

KELLY RANCH

PLANNED AREA DEVELOPMENT



CASE # PAD22-19

FIRST SUBMITTAL: NOVEMBER 10, 2022

SECOND SUBMITTAL: APRIL 17, 2023

THIRD SUBMITTAL: MAY 3, 2023



Unbridled SPIRIT

Something special is stirring in the ranchlands of Maricopa. **A place that reminds us what it feels like to roam free, dream big and grow tall.** Rooted in the unique vitality of the desert, take a step into Kelly Ranch, a place where kids can be kids, and adults can too. Here ambition is emboldened and opportunity is unending. With cherished authenticity, the Kelly Ranch community will grant opportunity to the wild spirits of the world looking to prosper under the open blue skies of the Sonoran Desert, and welcome carefree living with open arms.

A place with **contemporary homes that offer a slice of ranch life to all**, featuring friendly front porches and private yards. Where trails can take you to the horizon and parks will bring you out to play.

Welcome to Kelly Ranch, **a modern-day homestead in Arizona's heartland.** A brand new community designed for Maricopa's next generation of dreamers that harkens back to its proud heritage. A home for the unbridled spirit in all of us.

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INTRODUCTION

PURPOSE + INTENT

Norris Design, on behalf of Cowley Companies, is proud to present Kelly Ranch, a future residential community located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road in Maricopa, Arizona. The current property owner, the Kelly Family, is working alongside Cowley Companies to revitalize their current homestead, stables and ranch through the development of a residential community that embraces and celebrates the history of the approximately 100-acre property.

This request seeks to modify the property's current zoning designations of GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development). The rezoning of the property follows the 2021 approval of a Major General Plan Amendment (GPA21-02) for the property, which modified the land use designation from C – Commercial, OS – Open Space and E – Employment to MDR – Medium Density Residential. The purpose of this request is to facilitate the evolution of the property from a former family owned and operated ranch to a planned residential community that will allow future residents a slice of ranch life. The PAD zoning and proposed development will align with the previously approved Major General Plan Amendment. Approval of this request will result in increased housing opportunities within the City of Maricopa through the design and development of a cohesively planned community that exemplifies respect for community heritage and provides a family-oriented, connected and safe neighborhood.

Kelly Ranch is proposed as a residential community that will have the ability to develop with a variety of residential product (single family detached and single family build to rent) and lot sizes with an overall maximum project yield of 350 dwelling units (a maximum density of approximately 4.4 du/ac). The variety of housing types and sizes will encourage diversity in resident age, stage of life and income, providing a melting pot of neighbors that come together to form not only a community but family. Population diversity is a key element to creating a unique neighborhood that is inviting to everyone, inclusive, safe, and sustainable. An interconnected fabric of open space and pedestrian linkages will be the dominant design principle that will guide the overall identity of the community, providing spaces for

residential connectivity, socialization and recreation. The future Kelly Ranch community will have a modern, contemporary ranch aesthetic that will respect the history of Maricopa and specifically the Kelly Family ranch, while providing a community and lifestyle that meets the desires of current and future residents.



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 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. The site 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.

EXISTING CONDITIONS

The property is currently comprised of an existing homestead, vacant land and stables currently utilized for horse boarding. Other than the Kellys' home, which will remain, the site includes fencing, concrete irrigation ditches, a few dirt roads and various 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.

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. Currently, Porter Road provides the only vehicular access to the property. 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 east/west 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 (Sonoran Desert Parkway) that will replace Farrell Road with a Parkway (200-foot right-of-way) and extend east of Porter Road along the southern portion of the project site.

DRAINAGE CONDITIONS

The site is relatively flat, with a gentle slope from south to north, and includes an existing retention basin located in the northwest corner of the site to manage current onsite 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.

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; however, the Santa Rosa Wash is the responsibility of the MFCDD and the timing of the CLOMR and subsequent construction is uncertain. If development of the subject site is desired prior to the approval of the City-requested CLOMR, the developer of Kelly Ranch shall process a CLOMR for the subject property prior to any proposed development, which will require raising the lots at least one foot (1') with fill while retaining required critical floodplain storage.

EXHIBIT 1 | VICINITY MAP



EXHIBIT 2 | SITE ANALYSIS

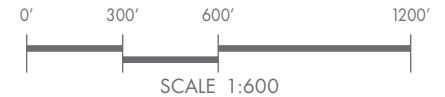
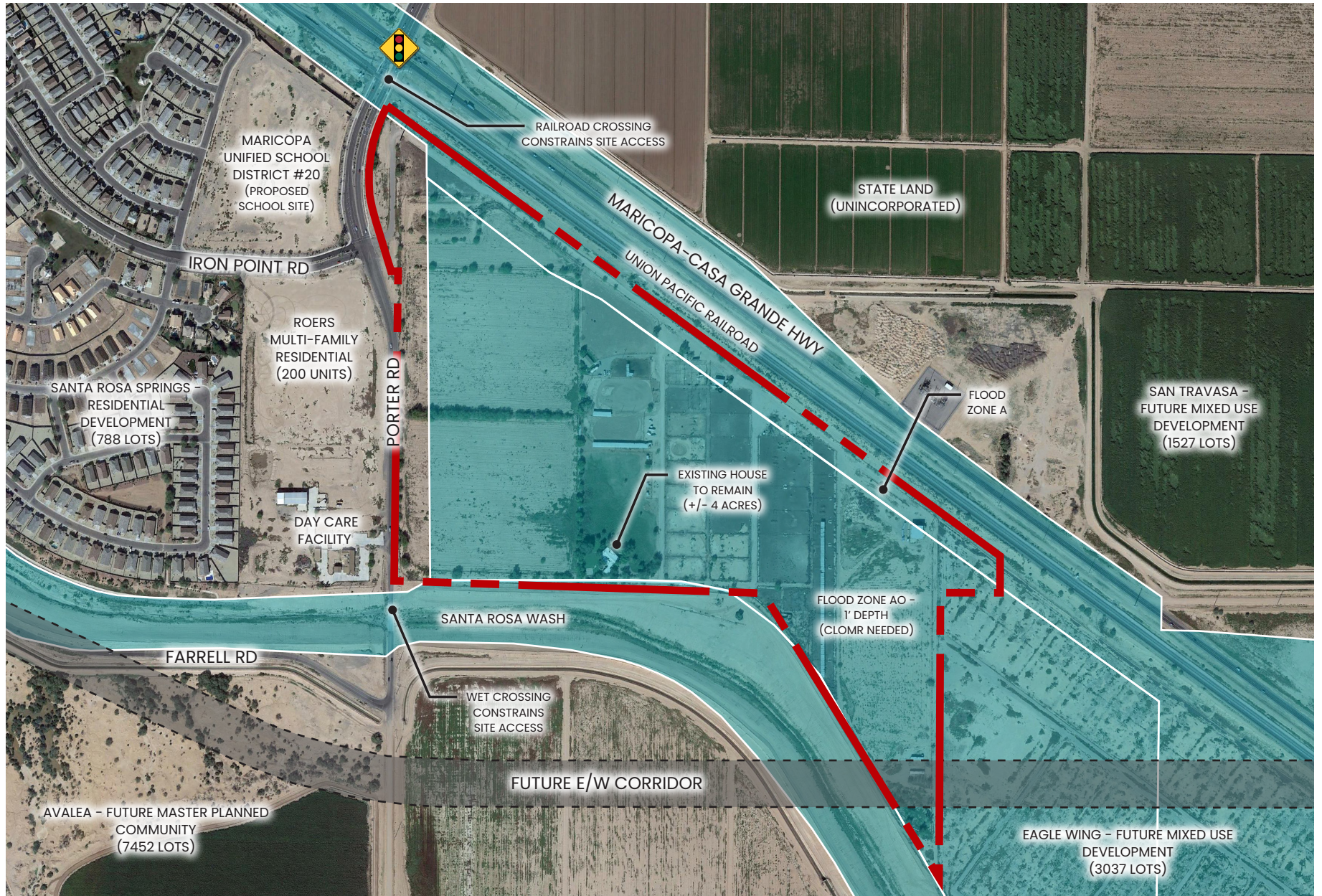
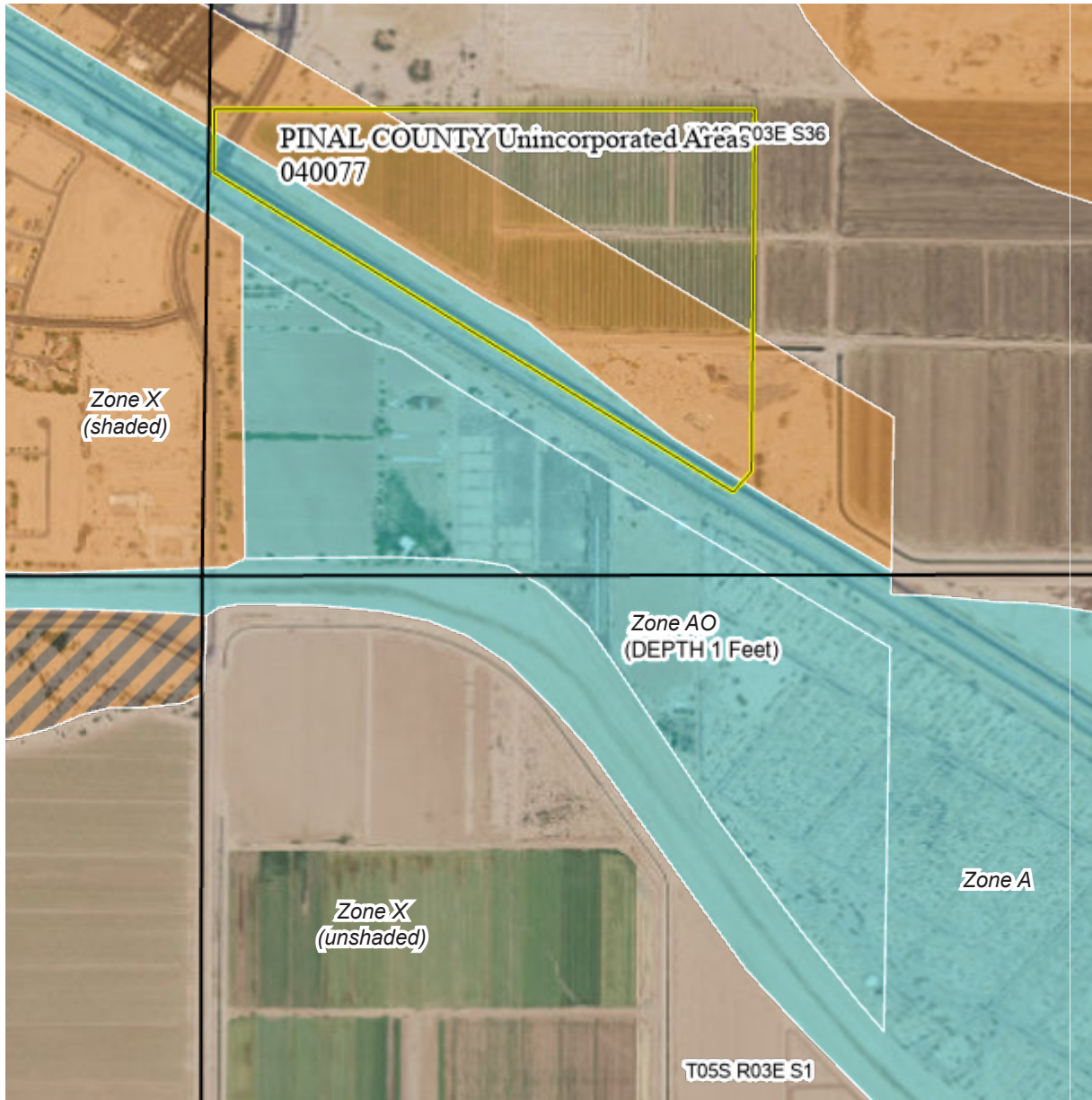
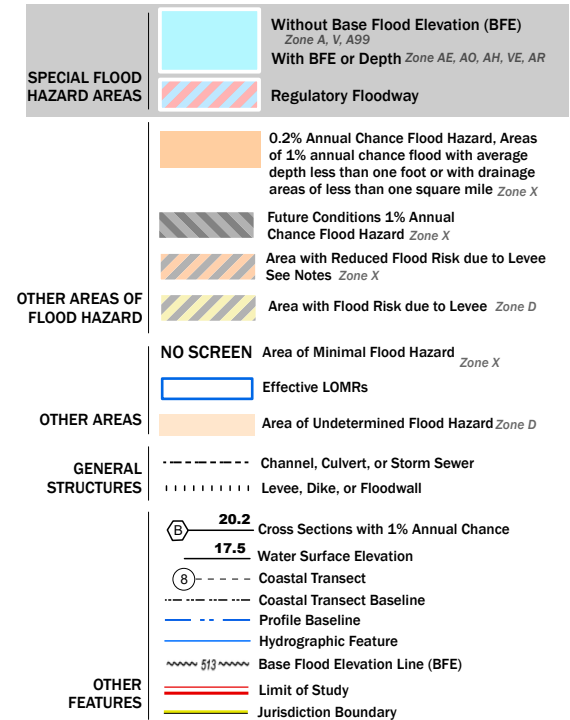


EXHIBIT 3 | FIRM



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

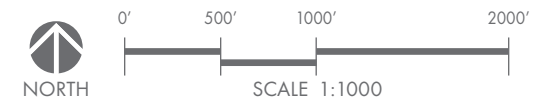
PANEL 745 OF 2575

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



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 residential community and a potential future elementary school site. In June 2022, the City approved the rezoning and General Plan Amendment for Roers Maricopa, a proposed 200-unit multi-family residential project east of Santa Rosa Springs and west of Porter Road. 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.

Northwest of the site, on the north side of Maricopa-Casa Grande Highway and west of Porter Road, are two mixed use developments undergoing development, the Maricopa Wells power center and Stonegate Center. These two projects include proposed commercial, healthcare/medical office, education, single family residential and multi-family residential uses. The Maricopa 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. Despite seeing an increase

in development activity, several commercial, mixed use and employment designated parcels remain vacant. On the east side of Porter Road, two multi-family residential communities (Copa Flats and REV @ Porter) are being constructed and Home at Maricopa is currently going through the planning process. An approximately 70-acre property owned by the State Land Department located due north of the subject 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.

Although there is an abundance of vacant parcels north, east and south of the property, rapid development is moving southeast, as evidenced by the various proposed applications being processed by the City of Maricopa. This growth pattern sets the stage for the success of Kelly Ranch and the need for additional residential development south of Maricopa-Casa Grande Highway.

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	MDR	GR / CI-2	Homestead / agricultural land	Kelly Ranches - Residential Community
NORTH	C / E	GR (County)	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 / HDR	PAD (CR-3 / CB-2/RH)	Santa Rosa Springs - Residential	Potential school site, potential commercial and planned Roers Maricopa Multi-Family Residential

EXISTING GENERAL PLAN LAND USE + ZONING

In 2021, the General Plan land use designation of the site was modified from C – Commercial with small portions designated as OS – Open Space and E – Employment to the current designation of MDR – Medium Density Residential (GPA21-02). MDR (described in Table 2 below) is suitable for planned single family residential neighborhoods and complements the existing and planned development in the immediate area. The Kelly Ranch community meets the goals, policies and intent of the City’s General Plan and demonstrates compatibility between new development and existing/planned neighborhoods by incorporating a compatible residential scale. See Exhibit 4 | General Plan Land Use.

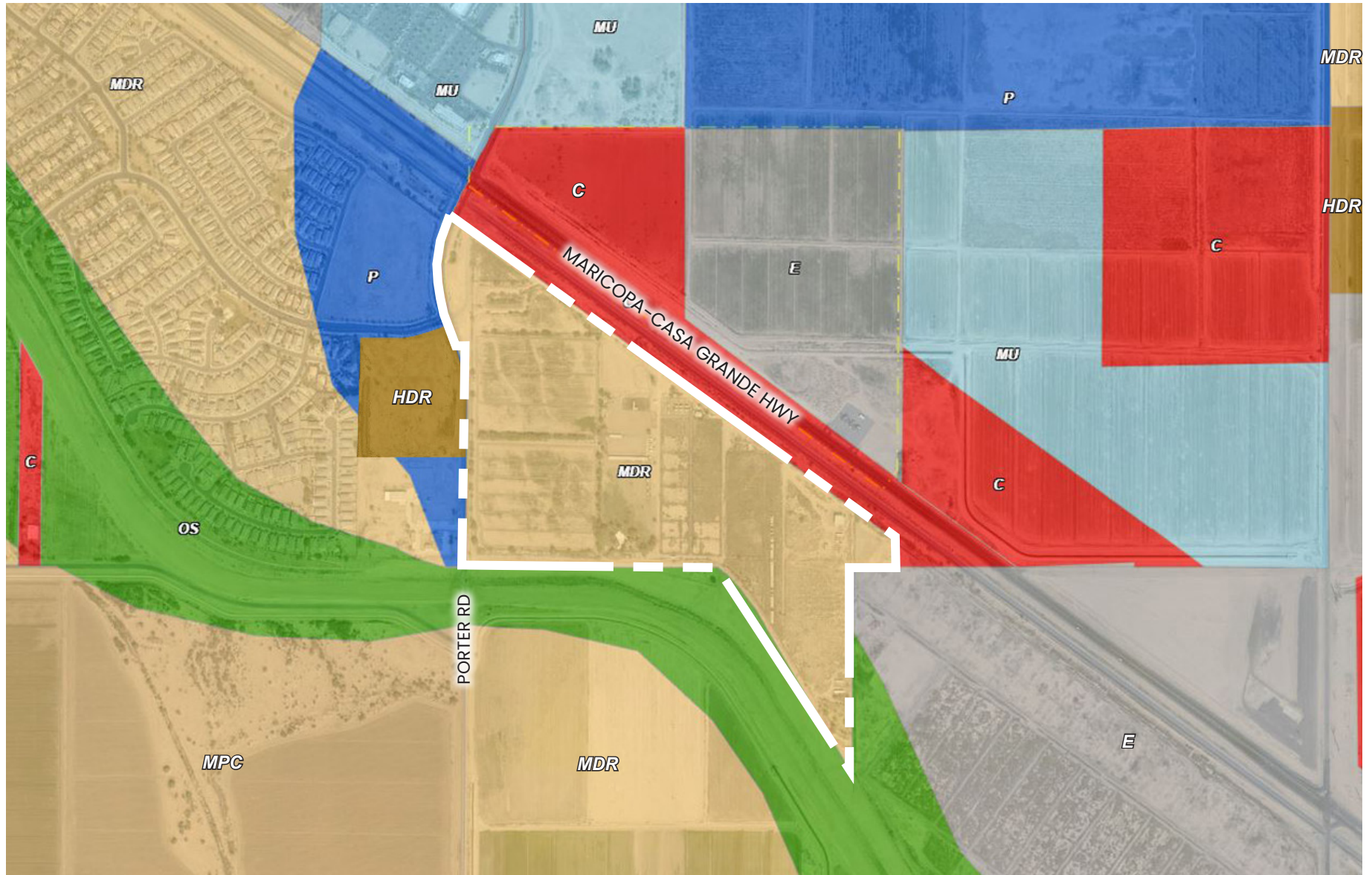
The majority of the property is zoned General Rural (GR) with a small portion in the southeast corner zoned Industrial (CI-2). This application requests to rezone the subject site to Planned Area Development (PAD) to facilitate the development of the Kelly Ranch residential community. See Exhibit 5 | Existing + Proposed Zoning.



Table 2: Existing 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.

EXHIBIT 4 | GENERAL PLAN LAND USE

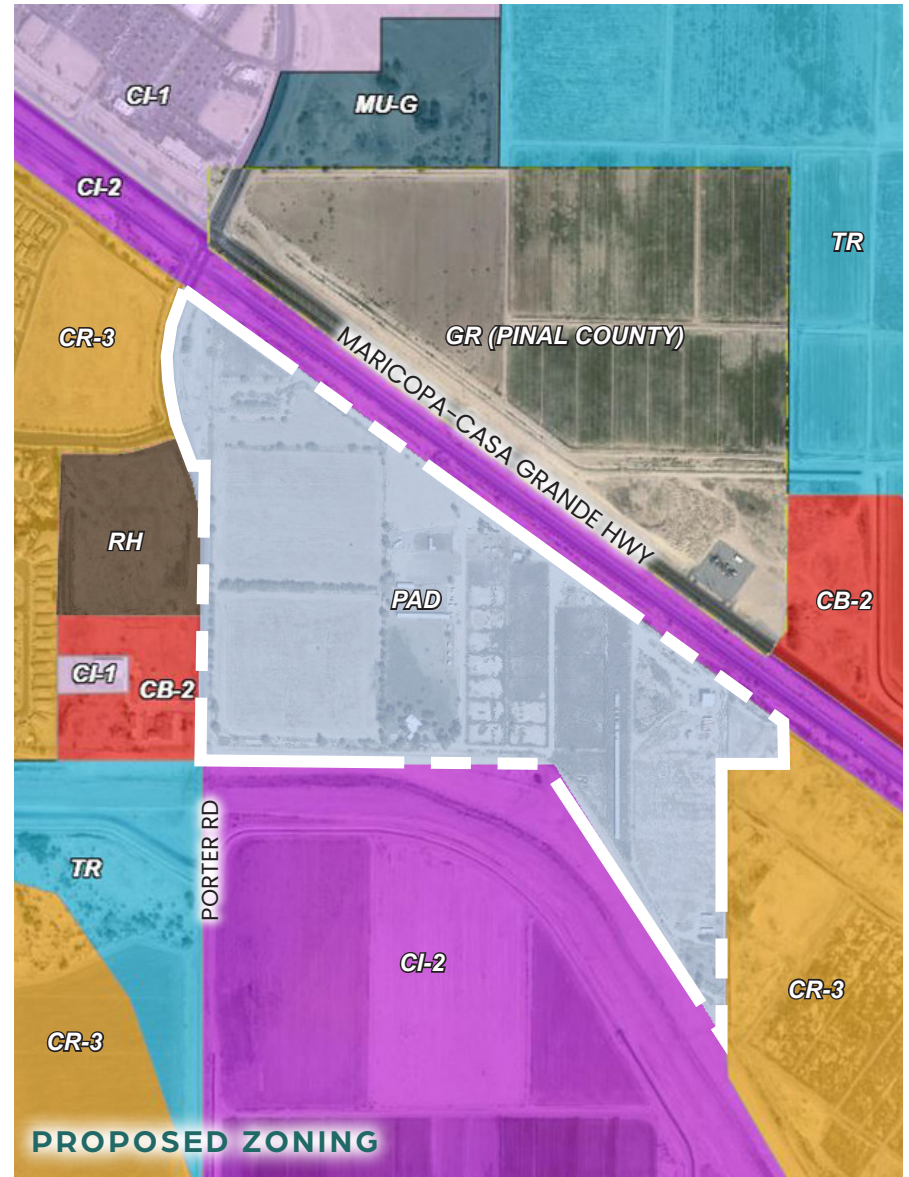
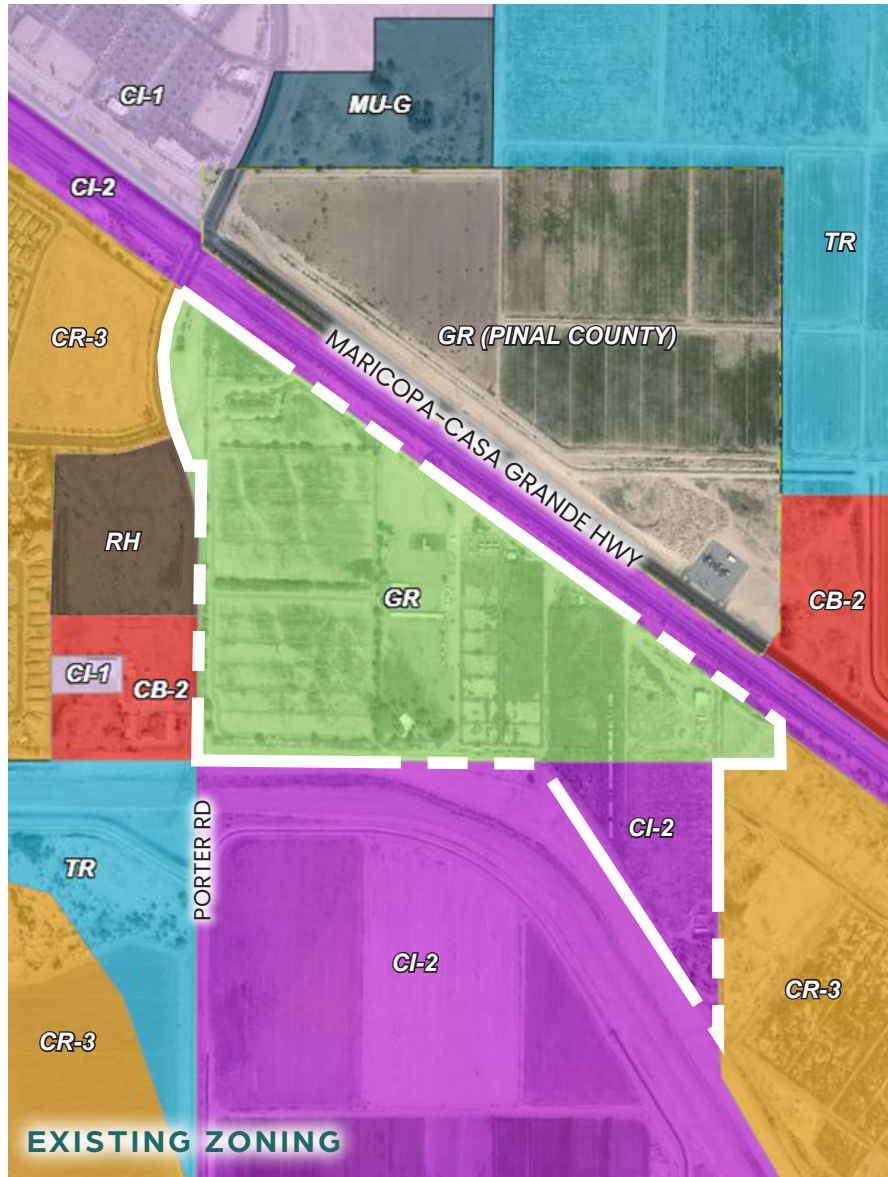


LEGEND










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



EXHIBIT 5 | EXISTING + PROPOSED ZONING



LEGEND

- | | | |
|---|--|--|
|  CB-2 - GENERAL BUSINESS |  MU-G - GENERAL MIXED USE |  TR - TRANSITIONAL |
|  CI-1 - LIGHT INDUSTRY & WAREHOUSE |  RH - HIGH DENSITY RESIDENTIAL |  PAD - PLANNED AREA DEVELOPMENT |
|  CI-2 - INDUSTRIAL |  CR-3 - SINGLE FAMILY RESIDENCE |  GR - GENERAL RURAL |



PAD FINDINGS

Rezoning the subject property to PAD will allow for variety in residential product types and lot sizes, while providing assurances that the overall community will have a cohesive design theme that establishes a sense of place unique in distinct character to Kelly Ranch. The PAD will facilitate development that will complement existing and planned development in the vicinity while allowing for efficiencies and flexibility to respond to residential market demands and the unique characteristics of the site. The Kelly Ranch PAD meets the provisions for minimum development area, integration into existing development in the adjacent neighborhood and open space connectivity, as well as the requirements associated with lot size variation and the incorporation of a minimum of one land use type.

Per Section 18.180.040 of the City of Maricopa Zoning Code, Kelly Ranch shall be designed to accomplish the nine (9) findings required for rezoning to the PAD district. The proposed development is in conformance with these findings as demonstrated below:

- A. *The proposed development is consistent with the General Plan, MCC Title 17, Subdivisions, and any applicable specific plan or master plan, including the density and intensity limitations that apply;*

The proposed residential land use is consistent with the recently approved General Plan land use designation of Medium Density Residential (MDR), as the maximum project yield of 350 dwelling units (approximately 4.4 dwelling units per acre) falls within the MDR density range of six (6) dwelling units per acre. The project shall follow all applicable subdivision regulations, except where modified within this PAD. No known specific plans or master plans, beyond policies identified within the General Plan, apply to the project site. Per the General Plan, the site is not located within a Special Planning Area.

Kelly Ranch is envisioned as a unique residential community offering a variety of product types and lot sizes connected by a network of open space with a modern ranch aesthetic that celebrates the history of the property. The proposed development supports the General Plan Objective B1.2.1,

“Proactively manage future development and partner with developers to create distinctive communities.” In addition, rezoning the property from a partially obsolete zoning district (CI-2 is a pre-existing district and not a district under the current Zoning Code) to a current district (PAD) is consistent with Objective B1.4.6, “Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.”



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

The subject site is relatively flat and suitable for conversion to a medium density residential development, which would be consistent with adjacent existing and proposed residential land uses. The proposed mix of residential product would increase opportunities for new housing options south of Maricopa-Casa Grande Highway. Although the majority of the site is located within Flood Zone AO with a depth of one foot (1'), either a municipal/MFCD-requested CLOMR or a developer-initiated CLOMR will be required to remove the property from applicable floodplain regulations.

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

Primary and secondary access to Kelly Ranch will be from Porter Road. Improvements to Porter Road adjacent to the site will be provided, as required by the City, at the time of first phase of development. A series of internal local public or private roadways will serve the development and provide safe and efficient traffic flow within the future residential community. Please see the accompanying Traffic Impact Analysis prepared by Lokahi, LLC for detailed information regarding the traffic levels of service and proposed improvements for the future community.

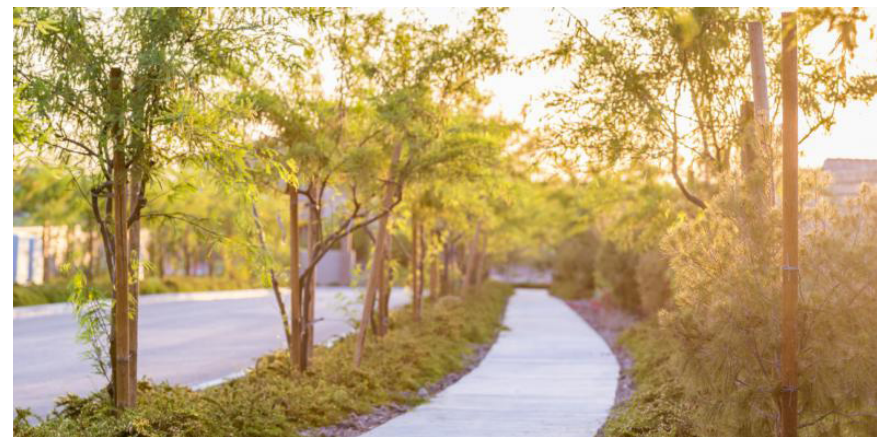
In addition to adequate transportation facilities in the area, water and wastewater infrastructure currently exists adjacent to the subject property and will be extended and connections provided with the future development of Kelly Ranch. The proposed development will not be a detriment to public health, safety, or welfare, and will contribute positively to the surrounding community by replacing a vacant 100-acre parcel with an integrated, cohesively designed residential community that will provide new housing options south of Maricopa-Casa Grande Highway.

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

The area surrounding the future Kelly Ranch Development includes the existing single family residential neighborhood of Santa Rosa Springs, the planned multi-family residential community of Roers Maricopa, the future master planned community of Avalea and the planned mixed use development Eagle Wing. This area of Maricopa is planned for future growth and development in a pattern that is sustainable and compatible over the long term. Kelly Ranch will contribute to the housing options in the area and support future planned commercial and employment development. The addition of medium density residential will be harmonious with the character of the area and will require no buffering or transitional areas to enhance compatibility with surrounding land uses.

- E. *The development complies with applicable adopted design guidelines; and*

The future development of Kelly Ranch will comply with the Single Family Residential Design Guidelines dated March 3, 2021 and the Multi-Family Residential Design Guidelines dated April 19, 2022, unless otherwise modified by this PAD.



- F. *The proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.*

The Planned Area Development district has been requested to allow for a variety of lot sizes and product types, providing flexibility to offer a range of housing options that will cater to a diverse population. With the option to develop single family detached and single family build to rent products, the site can be developed efficiently with a variety of complementary residential uses planned together with a network of shared open space and amenities. The PAD will include additional design elements as required for smaller lot sizes, which will result in enhanced site design which exceeds base district regulations.

Additionally, through the PAD district designation, the Kelly Family is able to maintain their home and continue boarding horses while still being a part of the greater Kelly Ranch community. The synergy between the Kelly's remaining homestead and the future residential development is a key design principle of the overall development and aids in creating the theme for Kelly Ranch. The modern ranch aesthetic will be programmed into the architecture of the residences as well as the site design, creating a cohesive theme and a distinct sense of place.

- G. *Residential densities shall be determined on the basis of the following:*
1. *The densities of the surrounding development;*
 2. *The urban development goals and other policies of the general plan;*
 3. *The topography and character of the natural environment;*
 4. *The impact of a given density on the specific site and adjacent properties.*

The proposed maximum density of approximately 4.4 dwelling units per acre is consistent with all four items above, particularly that of the General Plan, which designates a maximum density of six (6) dwelling units per acre based on the MDR land use designation. The relatively flat nature

of the land, location adjacent to major roadways (existing and planned) and railroad, as well as the similar densities of adjacent properties supports the proposed future residential community of Kelly Ranch and the density proposed.

- H. *Minimum Lot Area. Single family residential developments may propose lotting arrangements with a portion of the site in parcels with less than a 5,000 square feet lot area when achieving a minimum of six points from the PAD Design Element Table.*

The Kelly Ranch PAD requests the allowance of lots less than 5,000 square feet in lot area and a reduction in lot width and rear yard setbacks. Due to the size of the proposed development, these requested development standard modifications will be supplemented with the implementation of additional design elements, as outlined in the PAD Design Element Table, with a total point value of eleven (11). The Development Program section of this narrative outlines the design elements that will be implemented with the development of Kelly Ranch and the planned enhancements that will create a sense of place and aid in telling the story and history of the Kelly Ranch property.



I. Modify Development Land Use Regulations.

1. *Criteria for Modifications to Default Standards.* At a minimum, the following criteria when evaluating all requests for modifications to this title standards and/or general development standards:

- a. *The modification is consistent with the application of design requirements designated in the PAD;*
- b. *The modification will result in a project design that meets or exceeds the design goals and guidelines as expressed by the PAD; and*
- c. *The modification results in a building of superior architectural design, as determined by building form and massing, use of materials and colors, and relationship of the building to the building site;*
- d. *The modification is in accordance with the city of Maricopa adopted building code and adopted Design Standards Manual, as may be applicable.*

2. Applicable Zoning Code. Development standards not established within the PAD plan shall refer to the applicable zoning code.

As noted above, the Kelly Ranch PAD shall incorporate additional design elements with a minimum point value of eleven (11) to allow for reduced lot sizes, lot widths and rear yard setbacks, allowing for future flexibility in residential product type that will be able to meet current and future housing market demands. As such, the modification of default standards shall result in a higher quality project design that meets or exceeds the design goals expressed within this PAD. The development standards modifications shall not conflict with the adopted building code or adopted Design Standards Manuals.

If this PAD is silent on a specific provision, the applicable Zoning Code provision shall prevail.



DEVELOPMENT PROGRAM

LAND USE

Kelly Ranch is planned as a residential community. A conceptual development plan (see Exhibit 6) and conceptual site plan (see Exhibit 7) are included within this PAD, which indicate proposed product type, lot size, primary access and community amenity locations for conceptual purposes to demonstrate how the site might develop in accordance with the provisions of this PAD. Development Unit 1 will be approximately 3.5 acres and contains the Kelly Family's existing house and area for horse boarding facilities.

Within Development Units 2 through 4, a number of residential products and/or lot sizes will be allowed. Residential product offerings may include single family detached or single family build to rent. The objective of the PAD zoning is to provide the future builder/developer of Kelly Ranch the opportunity to incorporate a diverse offering of housing types that will successfully integrate into a single community. A minimum of three (3) different lot sizes (including build to rent) will be required within Kelly Ranch with a maximum overall allowed yield of 350 residential units. (Refer to the Amendments to the PAD section of this document for more information about modifications to project density.)

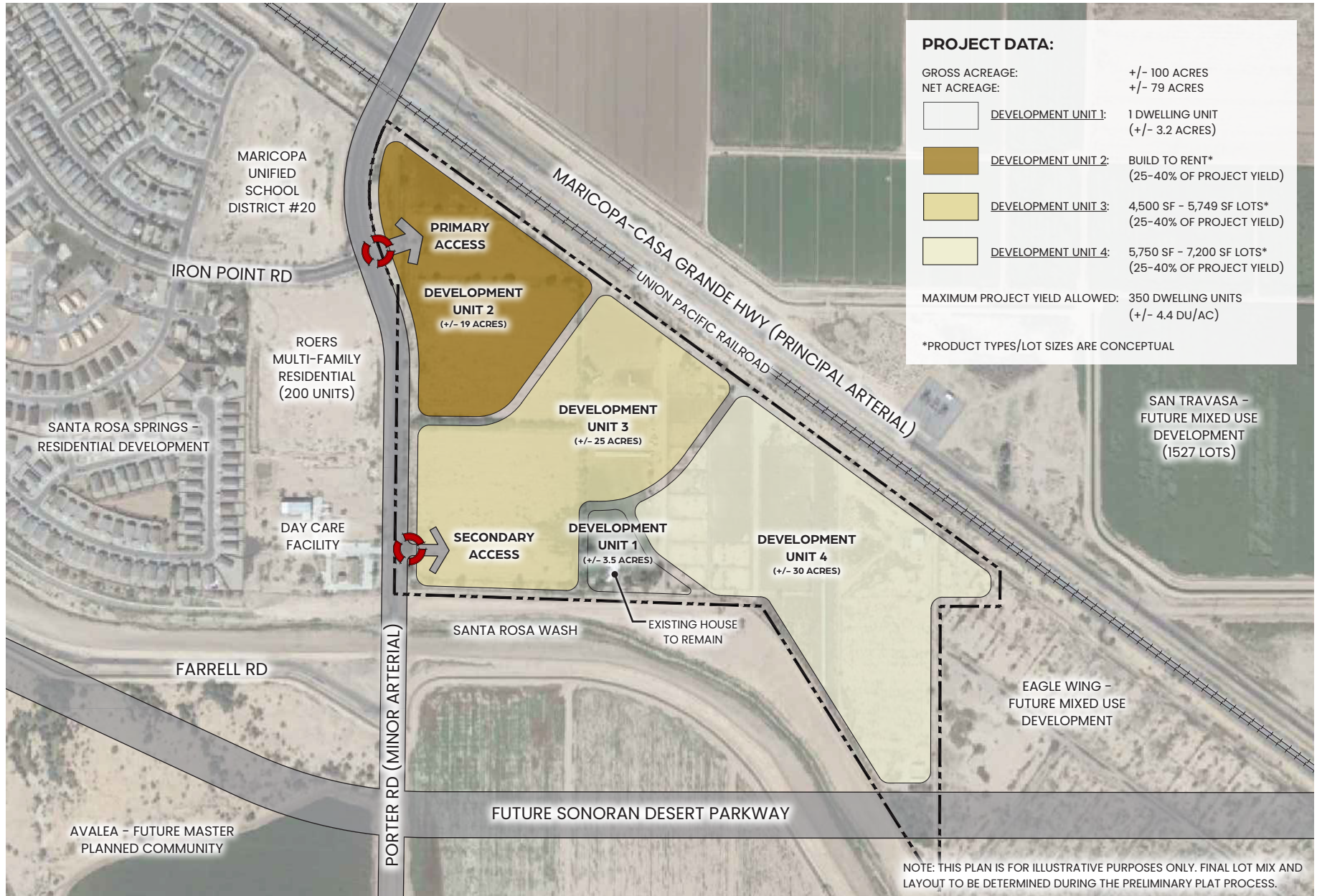
It is anticipated that residential uses adjacent to Porter Road will be the highest in density, with lot sizes increasing and density decreasing as development moves east. This PAD outlines requirements for the incorporation of three (3) different lot sizes (including build to rent) and residential unit mix percentage within the Kelly Ranch community. If two or more Development Units develop as single family detached residential, distinct lot sizes shall be provided, with at least ten percent (10%) variation in lot sizes between each successive Development Unit. Each product type and/or lot size shall comprise a minimum of twenty-five percent (25%) and no more than forty percent (40%) of the overall maximum allowed 350 residential units.

The final lot yield and housing products will be provided for review and approval with the Preliminary Plat application. Size and configuration of all Development Units will be finalized during the upcoming subdivision review process.

As described more thoroughly in the Open Space, Landscaping + Pedestrian Linkages section, an integrated network of open space will provide connectivity throughout the Kelly Ranch community providing opportunities for socialization, recreation and the ability to connect with the outdoors. A minimum of twenty percent (20%) of the net site acreage will be set aside for common area open space. A primary community amenity area will act as the main gathering and recreation space with additional, smaller amenity areas located throughout so all residents will have ample opportunity for active and passive recreation in close proximity to their home.



EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN



LEGEND

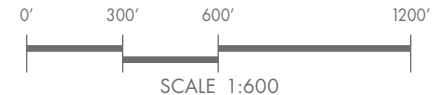


EXHIBIT 7 | CONCEPTUAL SITE PLAN



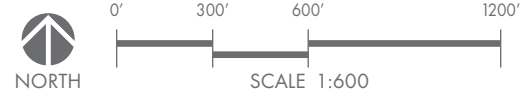
PROJECT DATA:

GROSS ACREAGE:	+/- 100 ACRES
NET ACREAGE:	+/- 79 ACRES
OPEN SPACE:	20% MINIMUM
DEVELOPMENT UNIT 1:	+/- 3.5 ACRES (1 UNIT / 0.3%)
DEVELOPMENT UNIT 2:	BUILD TO RENT* (96 UNITS / 28.5%)
DEVELOPMENT UNIT 3:	45' x 115' LOTS* (120 UNITS / 35.6%)
DEVELOPMENT UNIT 4:	50' x 115' LOTS* (120 UNITS / 35.6%)
TOTAL DWELLING UNITS:	337 DWELLING UNITS (+/- 4.2 DU/AC)

*PRODUCT TYPES/LOT SIZES ARE CONCEPTUAL

LEGEND

-  PRIMARY AMENITY
-  SECONDARY AMENITY
-  PARKETTE



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOT MIX, LAYOUT, STREET PATTERN AND OPEN SPACE ARRANGEMENT TO BE DETERMINED DURING THE PRELIMINARY PLAT PROCESS.

PERMITTED USES

Land use regulations for Kelly Ranch shall follow the permitted uses, conditional use permit uses and all applicable limitations listed for “RS” in Table 18.35.020 (Land Use Regulations – Residential Districts) in the City of Maricopa Zoning Code. In addition, the following uses are permitted:

- Multiple unit dwellings in the form of single family attached and detached build to rent
- Leasing Office / Property Management (only permitted if associated with a single family build to rent community)
- Equestrian boarding facility (restricted to Development Unit 1 and must meet the criteria below)
 - The keeping of horses is allowed on lots that are at least one acre in size. Up to three horses are allowed on one acre; an additional horse is permitted for each 3,000 square feet of lot area above one acre.



DEVELOPMENT STANDARDS

This PAD establishes customized zoning that will facilitate the development of a unique residential community that embraces the history of the property (the Kelly Family homestead) while allowing for future residential opportunities to meet the demands of the area. Flexibility in design will allow for variation in housing product, distinct community theming development and efficient layout and use of the land to craft a sense of place. The vision is to create a residential development that is inclusive, safe and community focused.

PAD DEVELOPMENT STANDARDS TABLE

The following development standards shall apply to the Kelly Ranch PAD. Standards have been divided by applicable residential product - “single family detached” and “single family build to rent” - which apply depending on the type of development. The proposed single family detached product standards most closely resemble the City of Maricopa’s RS-5 District standards with reduced lot area and width (but not smaller than required by MCC 18.35.030(B)), along with reduced rear setbacks, which will allow for a greater variation in housing styles. The single family build to rent product standards most closely resemble the City of Maricopa’s RM District standards. Standards which deviate from the comparable City zoning district are depicted in **bold** in Table 3.

The following development standards and requirements shall meet or exceed, without deviation, from any of the applicable City of Maricopa zoning, engineering, subdivision, or design review standards, requirements, or provisions for the proposed PAD district. Any development standard not listed within this PAD shall be regulated by the City of Maricopa Zoning Code, as amended.

- Accessory Structure Standards (Chapter 18.80.020, Accessory building or structures)
- Landscaping Requirements (Chapter 18.90, Landscaping)
- Lighting Standards (Chapter 18.95, Lighting)
- Parking Requirements (Chapter 18.105, On-Site Parking and Loading)
- Outdoor Storage Standards (Chapter 18.80.100, Outdoor storage)
- Signage Standards (Chapter 18.115, Signs)

Table 3: PAD Development Standards

	SINGLE FAMILY DETACHED	SINGLE FAMILY BUILD TO RENT
LOT DENSITY STANDARDS		
MINIMUM LOT AREA (S/F)	4,500	7,000
MINIMUM LOT WIDTH (FT.)	45	60
MAXIMUM DENSITY (UNITS/NET ACRE)	-	12
MAXIMUM LOT COVERAGE		
ONE STORY	55%	50%
TWO/THREE STORIES	50%	N/A
BUILDING STANDARDS		
MAXIMUM BUILDING HEIGHT (FT.)	30	30
SETBACKS (FT.)		
FRONT	10 ⁽¹⁾	20
INTERIOR SIDE	5	5
STREET SIDE	5	20
REAR	10	20
BUILDING SEPARATION	-	Minimum of 10 feet between buildings
OTHER STANDARDS		
OPEN SPACE ⁽²⁾	20% minimum of net acreage	20% of site
PRIVATE OUTDOOR LIVING DIMENSION	-	Minimum 10'
PRIVATE OUTDOOR LIVING AREA	-	Minimum 120 square feet average area per unit

1. Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.
2. Sixty percent (60%) of required open space for single family build to rent communities must be usable, as defined in MCC Title 17, Subdivisions.

DESIGN ELEMENTS

In addition to the customary development standards outlined above, future design and development of Kelly Ranch shall incorporate enhanced design elements to ensure compatibility with the surrounding area and high quality neighborhood design while encouraging walkability and placemaking. Per Section 18.60.060 of the Zoning Code, each of the following required design elements shall be incorporated into the PAD:

- Provide a sense of arrival utilizing landscaping, monumentation, decorative paving etc.
- Provide a distinctive project theme.
- Provide view fencing along arterial and collector streets when internal roadway abuts perimeter property line.
- Buffer the rear property lines for all lots backing onto an arterial street by 10 feet or more (no rear yard setback to be less than 20 feet for single-story and 30 feet for two-story).
- Provide a minimum 30-foot landscape parkway from ROW line to fence in a common area when lots back onto an arterial street and 5 feet when backed to a local or collector.
- Provide staggers or other visual breaks in perimeter fence walls at points no longer than 250-foot sections.
- Provide irregular shaped retention basins, maximum 4:1 slope.
- Enhance entry features with elements such as community signage, wall themes, and distinct landscape design.
- Provide detached sidewalks within local ROW's.

Beyond the required PAD Design Elements listed above, additional design elements with a minimum point value of eleven (11) shall apply to the Kelly Ranch PAD due to the PAD size (between 50 and 100 acres), allowance of lot sizes below 5,000 square feet and reduced lot width and rear yard setbacks. Selected design elements and a brief explanation of how the Kelly Ranch PAD shall incorporate each design element is provided below.

- Provide landscape open spaces visible from arterial street and residential street view. (1 point)

Landscaped open spaces throughout the community shall be visible from both Porter Road and internal streets. Visible open space will provide both visual enhancement as well as a safe and welcoming community environment.

- Incorporate standard front porches, defined courtyards, or other defined front yard outdoor living spaces of at least 60 percent of the home elevations. (2 points)

A minimum of 60% of the home elevations offered within Kelly Ranch shall be designed to include a front yard outdoor living space. This architectural design element will encourage social interaction among neighbors, aid in overall safety of the community and contribute to the overall character and theme of Kelly Ranch – a place where neighbors become family.



- *Single-story or combination one- and two-story homes on all corner lots. (1 point)*

For all single family residential development within Kelly Ranch, corner lots shall be restricted to single story homes. This design requirement creates a more visually appealing streetscape, provides a safer pedestrian and vehicular environment, as well as contributes to the overall livability of the neighborhood.

- *Limit the amount of two-story homes along arterial and collector streets to no more than every third lot. (1 point)*

Along Porter Road, a combination of single story and two-story homes shall be incorporated to provide visual interest from the perimeter roadway. Product variation and streetscene will be enhanced by limiting the number of two-story homes to every third lot backing to Porter Road.

- *Incorporate architectural enhancements to community mailboxes for residents such as lighting, shade, bulletin board, etc. (1 point)*

One or more of the above architectural enhancements shall be provided at each community mailbox location. The intent is to design attractive and welcoming community amenity/gathering areas that are safe and foster community interaction.



- *Add additional amenities interior to the project. (2 points)*

Kelly Ranch shall be designed to include a variety of amenities evenly distributed throughout the community. Passive and active amenity areas shall be planned to engage residents of all ages and abilities.

- *Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities. (1 point)*

Each community amenity area within Kelly Ranch shall incorporate shade elements to provide human comfort. Shade elements may include structures such as ramadas, fabric shade sails, or shade trees depending on the scale and type of amenity being shaded.

- *Design and improve retention areas to be usable and ADA accessible. (2 points)*

As part of the programming for Kelly Ranch, retention areas may double as usable open space within provided amenity areas.

ARCHITECTURAL DESIGN GUIDELINES

Kelly Ranch shall comply with the Single Family Residential Design Guidelines dated March 3, 2021 and/or the Multi-Family Residential Design Guidelines dated April 19, 2022, unless otherwise approved by the Zoning Administrator. It is anticipated that the architectural style will be contemporary while paying respect to the proud ranch heritage of the property. The architecture of the residential buildings shall complement the modern ranch theme of the community offering a variety of architectural styles and colors for variety and visual enhancement of the streetscape. It is anticipated that homes will utilize a neutral color palette with accents of saturated desert tones. A variety of rooflines, materials, colors, floorplans, elevations and architectural details shall be incorporated to meet the required home diversity objective. Final residential building products and elevation designs will be reviewed and approved by the City of Maricopa as part of the administrative design review process.

OPEN SPACE, LANDSCAPING + PEDESTRIAN LINKAGES

The design and development of the Kelly Ranch community shall provide a minimum of three lot sizes and/or housing types, promote a walkable neighborhood and offer accessible common open space that will aid in promoting community safety and gathering. As noted in Table 3, Kelly Ranch shall provide a minimum of twenty percent (20%) of the net acreage as open space in the form of landscaped buffers and retention areas, community arrival/entries and passive and active amenity areas. Community open space in the form of strategically placed amenities and perimeter landscape buffers adjacent to Porter Road and the Union Pacific Railroad are demonstrated in Exhibit 8 | Landscaping + Open Space. Open space will be celebrated as an amenity, woven through the development, connecting neighbors and providing areas for socialization and recreation. Areas of active play will be designed in such a way as to foster social interaction and maximize visibility, creating a safe environment that is welcoming to all. Front yards and porches will encourage community interaction, while private rear yards will deliver calm spaces of refuge.

The arrival experience into Kelly Ranch along the primary access will be distinguished and memorable with thoughtfully designed entry monumentation, enhanced landscaping and streetscaping and a unique secondary amenity space – described more in the Amenities + Programming subsection below – that provides wide open spaces and preserved view corridors, paying homage to the “unbridled spirit” of the community. The secondary access to the Kelly Ranch community will take visitor and resident alike through a similar enhanced experience, arriving onto a community parkette, also described in the Amenities + Programming subsection below.

The overall landscape theme will emphasize the modern ranch design aesthetic of the Kelly Ranch community, creating a park-like experience with wide open spaces connected by sidewalks and pathways. Landscape will soften the appearance of the built environment and act as a community identifier, reinforcing the

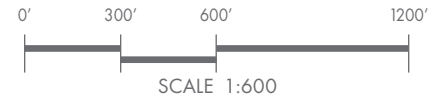
modern ranch theme and the uniqueness of the Kelly Ranch community. Plant material will be chosen for its textural quality, ability to provide year-round color, shading capabilities and visual interest. Although turf may be utilized in areas for retention, active play and as a thematic element, the use of drought-tolerant, native or adapted plant species shall be encouraged. At the time of Preliminary Plat submittal, a preliminary landscape and open space plan shall provide an overview of landscape theme and integration of open space for the proposed development.

Adjacent to the railroad a combination of landscaped open space and streets running parallel to the railroad shall be provided as a buffer and protective barrier adjacent to the north property line. The open space buffer shall incorporate drainage, as necessary, along with a landscaped sidewalk as part of the overall internal pedestrian network.

Community sidewalks and pathways will encourage pedestrian connectivity and provide an active streetscene, while providing efficient pedestrian access to the various open space and amenity areas. As shown on Exhibit 10 | Vehicular + Pedestrian Circulation, 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 and paths that connect residents to community amenities, perimeter roadways, the future Santa Rosa Wash Trail corridor and each other. The future Santa Rosa Wash Trail alignment is assumed to be located adjacent to the wash and located on the property south of Kelly Ranch. Coordination with the City for final trail location shall continue during the subdivision process. Internal pedestrian circulation and connectivity will be designed to comply with the City’s General Plan, Zoning Code and Design Guidelines.

The ownership, control and maintenance of common areas such as amenity areas, landscape tracts, open space, hardscape, walls and monumentation will be conveyed to and held in common by the homeowners’ association(s) (HOA).

EXHIBIT 8 | LANDSCAPING + OPEN SPACE



AMENITIES + PROGRAMMING

As shown on Exhibit 8 | Landscaping + Open Space, Kelly Ranch shall provide a centralized primary amenity area, easily accessible by community sidewalks and paths. The primary amenity area will provide, at a minimum, a shaded play structure ("tot lot"), open play turf area, ramada with picnic tables, BBQ area, bicycle racks and two (2) of the following amenity or programming options:

- Sand volleyball court
- Basketball court (half court)
- Bocce ball
- Outdoor game table (chess, ping pong, checkers, etc.)
- Exercise station
- Pollinator garden
- Community vegetable garden
- Any other amenity as deemed appropriate and equivalent in quality as the options above, as determined by the Zoning Administrator

The northwestern corner of the project, just north of the primary entry, serves as the welcoming arrival experience into the community. In addition to enhanced landscaping at the entry, this area will be developed as the secondary amenity area that celebrates the wild and free ranch spirit of the community, while doubling as an area for drainage retention. The secondary amenity area will be developed as one (1) of the following options:

1. Dog park with shade structure(s) and parking (as depicted conceptually on Exhibit 8) – may include, but not limited to:
 - Separate areas for small and large dogs
 - Large shade trees
 - Natural turf
 - Pet drinking fountain and waste receptacle
 - Pet play or agility equipment
 - Benches or seating
2. Multi-purpose sports field with shade structure(s) and parking – may include, but not limited to:
 - Large shade trees
 - Natural turf
 - Seating for spectators

A minimum of four (4) smaller amenity areas, parkettes, will be

provided throughout the Kelly Ranch community, offering outdoor passive and active recreation opportunities in close proximity to each resident. Each parkette will be unique, with the goal of providing a variety of amenities throughout the community to appeal to all ages and activity levels. Parkettes may vary in size and programming, and no two parkettes will offer the same exact amenity package; however, each shall include, at a minimum, one (1) shaded bench, turf for active play and pedestrian scale lighting. In addition, each parkette shall also include at least two (2) of the following amenity or programming options:

- Ramada or shade structure and picnic table(s)
- Play structure and/or feature
- BBQ area
- Sand volleyball court
- Basketball court (half court)
- Bocce ball
- Outdoor game table (chess, ping pong, checkers, etc.)
- Exercise station
- Fire feature with seating
- Dog park
- Community vegetable garden
- Any other amenity as deemed appropriate and equivalent in quality as the options above, as determined by the Zoning Administrator

If the Kelly Ranch community develops with a build to rent component, the developer will be required to provide a central community amenity within the build to rent community. This amenity area shall include, at a minimum, a community clubhouse with pool, spa and two (2) of the following options:

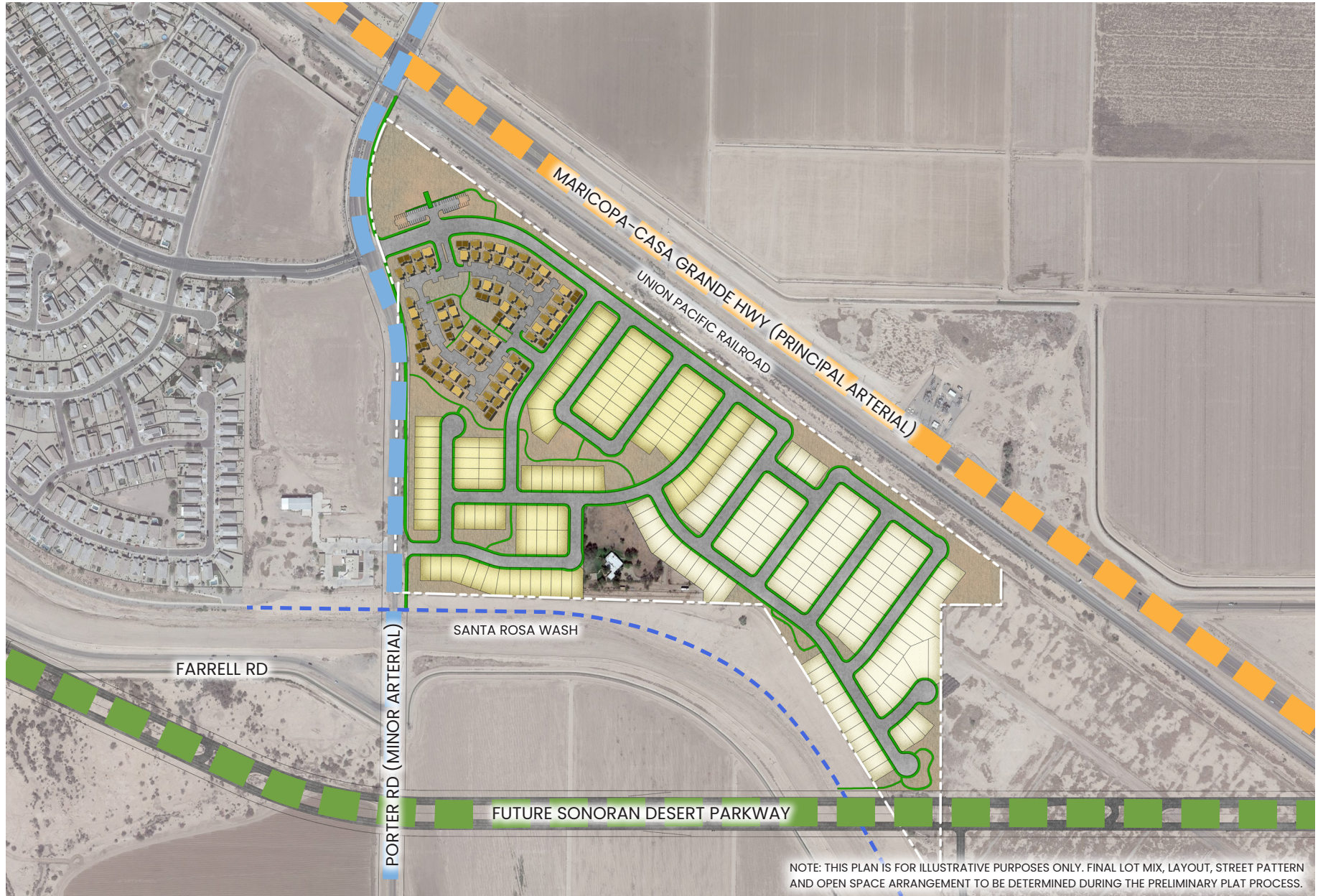
- Outdoor kitchen or BBQ area
- Ramada or shade structure with seating
- Outdoor game area
- Fire feature with seating
- Fitness center

See Exhibit 9 | Conceptual Amenities for imagery depicting quality and character of the proposed amenities for Kelly Ranch.

EXHIBIT 9 | CONCEPTUAL AMENITIES



EXHIBIT 10 | VEHICULAR + PEDESTRIAN CIRCULATION



LEGEND

- PARKWAY
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- LOCAL ROADWAY
- SANTA ROSA WASH TRAIL (FUTURE)
- SIDEWALK OR PEDESTRIAN PATH



CONCEPTUAL WALLS + SIGNAGE DESIGN

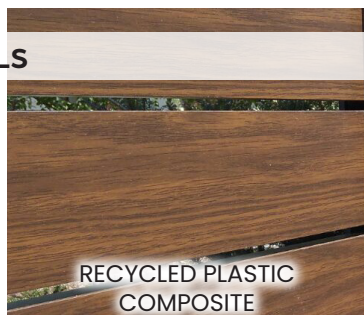
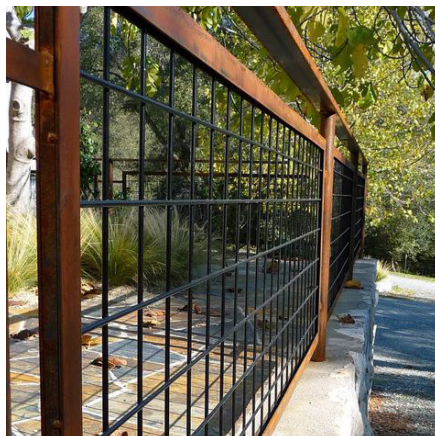
Walls and signage will be designed to complement the overall theme of the Kelly Ranch community through the consistent use of color and material palette. A collection of character imagery has been provided in Exhibit 11 | Conceptual Walls + Signage to illustrate the design intent and provide assurances of high quality design. A variety of wall types, including perimeter theme wall, privacy walls and full and partial view fences, will be incorporated throughout the community, offering opportunities for enhancement of the streetscape and providing transparency yet security and privacy where needed.

Solid perimeter walls may be permitted where necessary for noise abatement adjacent to the railroad and perimeter arterials and parkways. Opportunities for perimeter view fencing shall be encouraged where open space and/or roadways are planned along the perimeter of the site. In the cases where a solid wall is used solely, or in combination with view fence, the solid portion shall be decoratively treated (split face, single-score, fluted, etc.) and/or utilize a decorative material accent (stone or brick veneer) on all sides visible to the public and or internal open space to match the residential product architectural style and design. No walls shall exceed a height of six feet (6') unless needed for sound attenuation adjacent to the railroad where a maximum of eight feet (8') in height shall be permitted.

Primary and secondary monumentation/signage are anticipated on the perimeter of the site to announce arrival into Kelly Ranch. The monumentation/signage will be designed to be consistent with the character of the walls, architecture and amenities, further enhancing the community theme and creating a unique sense of plan. If signage criteria as outlined in Section 18.115 - Signs of the Zoning Ordinance requires tailoring specific to the Kelly Ranch development, a Comprehensive Sign Plan will be submitted for review and approval by the City of Maricopa.

Final wall and monumentation/signage design will be provided for review and approval by City of Maricopa during the subdivision review process.

EXHIBIT 11 | CONCEPTUAL WALLS + SIGNAGE



INFRASTRUCTURE + PUBLIC UTILITIES/SERVICES

CIRCULATION

Primary vehicular access to the Kelly Ranch community will be provided from Porter Road, a Minor Arterial (minimum of 110 feet of right-of-way), aligning with Iron Point Road and the Santa Rosa Springs community entry. Porter Road is fully improved, including 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 only partially improved and will require half street improvements adjacent to the proposed community per the City of Maricopa design standards with the initial phase of development.

Secondary access will also be provided from Porter Road, south of Iron Point Road, approximately in alignment with the daycare facility driveway. Direct access to the proposed Sonoran Desert Parkway is not anticipated. Per City staff, the first phase of the Sonoran Desert Parkway – spanning from SR 347 to Porter Road – is expected to be completed by approximately the third or fourth quarter of 2023. The second phase, which will cross the Kelly Ranch property, is expected to have completed design drawings by the end of 2023. A construction timeline for the second phase has yet to be determined. The developer of Kelly Ranch will work with the City of Maricopa on possible land dedication necessary to accommodate right-of-way in the southeast corner of the property for the future parkway.

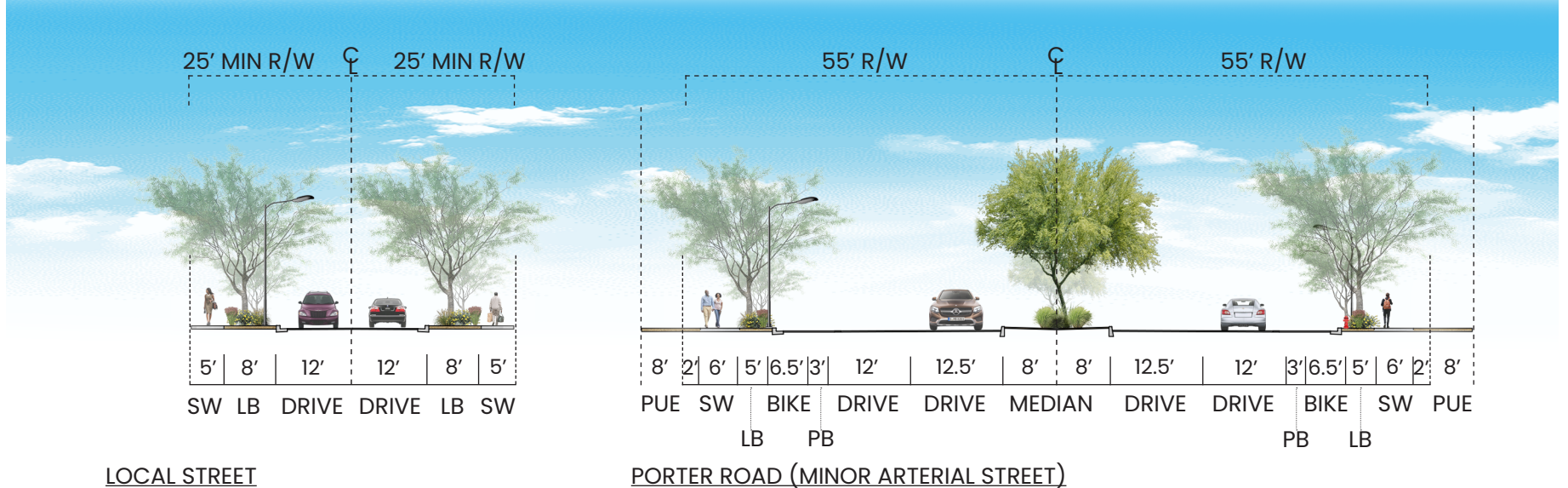
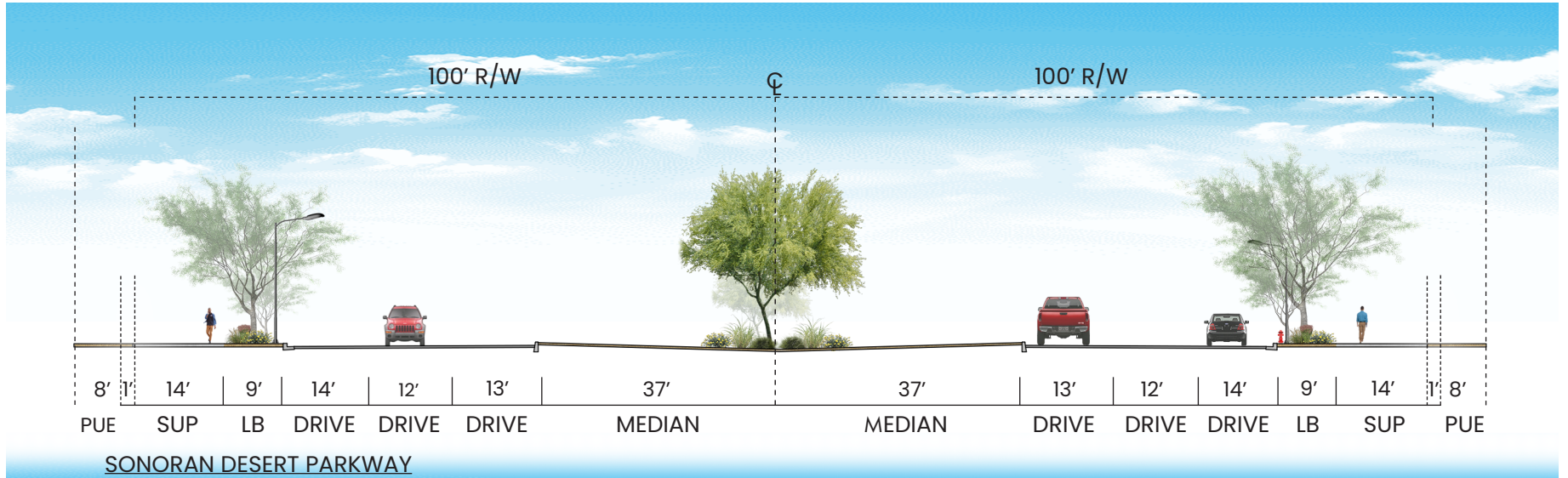
No improvements are required for Maricopa-Casa Grande Highway, as access from the project site is not feasible due to the railroad that parallels the southwest side of the highway. The intersection of Maricopa-Casa Grande Highway and Porter Road is fully improved with traffic signals; thus, no further improvements are anticipated with this development.

A series of internal local public and/or private streets will serve the Kelly Ranch community and provide safe and efficient traffic flow while presenting an attractive streetscape. All proposed streets will comply with the City of Maricopa's Design Standards Manual and appropriate design details. Please see Exhibit 12 | Street Cross Sections and the accompanying Traffic Impact Analysis prepared by Lokahi, LLC for more information.

GRADING + DRAINAGE

The subject property is relatively flat with a gentle slope from south to north. As noted above, a portion of the property is located within FEMA Special Flood Hazard Area zone AO (1-foot) due to incoming flows from the Santa Rosa Wash along the property's south border. A CLOMR for the subject property will be required prior to any proposed development and, depending on timing, could be completed by the City of Maricopa or required of the developer of the Kelly Ranch development. Once a drainage solution has been determined, the design of the Kelly Ranch community will manage all off-site and on-site flows. On-site retention/detention shall be provided through the use of basins and underground storage, as necessary, with all basins designed to convey the 100-year, 2-hour storm event. Sunrise Engineering has prepared a conceptual onsite drainage map – included within the accompanying Conceptual Drainage Report – delineating potential major and minor drainage basins for the future Kelly Ranch development.

EXHIBIT 12 | STREET CROSS SECTIONS

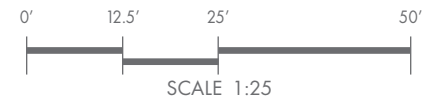


LEGEND

LB - LANDSCAPE BUFFER
SUP - SHARED USE PATH

R/W - RIGHT OF WAY
PUE - PUBLIC UTILITY EASEMENT

PB - PAINTED BUFFER
SW - SIDEWALK



WATER + SEWER FACILITIES

Global Water Resources is anticipated to be the water and wastewater provider for the future Kelly Ranch community. Water and wastewater infrastructure currently exists adjacent to the subject property, including a sixteen-inch (16”) water main in Porter Road and a ten-inch (10”) sewer main in Iron Point Road that is stubbed to the east side of Porter Road. No offsite improvements for water and wastewater are anticipated with the future development of the subject property.

The on-site water infrastructure improvements will include a looping system comprised of 8-inch lines that will tie into the existing Global Water System in two locations, one at the intersection of Iron Point Road and Porter Road and another approximately 650-feet south of the intersection of Iron Point Road and Porter Road. On-site Sewer improvements include the installation of a static gravity sewer system that based on preliminary flow calculations would require 8-inch lines. Please refer to the Preliminary Water Report and Preliminary Sewer Report prepared by Sunrise Engineering.

UTILITIES TABLE

Companies providing services to Kelly Ranch include:

Table 4: Utility Providers

UTILITY	PROVIDER
WATER	Global Water Resources
SEWER	Global Water Resources
GAS	Southwest Gas Corporation
ELECTRIC	Electrical District #3
COMMUNICATIONS	Century Link / Orbitel Communications

EMERGENCY SERVICES

Kelly Ranch will be served by the City of Maricopa Fire Department and Maricopa Police Department. Both fire and police facilities are in sufficient proximity to provide fast and reliable service to the future residents of Kelly Ranch. The project site is located within approximately five (5) miles of Fire Station 571 (currently estimated to be the closest station), as well as Stations 572, 574 and 575. Two police stations also fall within a five (5) mile radius.



SCHOOLS

Kelly Ranch is located within the Maricopa Unified School District (MUSD). At the time of this PAD request, the MUSD includes six (6) elementary schools (grades pre-kindergarten through 5) with a remaining capacity of 1,600 students, two (2) middle schools (grades 6 through 8) with a remaining capacity of 340 students and two (2) high schools (grades 9 through 12) with a remaining capacity of 1,000 students. The MUSD recently added a school at the high school level and are working with the State School Facilities Board on the approval of a third middle school.

As shown in Table 5 below, the Kelly Ranch community could potentially generate a total of approximately 175 students with complete build out of a maximum 350 residential units. No school sites have been reserved as part of the proposed project. This is because the estimated number of students generated by the project do not exceed the remaining capacity within the MUSD, as provided above. The project team will continue to work with MUSD as the Kelly Ranch development unfolds.



Table 5: Student Demand Calculations

	MAXIMUM PROJECT YIELD (NUMBER OF DWELLING UNITS)	STUDENT GENERATION RATE	STUDENT PROJECTIONS	MEDIAN CAPACITY PER SCHOOL	NUMBER OF SCHOOLS NEEDED
ELEMENTARY/MIDDLE SCHOOL (K-8)	350	0.35	122.5	800	0.15
HIGH SCHOOL (9-12)	350	0.15	52.5	1,400	0.04

DEVELOPMENT PHASING

Kelly Ranch is expected to be developed in phases as market conditions dictate. It is anticipated the property will be developed from west to east due to location of existing vehicular access and utilities. Infrastructure improvements such as utilities, roadways, drainage, lighting and landscape shall be developed prior to and/or concurrently with each phase. Required improvements to Porter Road shall occur with the first phase of development. See Exhibit 13 | Phasing Plan.

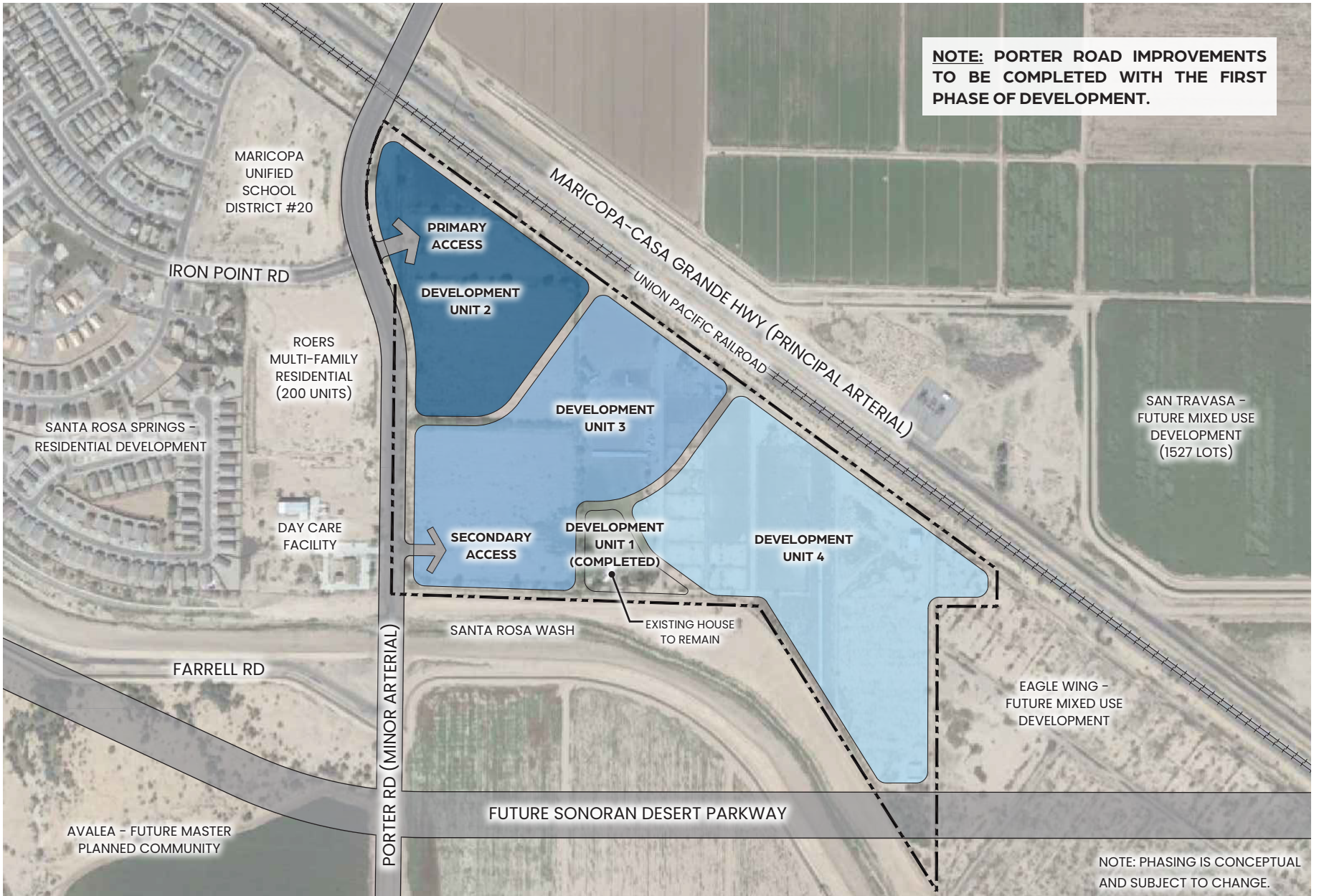
AMENDMENTS TO THE PAD

Amendments to the PAD shall be considered minor (subject to an administrative process) or major (subject to a hearing process). The determination of whether a PAD amendment is minor or major shall be determined by the Zoning Administrator per MCC 18.180.060, unless modified below.

Modifications to the Exhibit 7 | Conceptual Site Plan, including, but not limited to, removal of the build to rent, reduction in overall density, product/lot size relocation and minor open space and roadway reconfigurations will be considered minor amendments.



EXHIBIT 13 | PHASING PLAN



LEGEND



PROJECT PHASING (DARKER COLOR INDICATES EARLIER PHASE; LIGHTER COLOR INDICATES LATER PHASE)



CONCLUSION

Kelly Ranch, where community becomes family. A residential community which is grounded in the history of the City of Maricopa, and more specifically, the Kelly Family ranch, yet modern in design and functionality. Where everyone can experience a slice of ranch life, explore open spaces and feel a sense of community.

The Kelly Ranch PAD meets the goals of the City by activating an undeveloped property as a unique residential community that has a cohesive theme, the ability to provide a variety of housing types and lot sizes and provides interconnected open space and amenities for all residents to enjoy. Pedestrian connectivity throughout the community reinforces a desirable lifestyle that is active and embraces a connected community. The modern ranch aesthetic will tell the story and history of the land while providing a new housing option in the south central part of the city. The future community provides compatibility with existing and proposed development in the area while supporting the economic goals and objectives of the city.

This request, if approved, would modify the subject site's zoning designations of GR (General Rural) and CI-2 (Industrial) to PAD (Planned Area Development) and follows the 2021 approval of a Major General Plan Amendment (GPA21-02) modifying the land use designation to MDR – Medium Density Residential. This PAD is the next step forward in entitling the property to encourage the redevelopment from ranch to a future planned residential development. The proposed Kelly Ranch community will contribute to the City's housing supply needs and attract future residents to the City of Maricopa, 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 PAD process and future development processes required to bring Kelly Ranch to fruition.



KELLY RANCH

PLANNED AREA DEVELOPMENT