</b> Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov), subject Case # GPA21-02 and Project Name Kelly Ranches.

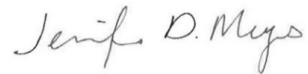
Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at [www.maricopa-az.gov](http://www.maricopa-az.gov) for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,  
Norris Design



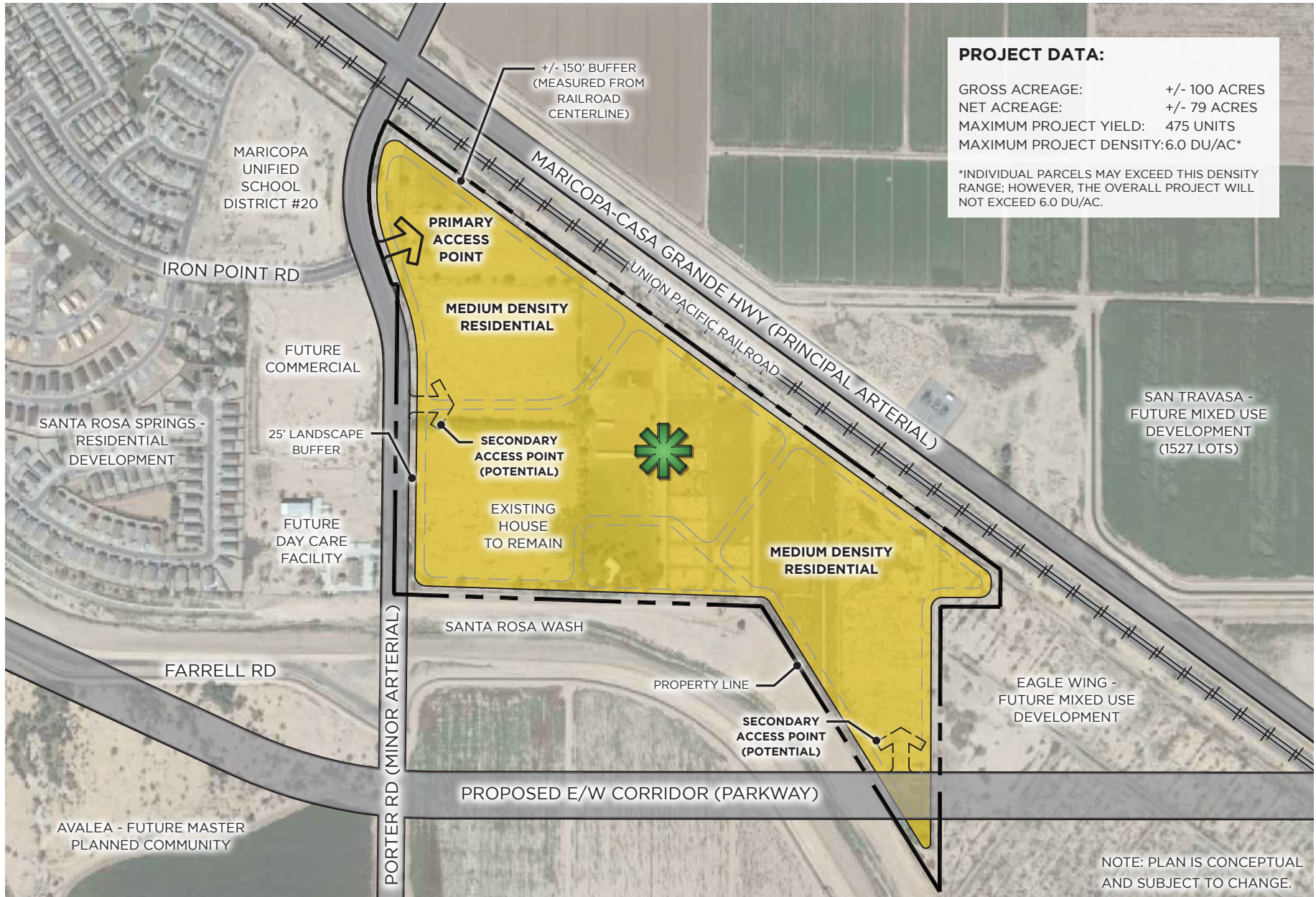
Jennifer Meyers  
Principal  
jmeyers@norris-design.com  
602.254.9600

# CONCEPTUAL DEVELOPMENT PLAN

**PROJECT DATA:**

GROSS ACREAGE:	+/- 100 ACRES
NET ACREAGE:	+/- 79 ACRES
MAXIMUM PROJECT YIELD:	475 UNITS
MAXIMUM PROJECT DENSITY:	6.0 DU/AC*

\*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



## LEGEND



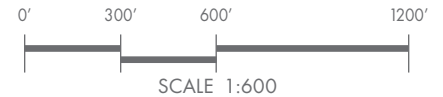
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

**NEWSPAPER NOTICE**  
**NOTICE OF PUBLIC HEARING AND PUBLIC MEETING**  
**Major General Plan Amendment, Case GPA21-02**

**City Council Meeting**

November 16, 2021 @ 7:00 PM

City Hall

39700 W Civic Center Plaza

Maricopa, AZ 85138

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October 4, 2021

Published in Casa Grande Dispatch

Publish on or before October 16, 2021



**NEWSPAPER NOTICE**  
**NOTICE OF PUBLIC HEARING AND PUBLIC MEETING**  
**Major General Plan Amendment, Case GPA21-02**

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October 4, 2021

Published in Maricopa Monitor

Publish on October 15, 2021

## MEETING NOTES

<b>Project:</b>	Kelly Ranches GPA	<b>Date:</b>	9/27/21
<b>Subject:</b>	P & Z #1 (Informational)	<b>Time:</b>	6pm – 7:30pm
<b>Minutes by:</b>	Jenn Meyers	<b>Location:</b>	Copper Sky Rec. Facility

GPA 21-02 (Norris Design on behalf of Cowley Companies)

1. Byron Easton provided a high level overview of the project and the major general plan amendment request and discussed the surrounding area:
  - a. State Land property on other side of highway is potentially going to be mixed-use
  - b. The future commercial to the west is currently looking to be planned as residential
  - c. The school parcel on the west side of Porter is still planned for a school
2. One member of the public spoke (Tina Dugan)
  - a. Expressed concern over ingress/egress at Porter Road, mentioning the parcel was land locked when there's a flood and a train
  - b. Asked when the bridge over the Santa Rosa Wash was to be built (which Rudy Lopez – Director explained the bridge on Porter was part of the first phase of the east/west corridor improvements and that construction will start in Jan 2022 and will take +/- 1.5 year to complete)
  - c. Assumed the property had a general plan land use designation of commercial for a reason and expressed concern regarding making modifications to what was planned within the City, not just this parcel
  - d. Expressed a need for a large employer (specifically since the previous case was adding so many new homes/residents) and to stop adding homes in the city
  - e. Asked how many homes do we need to add to bring on commercial
3. Commissioner Yocum's comments
  - a. In the general plan, it is strongly discouraged to have residential adjacent to a railroad corridor. Questioned – is 150' of open space enough?
  - b. Concerned if the city keeps depleting areas of commercial (proposed), where would they be able to accommodate in the future
4. Commissioner Frank's comments
  - a. Erosion of commercial land is a concern
  - b. Asked if Staff had studied if there is still enough commercial after amendments have been made to the 2016 adopted plan
  - c. Mentioned he knew there was commercial planned with Eagle Shadow
5. Chair Huggins' comments
  - a. Would like to know before the next public hearing how much commercial land is in Maricopa
  - b. Wanted to know 1<sup>st</sup> responder time and would like fire and police to review and sign off on the request
  - c. Would like to know where Maricopa sits with industrial land