



City of Maricopa

Meeting Agenda Planning & Zoning Commission

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

*Vice Chair Robert Klob
Commissioner Robert Brems
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum*

Monday, March 9, 2026

6:00 PM

Council Chambers

1. **Call To Order**

*Invocation
Pledge of Allegiance*

2. **Roll Call**

3. **Call to the Public**

If you wish to speak, please complete a speaker card and submit it to the Chairman prior to the start of the meeting. The procedures to follow if you address the Commission are: Commission requests that you express your ideas in three minutes or less and refrain from any personal attacks or derogatory statements about any City employee, a fellow citizen, or anyone else, whether in the audience or not. The Chairman will limit discussion whenever he deems such an action appropriate to the proper conduct of the meeting.

4. **Minutes**

- 4.1 [MIN 26-19](#) The Commission shall approve minutes from the February 9, 2026, meeting.

5. **Agenda and Public Hearings**

- 5.1 [GPA25-03](#) PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch: A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. DISCUSSION AND ACTION.

- 5.2 [PAD25-04](#) PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch:
A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone
approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area
Development (PAD), for the purpose of establishing development standards for a
residential community known as Sunrise Ranch, generally located approximately one
half mile west of the northwest corner of State Route 238 and N. Green Road.
DISCUSSION AND ACTION.
- 5.3 [PZ 26-03](#) Election of Officers: Discussion and possible action to elect a Chairman and possibly a
Vice-chairman for the Maricopa Planning Commission remaining 2026 term.
DISCUSSION AND ACTION.

6. **Reports from Commission and/or Staff**

7. **Executive Session**

*The Planning and Zoning Commission may go into executive session for purpose of
obtaining legal advice from the City's Attorney on any of the above agenda items
pursuant to A.R.S. § 38-431.03 (A)(3).*

8. **Adjournment**

*Note: This meeting is open to the public. All interested persons are welcome to
attend. Supporting documents and staff reports, which were furnished to the
Commission with this Agenda, are available for review. Notice is hereby given of the
possibility of a quorum of the Maricopa City Council members at this meeting.*

*Physical access to the meeting room will be available 15 minutes prior to the meeting
start time.*

*Persons with a disability may request a reasonable accommodation, such as a sign
language interpreter, by contacting the City Clerk's Office at 520-316-6970. Requests
should be made as early as possible to allow time to arrange the accommodation.*



City of Maricopa

Text File

File Number: MIN 26-19

Agenda Date: 3/9/2026

Version: 1

Status: Regular Agenda

In Control: Planning & Zoning Commission

File Type: Minutes

Agenda Number: 4.1

TITLE

The Commission shall approve minutes from the February 9, 2026, meeting.

..AGENDA ITEM DESCRIPTION

Minutes from the February 9, 2026, Planning and Zoning Commission meeting.

..STAFF RECOMMENDATION

Staff recommends the approval of the minutes.



City of Maricopa

Maricopa City Hall
39700 W. Civic Center
Plaza
Maricopa, AZ 85138
Ph: (520) 568-9098
Fx: (520) 568-9120
www.maricopa-az.gov

Meeting Minutes - Draft Planning & Zoning Commission

Chair James Singleton
Vice Chair Robert Klob
Commissioner Robert Brems
Commissioner William Robertson
Commissioner Maurice Thomas Jr.
Commissioner Chad Whittle
Commissioner Ted Yocum

Monday, February 9, 2026

6:00 PM

Council Chambers

1. Call To Order

Chair Singleton called the Planning and Zoning Commission meeting to order at 6:01 PM. Chair Singleton led those present in the Pledge of Allegiance.

2. Roll Call

Present 5 - Commissioner Robert Brems, Commissioner Ted Yocum, Chair James Singleton, Commissioner Chad Whittle, and Vice Chair Robert Klob

Absent 2 - Commissioner Maurice Thomas Jr., and Commissioner William Robertson

3. Call to the Public

No members of the public approached the podium during the call to the public. No speaker cards were provided by the public.

4. Minutes

4.1 [MIN 26-12](#)

The Commission shall approve the Minutes from the January 26, 2026 meeting.

The Commission reviewed the Minutes from the January 26, 2026 meeting. No questions or comments were raised.

Motion to approve the Minutes was made by Commissioner Yocum and seconded by Commissioner Brems. The motion passed unanimously.

5. Agenda and Public Hearings

5.1 [ZON 25-06](#)

PUBLIC HEARING: A request by the City of Maricopa to rezone two parcels of land that total ±2.1 acres, from the county Transitional (TR) zoning district to the municipal General Mixed-Use (MU-G) zoning district, generally located 0.1-miles east of North Maya Angelou Drive on West Bowlin Road. DISCUSSION AND ACTION.

James Kamstra, Assistant Planner, clarified that this was a city-initiated rezoning request for two parcels owned by ETP Investments.

Mr. Kamstra detailed the location as east of North Maya Angelou Drive and north of West Bowlin Road, encompassing two parcels totaling 2.1 acres (Lot 4E at 1 acre and Lot 4F at 1.1 acres). He explained this was a "like-for-like" rezone from the

county Transitional (TR) zone to the city's General Mixed-Use (MU-G) zone.

Mr. Kamstra outlined the site history which included a replat of Lot 4 into seven different parcels in February 2024. He added in August 2024, the city abandoned portions of the right-of-way on Lots 4E and 4F. Finally, he said in September 2024, ETP Investments acquired the parcels from the city.

Mr. Kamstra explained that the proposed rezoning aligned with both the General Plan and zoning code requirements. He conveyed that the land use designation for the parcels is Employment, which is compatible with the proposed General Mixed-Use zoning. He noted that while the employment designation does not include residential uses, this rezone is considered appropriate as it maintains consistency with the prior zoning classification.

Mr. Kamstra ensured the rezone met all three specific requirements in the zoning code, which include consistency with the General Plan, the necessity to achieve the desired land use balance, and the promotion of orderly growth and protection of public welfare.

Regarding public outreach, Mr. Kamstra mentioned that all public noticing requirements were met. He highlighted a neighborhood meeting was held at the library on January 15, though no residents attended.

Chair Singleton opened the public hearing, but no members of the public came forward to speak. The public hearing was then closed.

Commissioner Klob expressed support for the rezoning as a first step toward developing the site, noting his excitement about its potential for shopping, entertainment, or restaurants. Commissioner Yocum also noted that the rezoning adheres to the General Plan's employment designation, which explicitly states residential uses are not intended.

Motion to approve the Bowlin and Maya Angelou Rezone was made by Commissioner Brems and seconded by Commissioner Whittle. The motion passed unanimously.

6. Reports from Commission and/or Staff

Rick Williams, Planning and Zoning Manager, provided updates on upcoming meetings. He announced that the next meeting would be held off-site at the library on March 23rd at 6:00 PM for the first General Plan discussion. He noted that Chair Singleton and Vice Chair Klob would be absent, and stressed the importance of having a quorum. Mr. Williams requested that commissioners notify him in advance of any conflicts with this meeting or the April 27th action meeting for the General Plan, which will be held at City Hall at 6:00 PM.

Chair Singleton informed the Commission that he would be absent from the March 23rd meeting because he is running for City Council and must submit signatures by 5:00 PM that day.

Mr. Williams expressed appreciation for Chair Singleton's service on the Commission, thanking him for his contributions and the conversations they've had over the past two years.

7. Executive Session

No executive session was conducted.

8. Adjournment

The meeting was adjourned at 6:15 PM.

Motion to adjourn was made by Commission Yocum, seconded by Commissioner Brems. The motion passed unanimously.



City of Maricopa

Text File

File Number: GPA25-03

Agenda Date: 3/9/2026

Version: 1

Status: Regular Agenda

In Control: Planning & Zoning Commission

File Type: General Plan
Amendment

Agenda Number: 5.1

TITLE

PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

..AGENDA ITEM DESCRIPTION

The Planning and Zoning Commission shall discuss and take action on a request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, re-designating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

..PRESENTER

This item will be presented by **LaRee Mason, Associate Planner.**

..STAFF RECOMMENDATION

Staff recommends approval of case # GPA25-03.



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE NUMBERS: GPA25-03 & PAD25-04

To:	Planning and Zoning Commission
Through:	Rick Williams, Planning and Zoning Division Manager
From:	LaRee Mason, Associate Planner
Meeting Date:	March 9, 2026

REQUEST

PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

Gammage & Burnham, PLC
40 N. Central Avenue, 20th Floor
Phoenix, AZ 85004

Dennis M. Newcombe
dnewcombe@gbllaw.com

Dozerland, LLC
P.O. Box 82545
Lincoln, NE 68501

David McChesney
david-mcchesney@sandhills.com

PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±150.86
General Plan Designation	Medium Density Residential
Proposed Designation	High Density Residential
Existing Zoning	Industrial Zone (CI-2)
Proposed Zoning	Planned Area Development (PAD)
Proposed Uses	Residential

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	Moonlight Ridge PAD	Residential
East	MPC	Moonlight Ridge PAD	Residential
South	Commercial/Employment	Hogenes Farms PAD	Agriculture
West	Outside City Limit	-	Ak-Chin Golf Club

ANALYSIS

Details of the GPA Request

The proposed Sunrise Ranch residential subdivision totals approximately 150.86 acres and is located one half mile west of the northwest corner of State Route 238 and N. Green Road. The applicant is requesting a minor general plan amendment to redesignate ±12.94 acres of the ±150.86-acre subject site from the Medium Density Residential (MDR) land use category to the High Density Residential (HDR) land use category. If approved, the amendment would result in an increase in density from 2-6 du/ac to 6+du/ac for the 12.94 acres of land. According to the accompanying Sunrise Ranch PAD, the 12.94 acres of land is being planned to support a variety of housing products, such as townhomes, condominiums, and patio homes.

Details of the PAD Request

The applicant is requesting a map amendment to rezone ±150.86 acres from the Industrial Zone (CI-2) Zoning District to the Planned Area Development (PAD) Zoning District to establish development standards for a master-planned residential community with a combination of medium and high density housing products.

Existing Site Conditions

The site location for this minor GPA and PAD request is north of SR238, approximately one half mile west of SR238 and N. Green Road. This proposal is directly adjacent to the ±489-acre master-planned community, Moonlight Ridge, approved under planning case PAD21-08. The land was zoned Industrial (CI-2) prior to the incorporation of the City of Maricopa and has remained vacant. The Vekol Wash runs north-south across the eastern portion of the property and the whole of the site is within flood hazard zones. If approved, A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required with development of the project in order to remove the residential areas from the Special Flood Hazards and relieve the proposed lots from flood insurance requirements.

Permitted Uses.

Medium and High Density Residential housing products.

Design Elements

Section 18.60.060.A of the MCC outlines a point system for planned area developments. This PAD request, with 150.86 gross acres, requires six (6) additional design elements. Additional elements include a bus bay, a pedestrian loop trail, and view fencing along the recreation nodes that have taken advantage of the natural Vekol Wash basins. The residential products are to provide architectural variety with distinct neighborhood theming and community monumentation.

Open Space

This PAD request proposes 50.81-acres, 34% of the gross 150.86-acres, as useable open space in the form of pedestrian trails throughout the interior and around the perimeter.

Circulation

The internal roadway circulation was informed through iterative discussions between the applicant and Development Services staff with the aim of reducing traffic conflicts and navigational burdens

for future property owners. Final access and circulation plans are to be approved by the City Engineer.

Phasing Plan

The proposed housing community is expected to be developed in multiple phases, beginning with the development of onsite access and the northeastern portion of the single-family parcels.

Requested Deviations from Maricopa City Code (MCC)

The proposed development standards, for the purpose of this PAD request, deviate from the MCC Medium Density Residential (RS-5) zoning district as follows:

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

(1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.

(2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk.

Requested Deviations from Maricopa City Code (MCC)

The proposed development standards for this PAD request, deviate from both the MCC Multiple Unit Residential (RM) and High Density Residential (RH) standards as follows:

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

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

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

Summary

The General Plan identifies State Route 238 as a growth area in need of roadway improvements and increased pedestrian connectivity. The City of Maricopa’s 2025 Housing Needs Assessment Update identified missing middle housing in the form of condominiums, townhomes, and duplexes. If approved, the proposed 12.94 gross acres of High Density Residential will serve the Maricopa General Plan by introducing new housing products to provide the public with a greater variety of housing types. The proposed Planned Area Development requests minor deviations from the RS-5 zoning district and establishes standards for the single-family attached housing. To justify the deviations, this PAD request aims to develop ±150 acres of a variety of housing types, on and offsite improvements, enhanced pedestrian connectivity, and a bus bay for the Maricopa Express Transit system. This request aligns with the Moonlight community adjoined to the east that was approved under planning case PAD21-08.

GENERAL PLAN AMENDMENT FINDINGS

The General Plan minor amendment request (GPA25-03) and the Planned Area Development map amendment request (PAD25-04) align with the General Plan’s goals and policies by establishing a walkable community with diversified housing types that are adjacent to neighboring residential and commercial uses along major arterials, as well as open space and trail improvements that connect to the City’s broader master-planned trail network.

Objective B1.1.3.

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

Goal B2.1.

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

Objective G1.c.1.4:

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

PAD Required Findings

As required by Sec. 18.175.040 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

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

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

2. Any change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district; and

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

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

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

CITIZEN PARTICIPATION

Prior to recommending approval of the GPA and Rezone requests, the applicant has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed requests required by the city's Zoning Code. The report includes one (1) neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign within the subject area, a legal notice published in the Casa Grande Dispatch with an additional notice published in the Maricopa Monitor. A timeline of the participation event is shown below (refer to Exhibit F – Citizen Participation Report).

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

At the time of this report, staff had not received public comment in support or opposition to the request. On February 19, 2026, the neighborhood meeting was held in the Willow Room at the City of Maricopa Library and Cultural Center. No members of the public were in attendance.

RECOMMENDATION

Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# GPA25-04**, as outlined in this staff report.

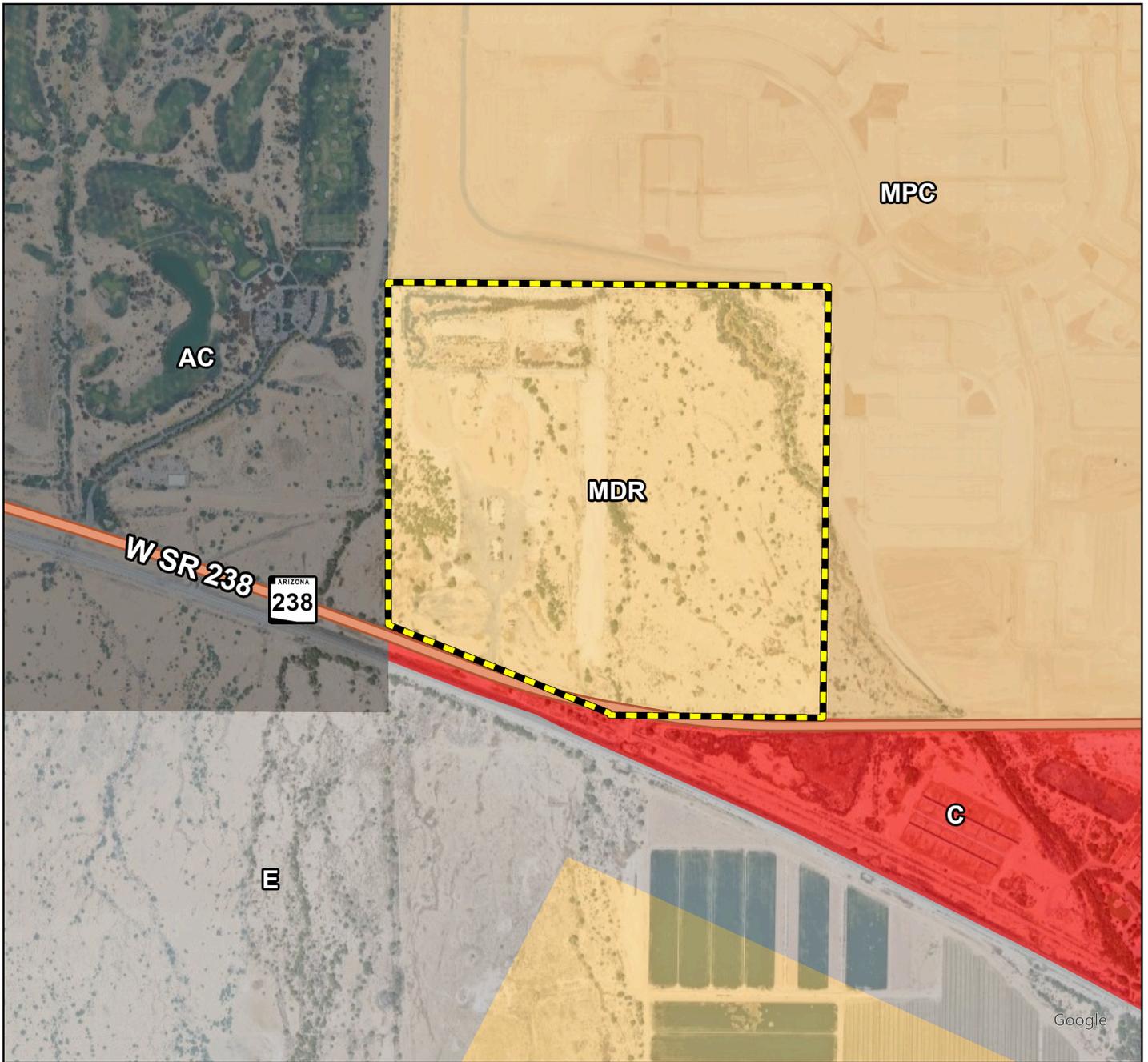
Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# PAD25-04**, subject to the conditions of approval stated in this staff report (see Exhibit A) and as amended by the Planning and Zoning Commission.

ATTACHMENTS

- Exhibit A:** Conditions of Approval
- Exhibit B:** General Plan Map
- Exhibit C:** General Plan Amendment Map
- Exhibit D:** Existing Zoning Map
- Exhibit E:** Proposed Zoning Map
- Exhibit F:** Citizen Participation Report
- Exhibit G:** Minor General Plan Narrative
- Exhibit H:** PAD Narrative

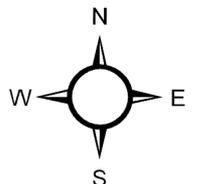
--End of Staff Report--

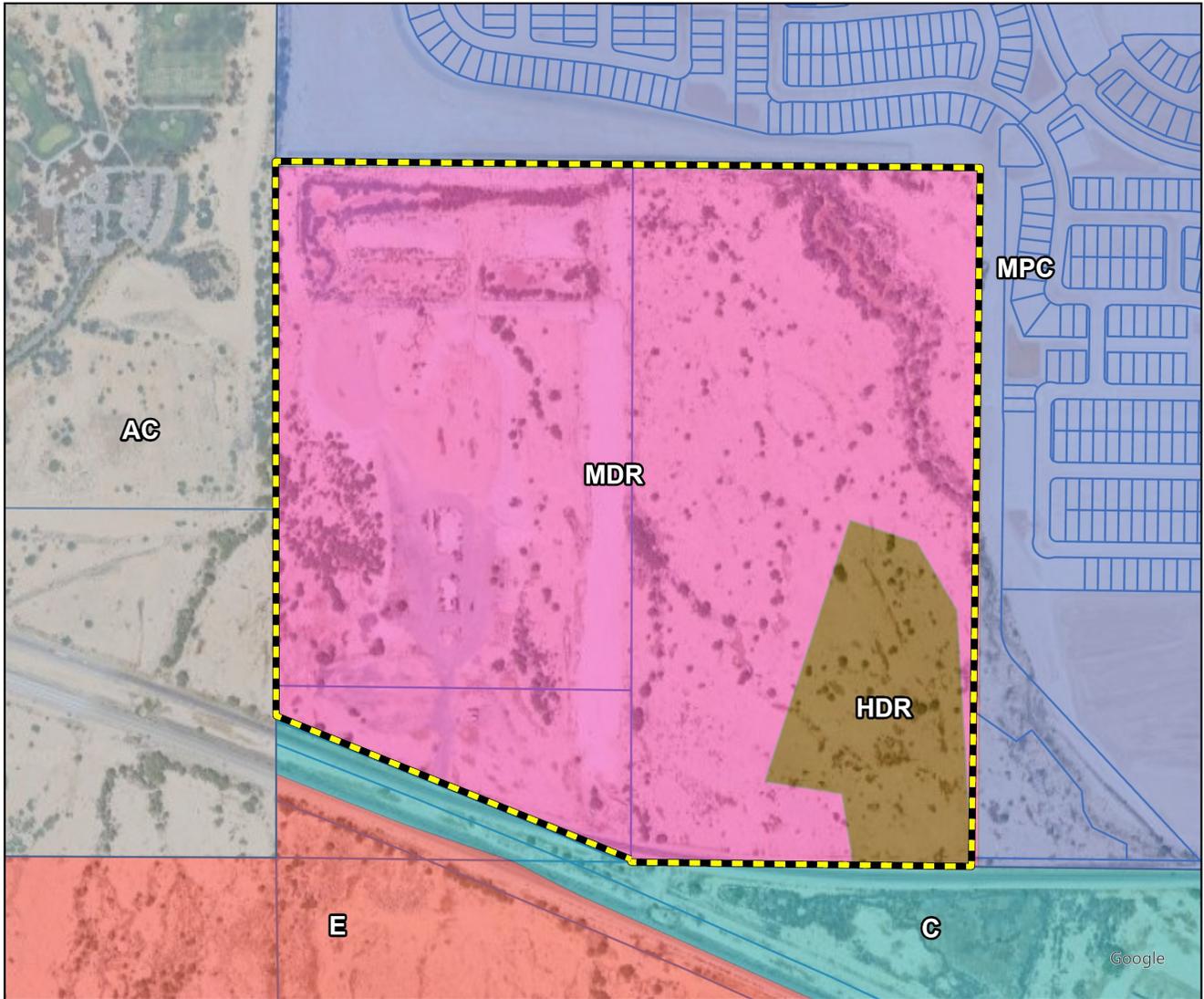
1. The PAD request case #PAD25-04 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance, any applicable design guideline documents, and all applicable provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements, cash-in-lieu agreements identified by the City's Engineering Division at the time of platting or the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards, current Area Transportation Plan and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. The development shall be responsible for constructing a pedestrian trail system throughout the development that also connects to the city's parks, trails, and open space network.
5. Zoning development standards shall be in accordance with the Planned Area Development Booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
6. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
7. Prior to the City Council approval of the PAD25-04, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
8. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
9. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
10. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.



Legend

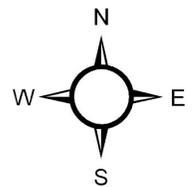
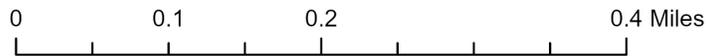
-  Area of Interest
-  Commercial
-  Employment
-  Medium Density Residential
-  Ak-Chin
-  Master Planned Community

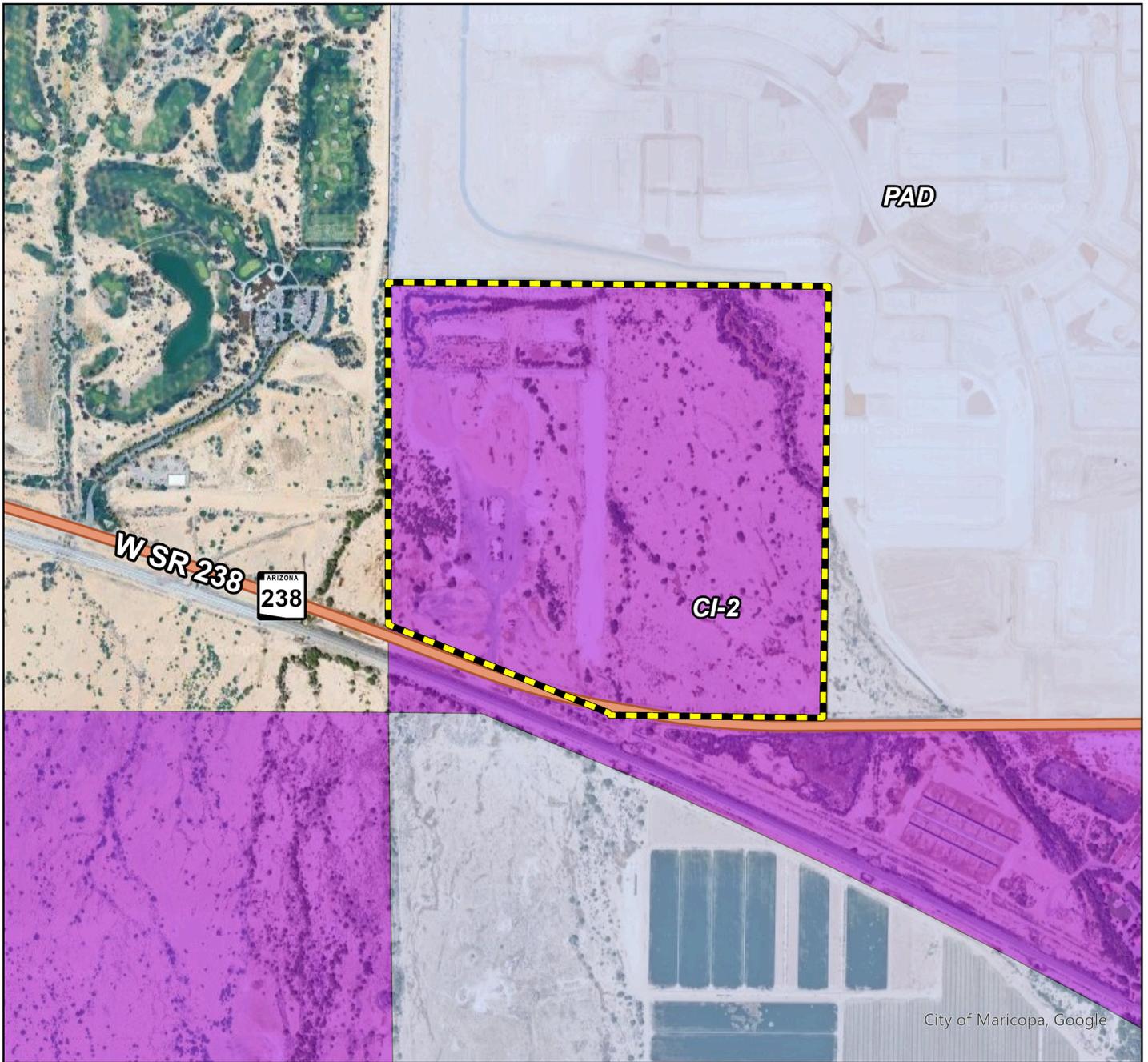




Legend

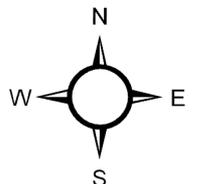
- Area of Interest
- Medium Density Residential
- High Density Residential
- Commercial
- Employment
- Master Planned Community
- Ak-Chin

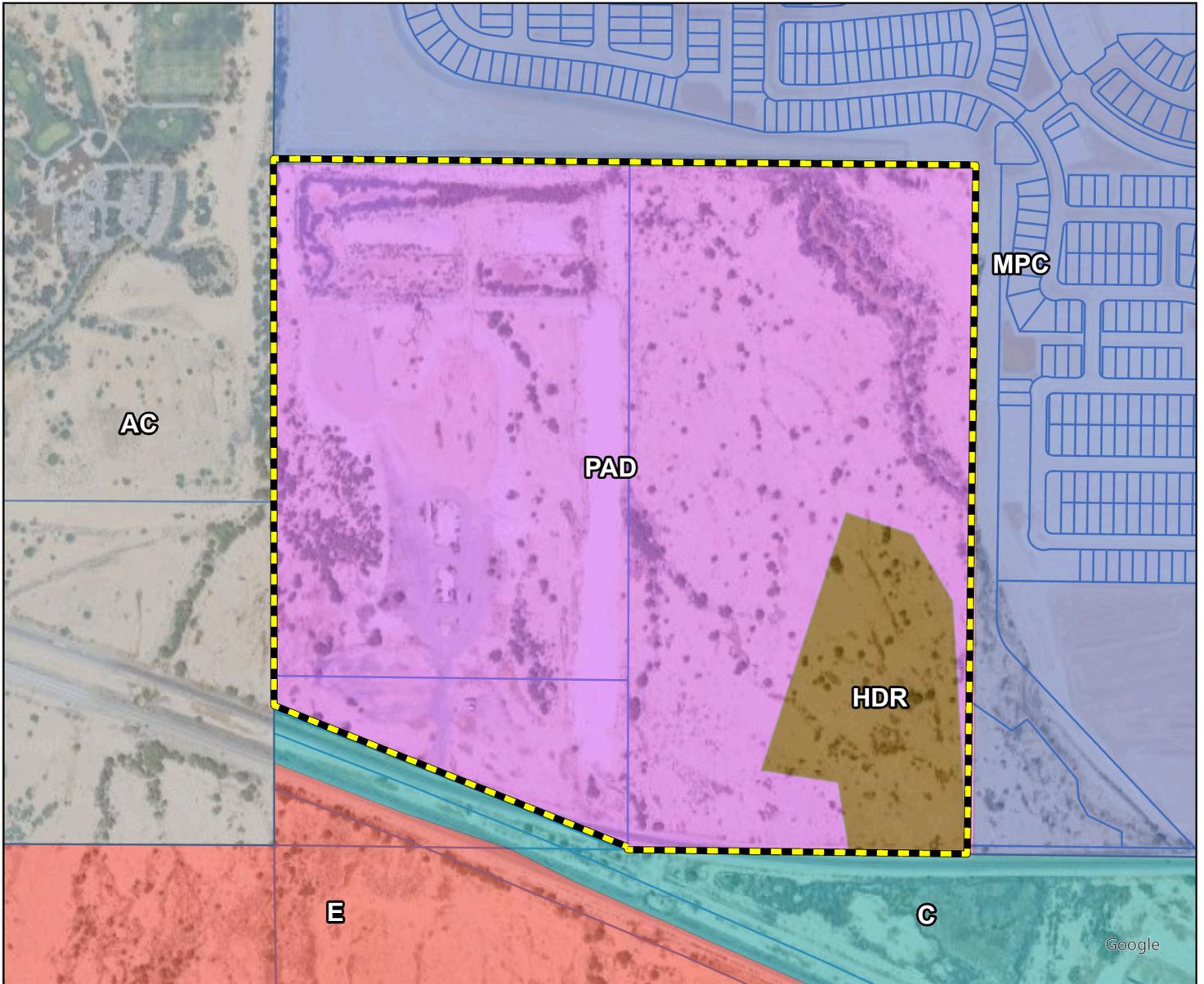




Legend

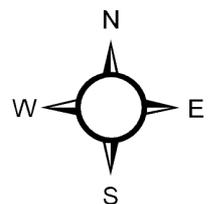
-  Area of Interest
-  Industrial Zone
-  Planned Area Development





Legend

-  Area of Interest
-  Planned Area Development
-  High Density Residential
-  Commercial
-  Employment
-  Master Planned Community
-  Ak Chin



Citizen Participation Report

Sunrise Ranch

(Approximately 150.86 gross acres located just north of West Smith-Enke Road and East of Green Road.)

Submitted to:

City of Maricopa
Planning Division
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Submitted by:

**GAMMAGE
&
BURNHAM**
Attorneys at Law

Cases: GPA25-03 & PAD25-04

February 25, 2026

CITIZEN PARTICIPATION REPORT

February 25, 2026

GPA25-03 & PAD25-04 – A Minor General Plan Amendment and Planned Area Development (“PAD”) – Sunrise Ranch PAD.

A. Case Ref. Numbers: GPA25-03 & PAD25-04

Overview: Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development (“PAD”) Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road (the “Property”). The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area’s existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. (See Attached: Project Vicinity Map, Minor General Plan Map, Conceptual Land Use Map, & Conceptual Landscape Plan) The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. We should note that a preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item that will be approved after these cases are approved by the City Council.

B. Contact Lists

The Contact List and Radius Map for the cases are included as noted below. (See **Tab A.**)

- A radius of 600 feet of the Property and any other community organizations required by the City Planner.

C. Notice of Application Filed / Neighborhood Meeting / Public Hearing Notifications

Notice of Applications Filed / Neighborhood Meeting Letter / Public Hearings

On February 2, 2026, Gammage & Burnham, P.L.C. (the “Applicant”) mailed a Notice of Applications Filed / Neighborhood Meeting / Public Hearings. The content of the letter included a description of the request; case numbers; site location and acreage; the date, time, and location of the neighborhood meeting; hearing dates; contact information for the Applicant and City planner assigned to the case; and copies of the illustrative plans for the proposed development were also provided with the letter. See **Tab B** for a copy of the letter mailed.

D. Sign Postings / Newspaper Notices

Gammage & Burnham, P.L.C. completed the required postings and newspaper notices Casa Grande Dispatch and Maricopa Monitor. See **Tab C** for copies/pictures and affidavits of the sign postings and newspaper notices (i.e., affidavit and newspaper cut sheet).

E. Neighborhood Meeting on Thursday, February 19, 2026

No one attended the neighborhood meeting held on Thursday, February 19, 2026, 6:00 – 7:00 PM, Maricopa Library & Cultural Center, 18160 N. Maya Angelou Drive Maricopa.

F. Inquiries / Response Procedures

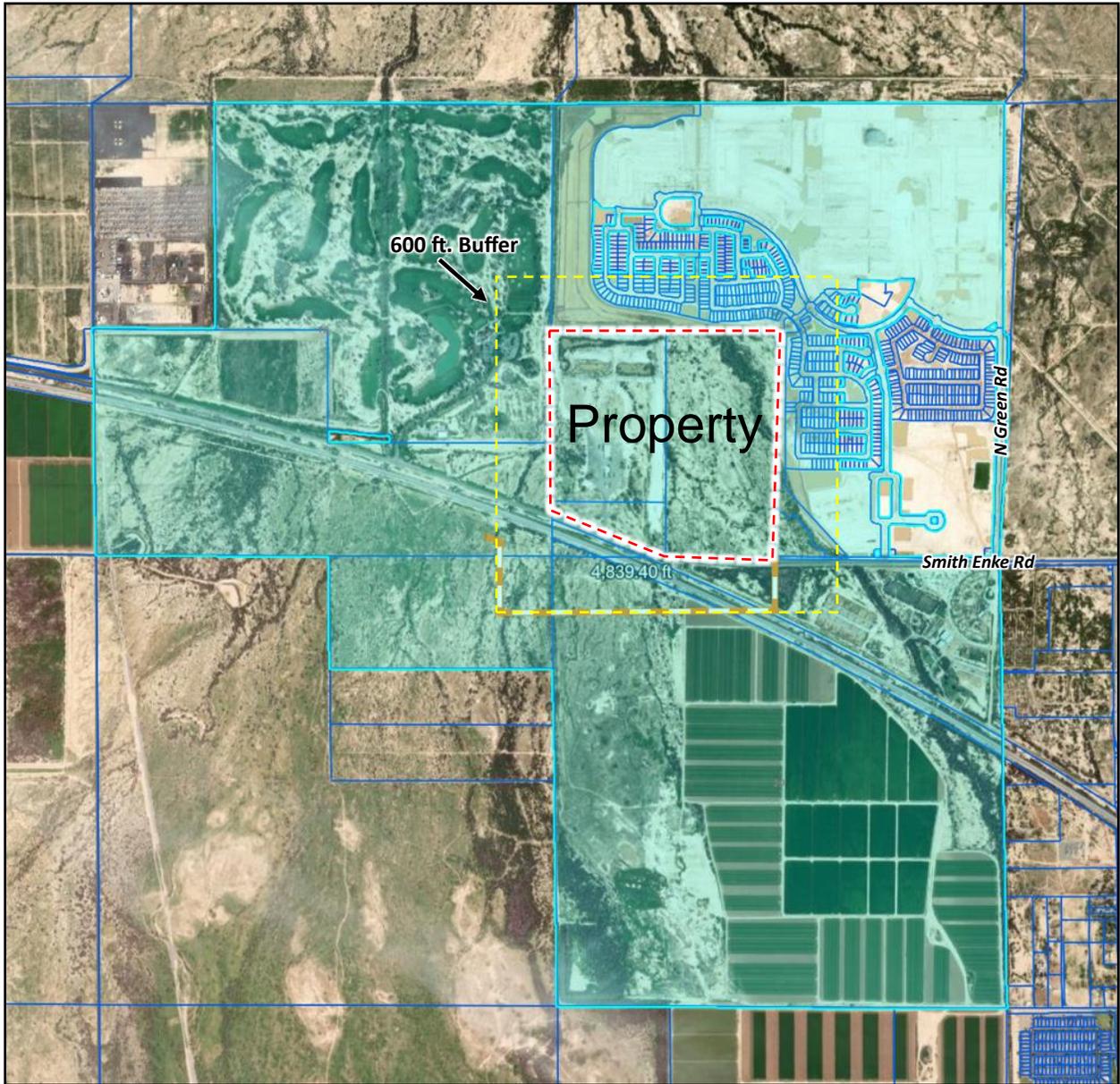
To date, Gammage & Burnham, P.L.C. has not received any telephone calls, emails, letters, or other correspondence regarding the request/notices sent. Any future substantive inquiries regarding the request will be documented in a supplemental to this report.

G. Summary of Schedule / Neighborhood Meetings / Public Hearings

Notice of Apps. Filed / Neighborhood Mtg. / Public Hearings:	February 2, 2026
Neighborhood Meeting:	February 19, 2026
Planning and Zoning Commission Hearing:	March 9, 2026
City Council Hearing:	April 7, 2026

Tab A

Property Owners within 600 ft. Buffer



Owner	Address	City	State	ZIP
USA TR FOR AK-CHIN INDIAN COMM OF MARICOPA	2600 N CENTRAL AVE FL 4	Phoenix	AZ	85004
FORESTAR USA REAL ESTATE GROUP INC	2221 E LAMAR BLVD STE 790	Arlington	TX	76006
HOGENES AL & BARBARA CO-TRS	PO BOX 570 39700 W CIVIC CENTER PLAZA	Maricopa	AZ	85139
CITY OF MARICOPA		Maricopa	AZ	85138
HOGENES FARMS LTD PSHIP	PO BOX 570	Maricopa	AZ	85139
HASSANI HALIM	23456 S 132ND ST	Chandler	AZ	85248
WOOLLEY-BUTLER NORMA T TR	519 E HIGH BERRY LN DRAPER , UT 84020-0683			
MOONLIGHT HOA INC	1661 E CAMELBACK RD STE 330 PHOENIX , AZ 85016-6390			
MOONLIGHT HOA	1661 E CAMELBACK RD STE 330 PHOENIX , AZ 85016-6390			
MRP HNH B LLC	18300 VON KARMAN AVE STE 1000 IRVINE , CA 92612-2018			
ELECTRICAL DISTRICT NO 3 OF PINAL COUNTY AZ	41630 W LOUIS JOHNSON DR MARICOPA , AZ 85138-8540			

Tab B

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

Notification Letter

February 2, 2026

RE: Cases: GPA25-03 & PAD25-04 – A Minor General Plan Amendment and Planned Area Development (“PAD”) – Sunrise Ranch PAD.

Dear Neighbor,

Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development (“PAD”) Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road (the “Property”). The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area’s existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. (**See Attached:** Project Vicinity Map, Minor General Plan Map, Conceptual Land Use Map, & Conceptual Landscape Plan) The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. We should note that a preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item that will be approved after these cases are approved by the City Council.

According to the Pinal County Assessors records, you are a property owner within 600-feet of the Property under consideration. To better inform you of the public meetings scheduled for this matter, this notice is being sent to you via first class mail. The following are the current public meetings/hearings being held (i.e., Neighborhood Meeting, etc.) regarding this proposed development. **Additional mailings may occur pending any changes to dates below.**

Neighborhood Meeting

Date: Thursday, February 19, 2026

Time: 6:00 p.m.

Address: Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive Maricopa, AZ 85138

Maple Room

***** Spanish-speaking and ASL interpreters shall be provided at the neighborhood meeting, if requested prior to the meeting scheduled. *****

Planning and Zoning Commission Hearing

Date: March 9, 2026

Time: 6:00 p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

City Council Hearing

Date: April 7, 2026

Time: 6:00 p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

If you wish to provide input on this matter, you may attend each public meeting or submit written comments before the public meeting. If you have any questions concerning this matter, please feel free to contact Dennis M. Newcombe with Gammage & Burnham, P.L.C., at: (602) 256-4446 or via email at: dnewcombe@gblaw.com – **or** – LaRee Mason at the City of Maricopa Planning and Zoning Division at: (520) 316- 6928 or via email at: LaRee.Mason@maricopa-az.gov.

Formal input is accepted in written form to the City of Maricopa Development Services Department, Planning and Zoning Division, Attn: LaRee Mason at 39700 West Civic Center Plaza, Maricopa, Arizona 85138 or emailed to: LaRee.Mason@maricopa-az.gov with the subject: Sunrise Ranch Minor GPA & PAD Rezone (Reference cases: GPA25-03 & PAD25-04).

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) 316-6970 or visit the City of Maricopa website at 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 City of Maricopa Planning Department at (520) 568-9098.

Again, if you are unable to attend the meeting or have questions regarding the development proposal, please feel free to contact me at **(602) 256-4446** or dnewcombe@gblaw.com.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Attachments: As stated

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Vicinity Map



**AK-CHIN SOUTHERN
DUNES GOLF CLUB**

**ELARA AT
MOONLIGHT BY
LANDSEA HOMES**

**COBBLESTONE
FARMS
SUBDIVISION**

ARIZONA
238

ARIZONA
347

PROJECT SITE
(±150.86 ACRES)

N GREEN RD

W SR 238

W SMITH ENKE RD

N JOHN WAYNE PKWY

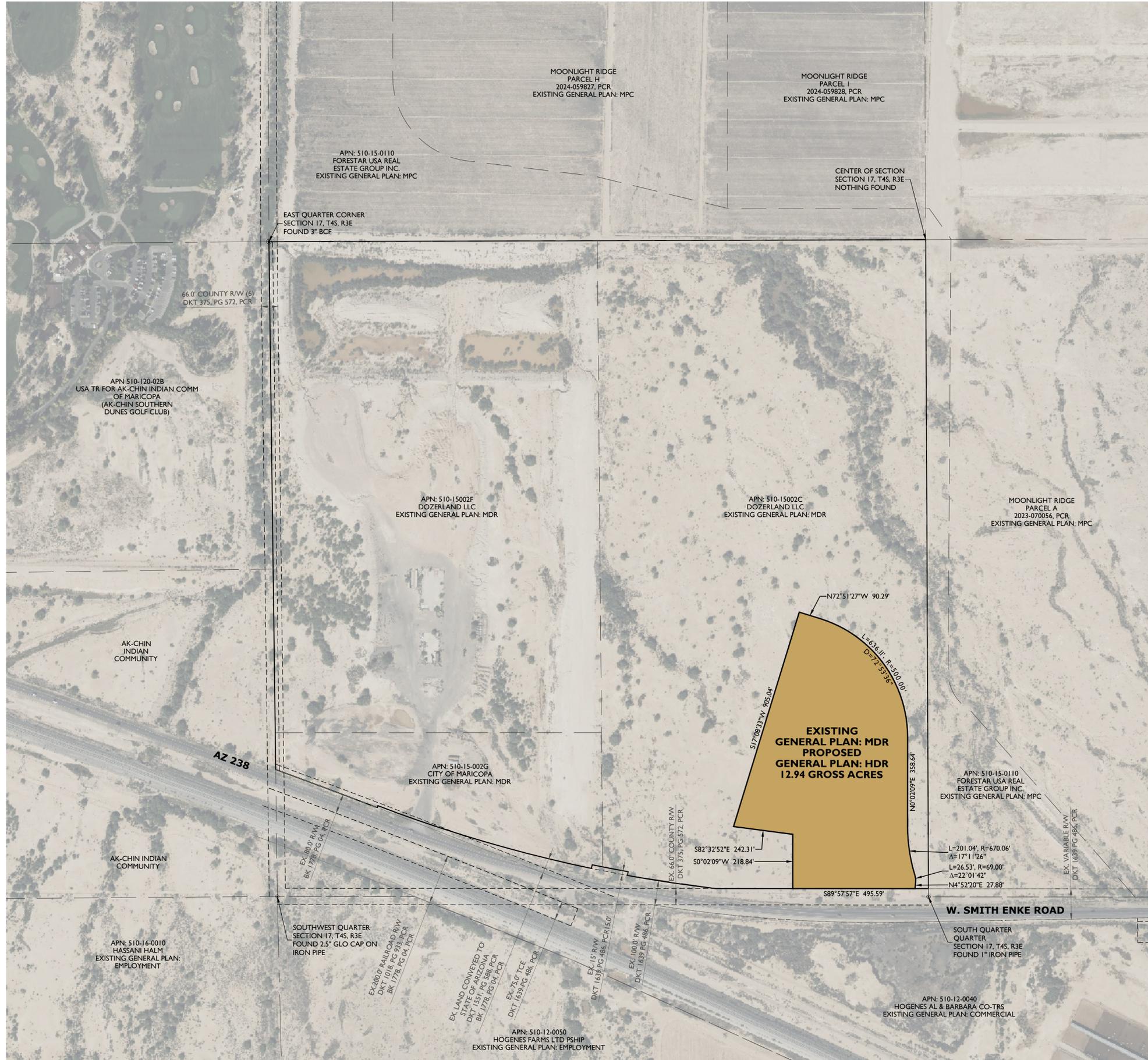
**FLATZ 520
APT COMPLEX**

**ACACIA
CROSSINGS**

**THE VILLAGES
AT RANCHO EL
DORADO**

21-0943 - Sunrise Ranch

Dec 17, 2025 4:52pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - GP01.dwg jjuarez

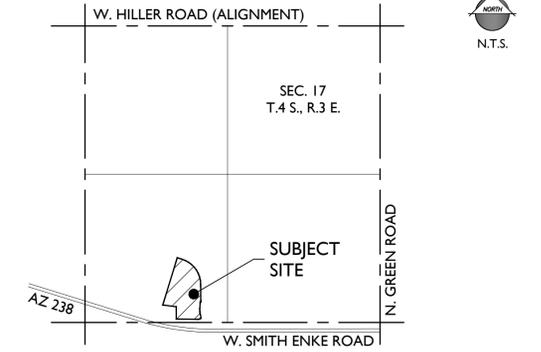


GENERAL PLAN EXHIBIT FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
DOZERLAND, LLC
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (480) 479-2142
CONTACT: BRIAN ROSELLA

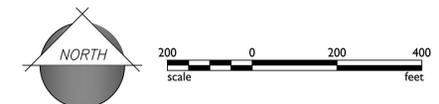
ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: DAVID HUGHES

LEGAL COUNSEL:

GAMMAGE & BURNHAM, P.L.C.
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 256-4446
CONTACT: ASHLEY Z. MARSH & DENNIS M. NEWCOMBE

PROJECT INFORMATION

A.P.N.:	510-15-002C (PORTION OF)
EXISTING LAND USE:	VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL (HDR)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	PAD
GROSS AREA:	12.94 ACRES



Project: Sunrise Ranch
City of Maricopa, Arizona
General Plan Exhibit

Revisions:
MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

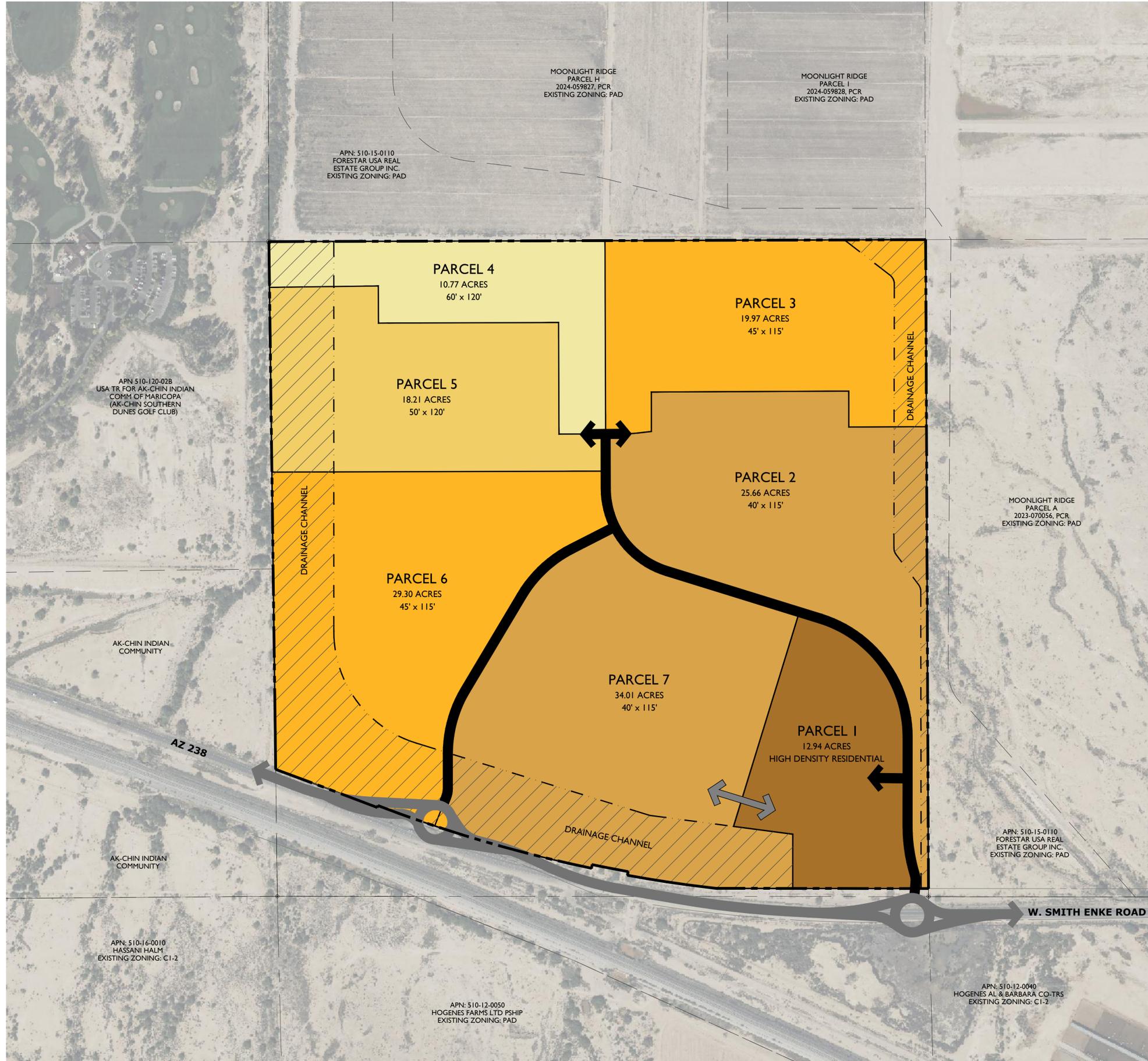
Job No.
21-0943

GP01

Sheet No.
1
of **1**

21-0943 - Sunrise Ranch

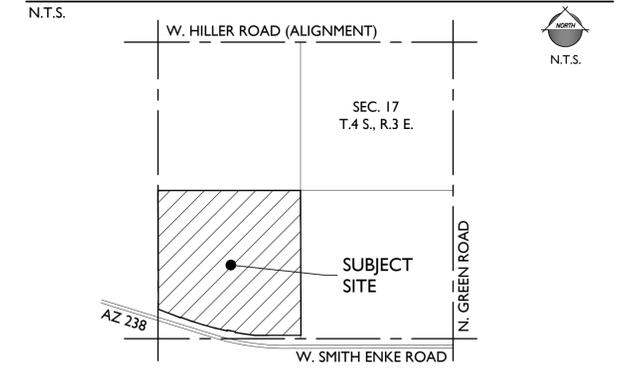
Dec 17, 2025 3:04pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Land Use Plan.dwg



CONCEPTUAL LAND USE PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH,
RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA,
PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
DOZERLAND, LLC
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (480) 479-2142
CONTACT: BRIAN ROSELLA

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: CHANDRA MCCARTY, PE /
DAVID HUGHES

LEGAL COUNSEL:
GAMMAGE & BURNHAM, P.L.C.
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 256-4446
CONTACT: ASHLEY Z. MARSH

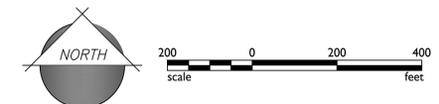
LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.:	510-15-002C (PORTION OF)
EXISTING LAND USE:	VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL (HDR)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	PAD
GROSS AREA:	150.86 ACRES

LEGEND

- PAD BOUNDARY
- PARCEL BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL
- HIGH DENSITY RESIDENTIAL PARCEL
- 40' x 115' PARCEL
- 45' x 115' PARCEL
- 50' x 120' PARCEL
- 60' x 120' PARCEL



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Sunrise Ranch
City of Maricopa, Arizona
Conceptual Land Use Plan

Revisions:
MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

LPOI

Sheet No.
1
of 1

DRAINAGE CORRIDOR
- MULTI-USE TRAIL
- FITNESS STATIONS

DOG PARK
- LARGE DOG &
SMALL DOG AREAS
- ACTIVE TURF AREAS
- SHADED SEATING
- LIGHTING
- WATER STATION
- DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
- TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
- SHADE TREES
- SEATING NODES
- LIGHTING



SHADED PLAY STRUCTURE



HALF BASKETBALL COURT

LEGEND

MONUMENTS

- ✳ ENTRY MONUMENT

TURF / INERT MATERIALS

- Cynodon dactylon 'Midiron' Midiron Sod
- Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
- Drainage Channel Native To Be Verified During Final Design
- Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



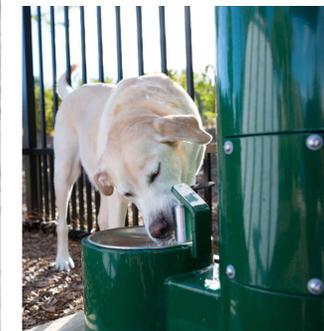
PARK BBQS



ARTIFICIAL TURF GAME LAWN



RAMADA WITH PICNIC TABLE



PET WATER STATION



DOG PARK



FITNESS STATIONS



PASEO TRAIL

MAIN AMENITY
- RAMADAS (20X20)
- BBQ / PICNIC TABLES
- SHADED SEATING
- SHADED TOT LOT
- ACTIVE TURF AREAS / RETENTION
- SPORT COURTS (LIGHTED)
- WALKING PATHS (LIGHTED)
- CORNHOLE COURT W/ SEATING



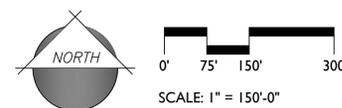
PEDESTRIAN TRAIL
NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY



ACTIVE TURF



MULTI-USE TRAIL



Tab C

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the West of NWC AZ-238 & Moonlight Dr, in the City of Maricopa, on 01/30/26.

See attached photo exhibit.

For applicant:

Gammage & Burnham

Dynamite Signs
Sign Company Name

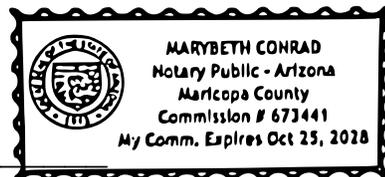
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 01/30/26 by Meghan Liggett.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28



MINOR GENERAL PLAN & ZONING

CITY OF MARICOPA- PLANNING DIVISION

Proposal: Case #'s GPA25-03 & PAD25-04 – A Minor General Plan Amendment of Approx. 12.94 Gross Acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) and a Rezoning from Industrial Zone (“CI-2”) to Planned Area Development (“PAD”) on Approx. 150.86 Gross Acres located north of West Smith-Enke Road and east of Green Road to allow for a Planned Single-Family / High Density Residential Development.

NEIGHBORHOOD MEETING

Date: February 19, 2026
Time: 6:00 P.M.
Location: Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138
Maple Room

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: March 9, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: April 7, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

LaRee Mason 520-316-6928

Email: LaRee.Mason@maricopa-az.gov

Posting Date: January 30, 2026

January 30, 2026 at 9:08 AM
+33.073213,-112.080614
47762-47892 SR-238
Maricopa AZ 85139

MINOR GENERAL PLAN & ZONING

CITY OF MARICOPA- PLANNING DIVISION

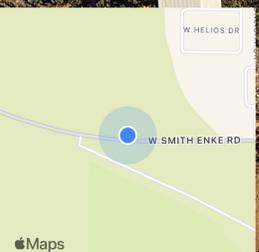
Proposal: Case #'s GPA25-03 & PAD25-04 – A Minor General Plan Amendment of Approx. 12.94 Gross Acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) and a Rezoning from Industrial Zone (“CI-2”) to Planned Area Development (“PAD”) on Approx. 150.86 Gross Acres located north of West Smith-Enke Road and east of Green Road to allow for a Planned Single-Family / High Density Residential Development.



NEIGHBORHOOD MEETING	PLANNING AND ZONING COMMISSION (PUBLIC HEARING)	CITY COUNCIL MEETING
Date: February 19, 2026 Time: 6:00 P.M. Location: Maricopa Library & Cultural Center 18160 N. Maya Angelou Drive Maricopa, AZ 85138 *Maple Room*	Date: March 9, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	Date: April 7, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
LaRee Mason 520-316-6928 Email: LaRee.Mason@maricopa-az.gov

Posting Date: January 30, 2026



January 30, 2026 at 8:46 AM
+33.072514, -112.075799
W Smith Enke Rd
Maricopa AZ 85139

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Feb. 3, 2026

NOTICE ID: V5R3cWVyuDTvxItTglw

NOTICE NAME: Sunrise Ranch [GPA25-03 / PAD25-04]

(Signed) Yuade Moore

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 02/04/2026

SM S. R. Poe

Notary Public
Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA25-03 & PAD25-04 - A Minor General Plan Amendment & Planned Area Development ("PAD") Rezoning, Neighborhood Meeting
February 19, 2026 @ 6:00 PM Maricopa Library & Cultural Center 18160 N. Maya Angelou Drive Maricopa, AZ 85138 *Maple Room*
Planning & Zoning Commission Meeting (PUBLIC HEARING)
March 9, 2026 @ 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Meeting April 7, 2026 @ 6:00 PM City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a **PUBLIC HEARING** will be held at the above stated date, time, and location. The purpose is to receive public comments on the following request prior to approval.
Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development ("PAD") Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road. The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area's existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. A preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item.
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: LaRee Mason at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact LaRee Mason at: (520) 316- 6928 or via email at: LaRee.Mason@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

Underground Railroad event at Leading Edge

By KENNY QUAYLE
Staff Writer

MARICOPA — As part of Black History Month, students at Leading Edge Academy put on an interactive performance of what it was like for people going through the Underground Railroad to escape slavery.

The event, called “Back to the Future: Herstory in Motion” kicked off Feb. 12 with drama and music performances, an art show, poetry, keynote speaker Ashley M. Anderson, and more. Attendees were then led outside where a guide waited with a lantern, taking them through a variety of classrooms where they would have to confront the different realities of escaping slavery and participate in various exercises.

From deciding who to trust and who to even making sure you sing the right lyrics to guide others to freedom through song, the exercises mirrored real-life situations runaway enslaved peoples had to face.

According to Leading Edge Academy Assistant Principal Tamara Washington,



Howard Waggoner/PinalCentral

Leading Edge students present their research as part of the school's Underground Railroad event Feb. 12 in Maricopa.

this year's event was the fourth of its kind held annually. The purpose of holding such an event is reportedly to immerse people into the experience of the Underground

— Leading Edge, Page 25

Last Pumas

Continued from Page 1

to experience the school the way she did.

“The version that I’ve always known ... that’s not going to be known to other people in the future,” Portillo said. “You reflect and reminisce on a lot of things, but then the reality is that everything’s changing.”

Senior Jordan Hope, who returned to Sequoia Pathway after attending another school, said, “It made me kind of sad, because this is where I started.”

“When I came back last year, I was, like, ‘Dang, the school is not what it used to be.’ But we’re making the best out of it,” he said. “I don’t know what brought me back — I just feel like this was home to me.”

Mahiai said she considered transferring when all of her friends left at the start of high school but chose to stay. Other students said the school’s small size has been central to their experience: the campus is community, family.

Academic guidance counselor Marissa Bandin, who is also one of the school’s senior class and student council advisors, agreed.

“That’s the one thing that’s still consistent, even with the admin turnover and staff turnover and students leaving,” she said. “We are a family.”

Student body president Mariah Zavala transferred to Sequoia Pathway from a larger school in Fresno, California, during her sophomore year. Having close relationships with teachers convinced her to stay, she said.

“All (of) the teachers ... have a personal connection with each student,” she said. “You won’t get that in any other school.”

Senior Callie Losbe said she will miss those connections, even as relationships inevitably shift after graduation. Still, some are lasting.

“I get to have people who are always there for me,” she said.

Rumors about the school’s closure circulated for months before the official announcement, creating uncertainty on campus, Zavala said.

“It is really sad that a lot of people are leaving,” she said. “It’s (also) really tough to try to do things when people just don’t feel that excited anymore because it’s shutting down.” Still, she said, students are determined to “go out with a bang.”

For some upperclassmen, the news prompted major decisions. Junior Journe Sansaver began exploring early graduation immediately after learning it might be an option, knowing that the school was closing.

“When they officially announced it, even though I was following the news, it still hit me,” he said. “Out of everywhere I’ve been, (Sequoia Pathway) has definitely been my favorite school. None of the other schools (I’ve been to) really did what this school has done for me.”

While other graduating juniors are averaging two to three additional classes, Sansaver is currently taking four online courses in addition to his regular schedule to meet graduation requirements by early May. If he completes all 22 required credits, he will graduate with the seniors.

Bandin said she has never seen so many juniors attempt early graduation. Last year, one junior graduated early. This year, multiple students approached her.

“I constantly had kids come and say, ‘What about me?’” she said. “They didn’t want to go have a senior year and graduate not a Puma.”

She said those attempting it have a strong work ethic, putting in hours outside of school — evenings, weekends, even school breaks — to ensure they finish on time.

Zavala credited Bandin with helping students stay focused.

“She (has) helped a lot of people,” Zavala said. “Not only in school, but in life.”

As the final months pass, longtime traditions will take place one last time — the senior trip, the Senior-Kinder Walk around campus and the graduation ceremony in the decorated gym. This year’s gowns will reflect the occasion. While graduates in past years all wore purple, boys will wear purple and girls will wear white.

Students are planning senior events, open to juniors this year, with added energy, determined to make lasting memories.

“(It’s) my last year,” Losbe said. “I’m going to just have fun while I can.”

To all students, not just the seniors, Zavala’s message is simple: Do as much as you can, together. “I just want everyone to have fun, no stress,” she said.

Although another school will be moving into the building, students say Sequoia Pathway will last long after they leave.

“They may put in a new ceiling (and) a new floor,” Sansaver said. “The murals will be painted over ... (but they’ll still) be there — just under a new coat of paint.”

“Deep down,” he said, “it will always be Sequoia Pathway.”

Erica Little is a Report for America corps member covering education solutions in Pinal County. Her position is made possible through funding from Report for America and the Arizona Local News Foundation’s Arizona Community Collaborative Fund.

WE THE PEOPLE ... have the right to know what's happening in our cities, towns and neighborhoods.

To submit a public notice please visit casagrande.column.us/place

If you have any questions or concerns, please use the online chat box through Column, email us at publicnotices@pinalcentral.com or call us at (520) 423-8601. We will get back to you as soon as possible.

Public notices are vital to our democracy. We value your business and look forward to continuing to serve Pinal County.

To view a list of local notices please go to PinalCentral.com.

There is also a database of all Arizona notices available at www.arizonapublicnotices.com/



Public Notices

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA25-03 & PAD25-04 - A Minor General Plan Amendment and Planned Area Development ("PAD") Rezoning.
Neighborhood Meeting
February 19, 2026 @ 6:00 PM
Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138 *Maple Room*
Planning & Zoning Commission Meeting (PUBLIC HEARING)
March 9, 2026 @ 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Meeting April 7, 2026 @ 6:00 PM City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose is to receive public comments on the following

Public Notices

request prior to approval.
Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development ("PAD") Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road. The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area's existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed

street system/subdivision for future homes. A preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item. 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: LaRee Mason at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact LaRee Mason at: (520) 316-6928 or via email at: LaRee.Mason@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098. Dated: January 29, 2026
No. of publications: 1: date of publication: Feb 20, 2026

Follow us on Instagram



@pinalcentral

Sunrise Ranch

NARRATIVE MINOR GENERAL PLAN AMENDMENT

APPLICATION NUMBER: GPA25-03

3RD SUBMITTAL: FEBRUARY 16, 2026

Table of Contents

- 1. Development Team.....Pg. 3**
- 2. Purpose of Request.....Pg. 4**
 - A. City of Maricopa General Plan
- 3. General Plan Elements.....Pg. 5**
 - A. Growth Area
 - B. Land Use
 - C. Environmental Planning
 - D. Safety
 - E. Circulation & Connectivity
 - F. Economic Development
 - G. Parks, Open Space & Recreation
 - H. Public Buildings, Services & Facilities
- 4. Conclusion.....Pg. 10**

1. Development Team

Property Owner/Developer

Dozerland, LLC.
PO Box 82545
Lincoln, NE 68501
Contact: David McChesney

DOZERLAND, LLC

Legal Representative

Gammage & Burnham, PLC / Ashley Z. Marsh
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004
Contact: Dennis M. Newcombe
Senior Land Use Planner
t. (602) 256-4446
e. dnewcombe@gblaw.com

**GAMMAGE
&
BURNHAM**
Attorneys at Law

Engineering & Planning:

EPS Group, Inc.
1130 N Alma School Road, Suite 120
Mesa, Arizona 85201
Contact: David Hughes
t. (480) 503-2258
e. David.hughes@epsgroupinc.com



2. Purpose of Request

Dozerland, LLC (“The Applicant”) is submitting a request for a Minor General Plan Amendment (“GPA”) to redesignate approximately 12.94 acres in the southeast portion of Maricopa County Assessor’s Parcel Number 510-15-002. This request is submitted concurrently with a companion application to Rezone approximately 150.86 gross acres located within the City of Maricopa, just north of West Smith-Enke Road and east of Green Road (“The Property” or “Site”).

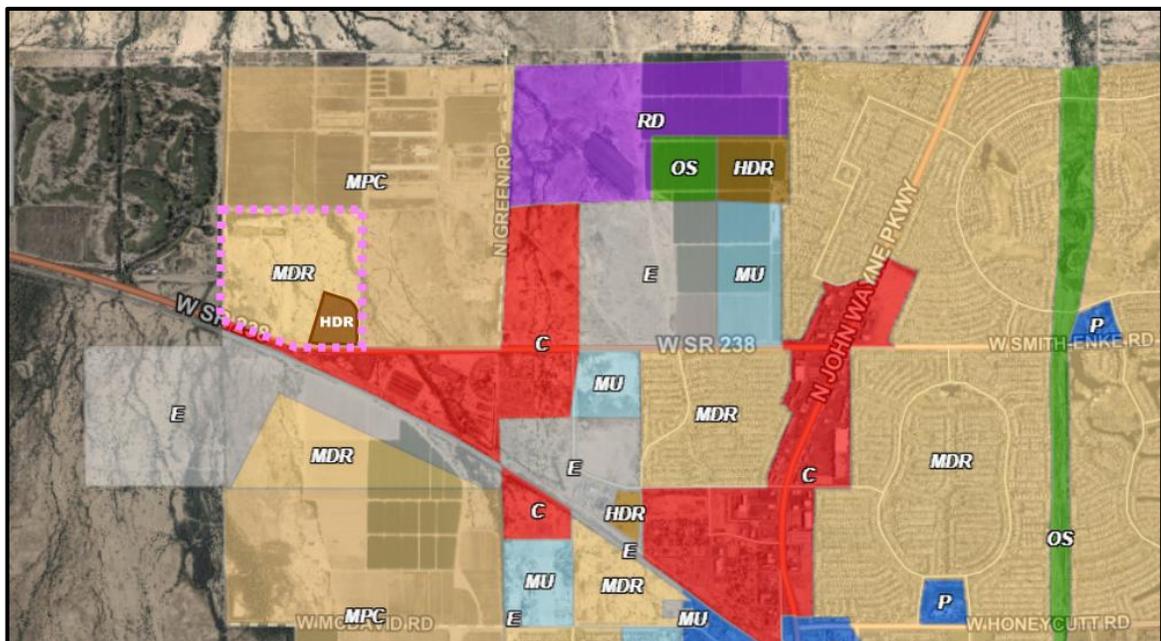
The Rezoning request seeks to transition the existing Industrial (“CI-2”) zoning designation to a combination of High Density Residential (“RH”) and Medium Density Residential (“RS-4” and “RS-5”) zoning districts, under a Planned Area Development (“PAD”) overlay. This framework supports a diverse mix of housing types, ranging from detached single-family homes to high-density multifamily residences to support a walkable, master-planned neighborhood.

The proposed GPA specifically applies to the RH-designated portion of the project and would amend the General Plan Land Use Map from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) to accommodate up to 24 dwelling units per acre, permissible under the RH development standards section 18.35.040 of the Maricopa Municipal Codes. The application represents a thoughtful and appropriate refinement to the General Plan Land Use Map, aligning with the City’s goals for housing diversity, neighborhood connectivity, and the placement of higher-intensity residential uses along key arterial corridors.

A. City of Maricopa General Plan

The City of Maricopa’s General Plan (“General Plan”) is guided by the 2040 Vision, which emphasizes balanced growth, efficient infrastructure, housing variety, and sustainable land use. It promotes compact, walkable development patterns; integration of open space; and compatibility between new development and existing community fabric. It supports flexible land use designations that respond to changing market needs while maintaining long-term livability, infrastructure efficiency, and neighborhood character. The General Plan prioritizes organized development within identified growth areas, particularly along major corridors such as Smith-Enke Road.

Proposed General Plan Exhibit



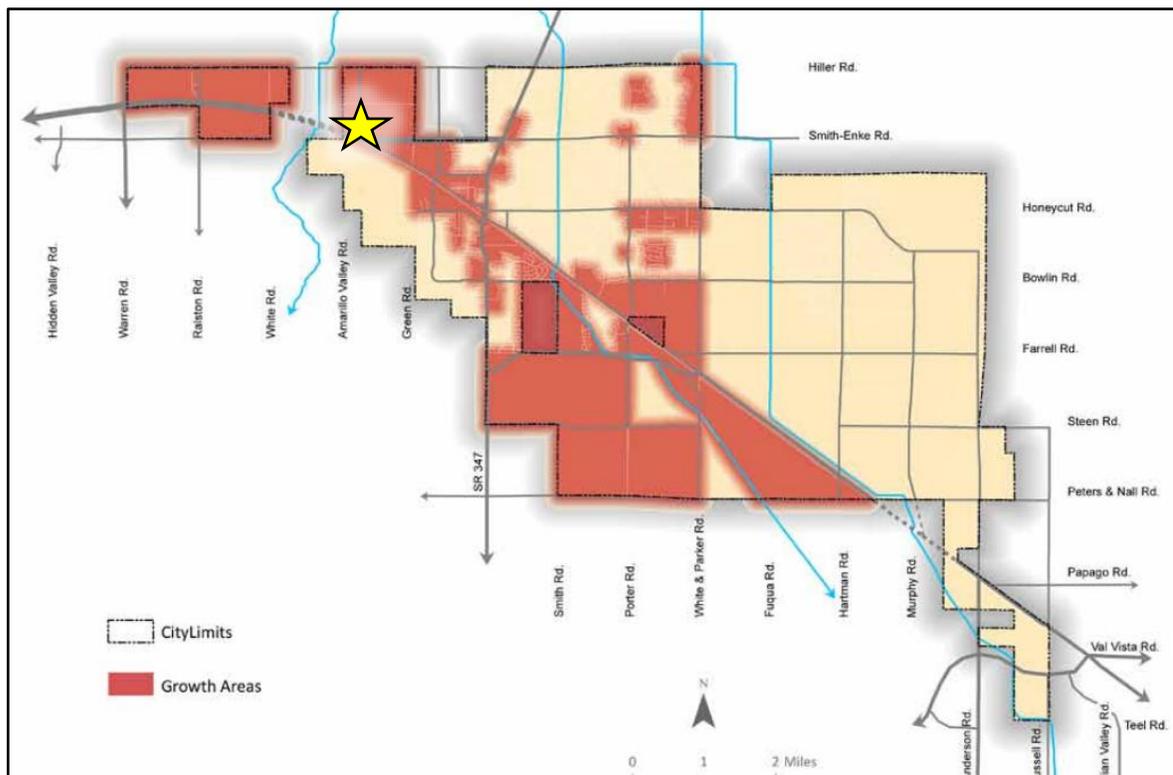
3. General Plan Elements

A. Growth Area

The site's location, access to utilities, and adjacency to major transportation corridors make it an ideal candidate for higher residential concentration. The Growth Area Map identifies the site for compact, diverse neighborhoods that reduce sprawl and make use of existing resources. Sunrise Ranch fulfills this by concentrating higher-density residential development along Smith-Enke Road, a major arterial corridor, while transitioning northward into medium-density detached homes. This intentional layering of housing types meets General Plan **Goal A1** by facilitating development within identified growth corridors, and Goal A2 by improving the housing mix available in the planning area.

The proposed GPA will align with **Objective A1.3** by placing multifamily units where transit, mobility, and infrastructure capacity can support them. **Objective A2.1** is advanced through the introduction of new housing types that serve a range of demographics and contribute to a stronger housing-employment balance. This is an intentional and appropriate refinement of the land use map that promotes efficient, high-quality growth consistent with the City of Maricopa's General Plan.

City of Maricopa Growth Area Map



B. Land Use

The proposed GPA for Sunrise Ranch supports a balanced and efficient land use pattern consistent with the intent and direction of the City of Maricopa's General Plan. The request for an ±12.94-acre reclassification, from MDR to HDR, enables a more cohesive master-planned community by aligning land use designations with the Property's specific location, accessibility, and available in-place infrastructure.

The site's southern edge along Smith-Enke Road is an arterial corridor that provides an appropriate location for higher-intensity housing that is both transit-accessible and infrastructure-ready. This element directly supports **Goal B1.4** by minimizing potential land use conflicts and ensuring reasonable transitions between intensities. Multifamily housing at this frontage transitions northward into a mix of single-family lots at medium densities, reinforcing **Goal B1.1** and **Objective B1.1.1**, which call for integrated, village-scale neighborhoods that provide walkable, well-connected housing options for a range of household types and demographics.

Rather than relying on rigid land use boundaries, the Sunrise Ranch land plan utilizes the flexibility provided by the PAD and HDR overlay to achieve a holistic, interconnected neighborhood programming. This supports **Goal B1.3** and **Objectives B1.3.1** through **B1.3.5**, encouraging compact, walkable, and functionally diverse communities. While the intent of Sunrise Ranch is primarily residential in nature, it also integrates open space corridors and trail linkages throughout the community. Its adjacency to major roadways and complementary developments ensures a well-connected, context-sensitive land use pattern that enhances the broader community fabric.

The project continues its alignment with the General Plan in **Goal B2.1** and **B2.2** of the Housing Element by introducing a broader range of housing options beyond traditional single-family subdivisions. The majority of Maricopa's housing inventory has historically consisted of detached homes on 4,000 to 7,000 square foot lots. Sunrise Ranch incorporates four single-family product types; ranging from traditional homes to multiple residential homes such as: traditional garden style, townhomes, cluster, auto court, etc. development patterns. This expands consumer choice and addresses the current demographic shifts identified in the General Plan as well as future development flexibility/options. These include the rising demand for lower-maintenance housing from both young professionals and aging residents seeking accessible, turn-key options near goods, services, and transportation corridors.

In addition to creating physical housing diversity, the GPA will support the broader goals of housing equity and sustainability. Its multifamily and small-lot single-family components promote compact development patterns that reduce infrastructure costs and preserve land. These outcomes line up with **Objective B2.2.1** and **Objective B2.2.2**, calling for varied lot sizes and higher-density residential types in proximity to major transportation corridors.

The project's compatibility with the surrounding urban context also furthers the General Plan's vision for coordinated area-based development and investment. The Property is in a new greenfield development, adjacent to the Moonlight Ridge and broader transition zone along Smith-Enke Road supports **Goal B3.4** of the Redevelopment Element by investing into this emerging corridor. The project benefits from and contributes to the city's ongoing infrastructure expansion strategy in the area, including transportation connectivity and utility service extensions by reducing strain on outlying areas.

Sunrise Ranch meets **Goal B1.2** by creating a distinct neighborhood identity through consistent architectural theming, park-integrated open spaces, and defined entry monumentation. These elements enhance the sense of place and neighborhood character while supporting the community-based design principles embedded in the Village Planning and Smart Growth framework. This land use amendment is not only context-sensitive and market-responsive, it reinforces the City of Maricopa's goals for land use balance, housing diversity, redevelopment support, and a more sustainable and interconnected urban form.

C. Environmental Planning

The development of Sunrise Ranch supports the objectives outlined in the City of Maricopa's General Plan to ensure responsible environmental planning and resource conservation. The entire ±150.86-acre master-planned community is guided by principles that protect air and water quality, manage floodways effectively, and support long-term sustainability through energy and water efficiency.

I. Air Quality Compliance

The project is committed to minimizing air quality impacts during and after construction. The project adheres to Pinal County Air Quality Control District dust mitigation standards and incorporates paving of all internal circulation routes and trail corridors to limit PM10 emissions, consistent with **Goal C1.1** and **Objectives C1.1.1** through **C1.1.3**. The design fosters walkability and connectivity through compact development patterns. This will aid the community to reduce vehicle dependency and emissions, supporting **Objectives C1.1.4** and **C1.1.6**.

II. Floodplain & Wash Management

The site is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features. As encouraged by the General Plan's wash preservation guidance, natural drainage patterns will be respected where feasible, enhancing both safety and neighborhood aesthetics. Planned green corridors and stormwater retention basins further support connectivity and ecological preservation, in alignment with the General Plan's floodway enhancement vision.

III. Energy Efficiency & Renewable Resources

Consistent with **Goals C3.1** and **C3.2**, Sunrise Ranch will promote passive design strategies, desert-adapted landscaping, and efficient irrigation systems to reduce the community's energy footprint. Home designs are expected to meet or exceed current energy codes, and the community's layout supports solar orientation and clean energy inclination. Future infrastructure improvements will also consider smart technologies that complement the City's long-term energy stewardship initiatives.

IV. Water Conservation & Resource Planning

Water service to project site will be provided by Global Water Resources and holds a 100-year assured water supply designation from the Arizona Department of Water Resources ("ADWR"). The project will integrate low-flow plumbing, drought-tolerant vegetation, and purple-pipe infrastructure for non-potable irrigation. These measures align directly with the City's 2040 Vision for sustainable growth and the conservation goals established in the Utilities and Environmental Planning elements of the General Plan.

V. Wastewater Management & Reuse

Wastewater service will be provided by Palo Verde Utilities Company (“PVUC”), which operates under a 100% reuse model. If possible, economically and technically, treated effluent will be recycled for non-potable uses within the community or elsewhere, reducing reliance on potable water and supporting Maricopa’s citywide reclaimed water objectives. This integrated approach strengthens the City’s broader efforts to conserve aquifer resources and align with the environmental goals tied to wastewater and biosolid reuse.

Sunrise Ranch embraces the core tenets of the City’s Environmental Planning & Resource Conservation Element, positioning the community as a responsible, forward-thinking neighborhood that preserves resources, enhances resilience, and supports a high quality of life.

D. Safety

The proposed development is designed to support a safe and livable community through integrated land use, thoughtful neighborhood design, and accessible circulation. Semi-public areas such as parks, open space corridors, and trail connections are programmed to enhance visibility and promote community interaction. Streets, pedestrian paths, and future entry features will be well-lit and designed to encourage natural surveillance and territorial reinforcement. The project will incorporate Crime Prevention Through Environmental Design (“CPTED”) and Safescape principles to reduce vulnerability and support neighborhood safety while ensuring emergency access and circulation infrastructure meet city standards.

E. Circulation & Connectivity Element

The development is designed to support an efficient, safe, and context-sensitive circulation network consistent with the City of Maricopa’s Complete Streets policy and long-term transportation vision. The internal mobility framework prioritizes local, and collector roadways designed with multimodal strategies, as much as possible, that promote walkability and reduce reliance on personal vehicles. The presence of wide sidewalks, shared-use paths, and traffic-calmed residential streets will safeguard pedestrian activity and neighborhood cohesion. Bicycle-friendly design features and direct trail connections to open space corridors are incorporated to enhance both recreation and functional mobility. These improvements fulfill **Goal E3.1** and **Objective E3.1.1** of the General Plan, which call for implementing pedestrian and bicycle circulation networks that connect all development, parks, and commercial areas.

In respect to **Goal E2.2**, the development’s street layout supports long-term intra-city connectivity while promoting neighborhood access and safety. Roadways are aligned to enhance regional circulation and respond to anticipated growth by connecting to major arterials such as Smith-Enke Road and Green Road. Perimeter and internal connectivity are reinforced through a blend of local access points and future regional trail integration, supporting **Objective E2.2.4** by ensuring secondary access and emergency mobility. Collectively, the project advances the City’s goals for a well-connected and accessible development pattern that integrates transportation planning with high-quality community design.

F. Economic Development

The General Plan envisions the City of Maricopa as a dynamic, self-sustaining community with a diverse economy that provides meaningful opportunities for residents to live, work, and thrive. Strategic development within Growth Areas, particularly along transportation corridors, is essential to achieving this vision. By incorporating a mix of housing types and trail-connected open spaces, the proposed land use amendment directly supports long-term growth objectives, creating opportunities for future commercial development and workforce stability nearby.

The plan for this community reinforces the City's commitment to employment accessibility and balanced growth. It does so by locating residential neighborhoods near regional infrastructure and within proximity to designated employment corridors. This is consistent with **Goal F2.1**, which encourages the attraction of high-performing companies by aligning development patterns with the region's skilled labor force. This walkable, planned community is supported by multi-modal transportation options. It aligns with the broader economic goals of the General Plan, particularly **Objective F4.6.2**, which encourages targeted development that enhances livability and strengthens community identity.

G. Parks, Recreation & Open Space Element

2040 Vision: *“Provide areas of open space and facilities for parks, recreation and leisure that serve the population and its interests through flexible planning and responsiveness to the community.”*

The Sunrise Ranch community embraces the City's vision for a connected, active, and healthy lifestyle by planning for parks, open space, and trail networks that serve residents of all ages. Consistent with the Parks, Trails, and Open Space Master Plan (PTOS), the layout of Sunrise Ranch prioritizes multi-use paths, wash-adjacent trail corridors, and shaded gathering spaces that promote walkability and wellness.

As highlighted in the General Plan, communities with flexible recreational options foster stronger community identity and public health. Sunrise Ranch reflects this by integrating natural drainage corridors as linear parks, encouraging passive and active uses such as walking, biking, and gathering. The project supports the following Goals:

- **Objective G1.c.1.4:** Incorporating trails and recreation as integral design elements visible from public ways.
- **Objective G4.a.1.1:** Targeting park accessibility in future development phases to address underserved areas.
- **Objective G3.a.2.1:** Designing adjacent neighborhoods to integrate with wash corridors as community amenities.

Sunrise Ranch intends to become a well-connected village environment with meaningful open spaces that promote both leisure and mobility, while enhancing long-term value for its residents and the broader City of Maricopa community.

H. Public Buildings, Facilities & Services Element

2040 Vision: *“Maricopa is a community where residents can gain a true hometown feel—a place where citizens can work and play together and share experiences unique to our City. The City is*

dedicated to servicing all families, at all ages and stages of life, with professional services and a sense of togetherness.”

Sunrise Ranch is designed to support efficient public service delivery, safe emergency access, and long-term civic needs. Its connected street and trail network ensures reliable routes for police, fire, schools, and utilities. Land use is organized to enable cost-effective infrastructure, Smart City integration, and co-location of future schools, parks, and public facilities.

The plan emphasizes walkability and safe, multimodal routes for residents of all ages. It supports key objectives in the General Plan, including:

- **Objective H2.a.1.3:** Ensure adequate access for emergency response.
- **Objective H2.g.2.2:** Promote shared efficiencies with future civic facilities.
- **Objective H2.d.3.6:** Support aging in place through neighborhood design.

Together, these elements create a future-ready, service-oriented community.

4. Conclusion

The Minor General Plan Amendment request presents a thoughtful and considerate update to the City’s land use strategy. It places higher-density housing in an area supported by infrastructure, growth corridors, and community planning goals. Each applicable General Plan element has been addressed in the Sunrise Ranch proposal. This amendment advances the City’s long-range planning objectives while addressing the current housing demand, offering a balanced solution that serves both community interests and future growth.



SUNRISE RANCH

PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES REPORT

APPLICATION NUMBER: PAD25-04

4TH SUBMITTAL: MARCH 5, 2026

Table of Contents

- 1. Development Team.....Pg. 3**
- 2. Description of Request.....Pg. 4**
 - A. Proposed Rezoning
- 3. Site Context Study.....Pg. 5**
 - A. Site Location
 - B. Site Context & Current Zoning
 - C. Existing Site Conditions
 - D. Existing General Plan Land Use
- 4. Proposed PAD Zoning.....Pg. 7**
 - A. Proposed Land Allocation
 - B. Use Regulations
 - C. Development Standards & Design Guidelines
 - D. Design Elements
 - E. Design Guidelines
 - Open Space
 - Residential
 - F. Justification
- 5. Proposed Development Plan.....Pg. 12**
 - A. Conceptual Development Plan
 - B. Circulation
 - C. Open space/Trails/Connectivity
 - D. Theming
 - E. Phasing
- 6. Public Utilities & Services.....Pg. 15**
- 7. Grading & Drainage.....Pg. 15**
 - A. Drainage
 - B. Floodplain
 - C. Sewer
 - D. Water
- 8. Conclusion.....Pg. 16**

Tabs

- Tab A.....Preliminary Landscape Design Package for Sunrise Ranch**
- Tab B.....Circulation Plan for Sunrise Ranch**
- Tab C.....Open Space Plan for Sunrise Ranch**

1. Development Team

Property Owner/Developer

Dozerland, LLC.

PO Box 82545

Lincoln, NE 68501

Contact: David McChesney

e. david-mcchesney@sandhills.com

DOZERLAND, LLC

Legal Representative

Gammage & Burnham, PLC

Ashley Z. Marsh, Esq.

40 North Central Avenue, 20th Floor

Phoenix, Arizona 85004

Contact: Dennis M. Newcombe

Senior Land Use Planner

t. (602) 256-4446

e. dnewcombe@gblaw.com

**GAMMAGE
&
BURNHAM**

Attorneys at Law

Engineering & Planning:

EPS Group, Inc.

1130 N Alma School Road, Suite 120

Mesa, Arizona 85201

Contact: David Hughes

t. (480) 503-2258

e. David.hughes@epsgroupinc.com



3. Site Context Study

A. Site Location

The approximate ±150.86-acre Site is located in the northwest portion of the City and is within Pinal County. It fronts directly onto Smith-Enke Road and is approximately one-half (1/2) mile west of the northwest corner of Green Road and Smith Enke Road. The Site benefits from strategic proximity to major transportation corridors, including Interstate 10, via John Wayne Parkway (“SR 347”), and lies west of the City’s emerging urban core. This location provides convenient access to regional destinations, including employment centers, schools, commercial services, and recreational amenities such as the abutting Ak-Chin Southern Dunes Golf Club to the west. The Property is within a transitional growth area and is ideally positioned to support future residential development while maintaining connectivity to the surrounding infrastructure and activity nodes within the City.

Vicinity Map



B. Site Context & Current Zoning

The Property consists of three contiguous parcels totaling the approximate 150.86 gross-acres, and is specifically identified by Pinal County Assessor’s Parcel Numbers 510-15-002F, 510-15-002G, and 510-15-002C. The Site is currently zoned CI-2, a legacy designation that no longer reflects the evolving character or future land use intent of the area. Under its current zoning, the Property remains underdeveloped and underutilized, offering limited contribution to the surrounding residential growth or planned infrastructure.

The Site is directly bordered to the north and east by the Elara at Moonlight development by Landsea Homes, a master-planned community previously entitled under the Moonlight Ridge PAD. To the west, the Site abuts the Ak-Chin Southern Dunes Golf Club. Parcels to the south remain undeveloped agricultural lands, with future growth anticipated as infrastructure expands along the corridor. The surrounding area is rapidly evolving, with significant residential development, commercial investment, and infrastructure improvements

reshaping the Smith-Enke Road and John Wayne Parkway corridors. Sunrise Ranch will contribute to this transformation as another residential hub in a positioned growth area.

The Applicant's PAD request provides an appropriate land use transition between adjacent residential neighborhoods and existing regional assets. By introducing an allocation of Medium/High Density Residential with a mix of residential single-family lots sizes, the project supports a density-efficient, walkable/vehicular development pattern that aligns with the City's long-range vision while responding to the surrounding growth and infrastructure investment.

C. Existing Site Conditions

The Property is currently undeveloped and largely flat, with minor topographic variation shaped by natural drainage patterns. A defining feature of the Site is the Vekol Wash, which traverses the eastern portion of the Property and is classified as FEMA Flood Zone AO. While this condition presents constraints on certain buildable areas, it simultaneously creates a valuable opportunity to incorporate functional and aesthetic open space into the overall community design. The wash establishes a natural framework for a connected network of greenways, multi-use trails, and integrated retention areas that collectively support both environmental performance and visual aesthetic. These elements are strategically woven into the Conceptual Site Plan to enhance stormwater management and provide residents with pedestrian access, recreational corridors, and scenic open space amenities that tie the neighborhood together.

The Site's native Sonoran Desert vegetation and absence of existing structures or major disturbance offer a blank canvas for thoughtful, phased development. The proposed PAD leverages the natural terrain and drainageway to implement a comprehensive stormwater and landscaping system that promotes resiliency while elevating the quality of life for future residents. In addition to functional drainage, the plan layers in activated open space, internal trail connections, and neighborhood-scale recreation areas that contribute to a walkable, amenitized community. This integrated approach transforms existing site conditions into a distinguishing feature of Sunrise Ranch, establishing a design vision rooted in connectivity, environmental stewardship, and long-term neighborhood identity.

D. Existing General Plan Land Use

The Sunrise Ranch project is guided by the City's General Plan, which currently designates the majority of the Site as Medium Density Residential ("MDR"). This land use category supports a mix of detached housing types, intended to foster walkable, interconnected neighborhoods in line with the City's vision for inclusive and balanced community development. To further enhance housing diversity within the neighborhood and contribute to the City's broader housing objectives, the applicant is concurrently proposing a General Plan Amendment for approximately 12.94 acres in the southeast portion of the Site. This amendment would reclassify that portion of the Property from MDR to High Density Residential ("HDR"), enabling the development of medium/high-density housing that complements the surrounding single-family neighborhoods and reflects market demands for a broader range of housing.

This land use configuration directly supports the key objectives of the City of Maricopa's adopted General Plan. **Goal B2.2** promotes a variety of dwelling types and densities to meet the needs of diverse households, and **Goal B1.3** encourages mixed-use and higher-intensity residential development near arterial roadways and employment nodes. By locating the proposed HDR land use along Smith-Enke Road, a designated arterial corridor and future transit spine, the request also supports **Goal B1.4** by discouraging low-density housing

adjacent to major transportation corridors to minimize conflicts between uses. In coordination, the PAD presents a thoughtful land use transition by placing open space as much as possible along the perimeter of the Site and shifting the neighborhoods toward the interior with a medium/high-density strategically located at the southeast intersection. This approach creates a balanced and context-sensitive community design.

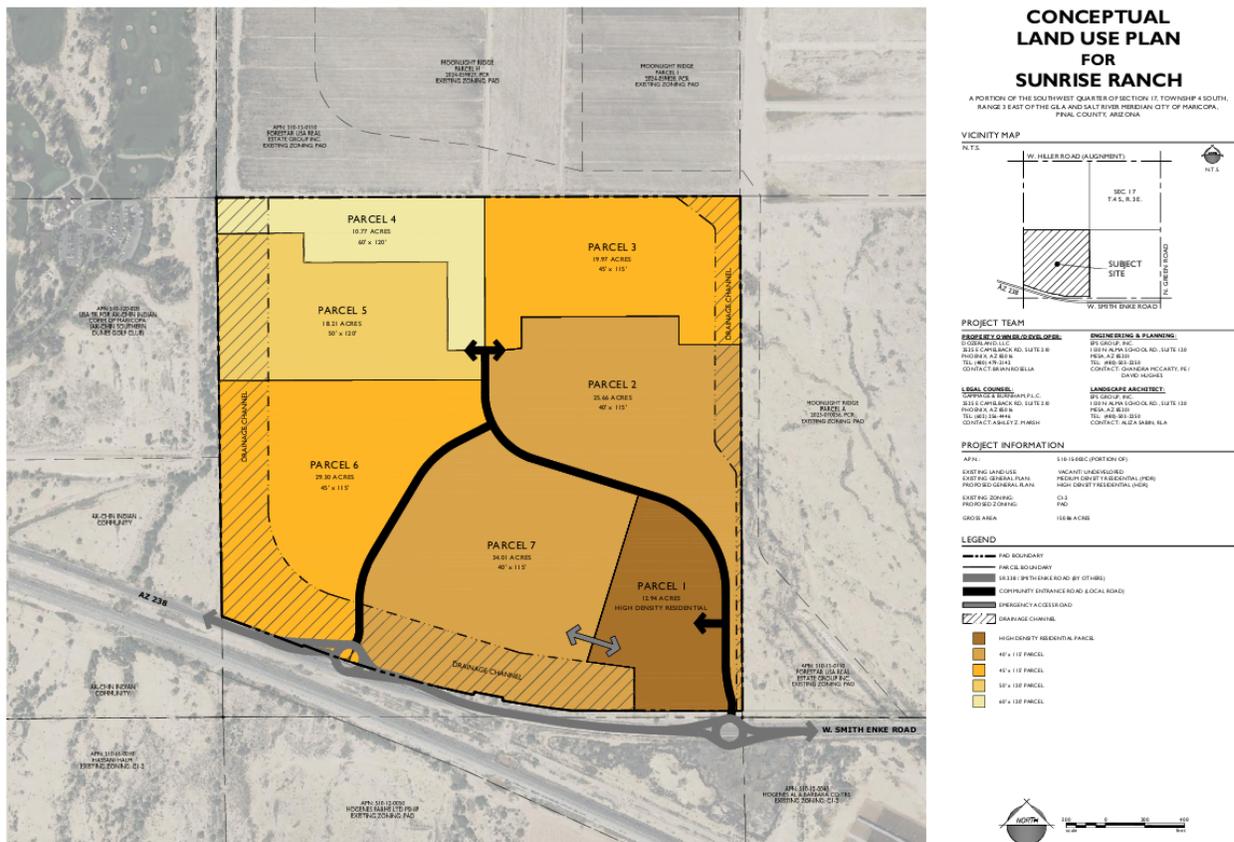
The proposed project is located within a designated growth area identified in the General Plan. This designation confirms the Site's strategic role in supporting future residential development alongside planned infrastructure and mobility improvements. The proposed PAD advances the City's long-term growth strategy by introducing a balanced mix of land uses that support community cohesion, housing diversity, and efficient land use. By integrating both Medium and High-Density Residential designations within a PAD, this request contributes to the City's vision for a well-connected, inclusive, and sustainable community.

4. Proposed PAD Zoning

A. Land Use Allocation

The PAD presents a residential framework that prioritizes both variety and efficiency across the entirety of the Site. The plan focuses on delivering a mix of housing options that respond to shifting demographics and market demand, while emphasizing open space as a unifying element of the community. The single-family neighborhoods are composed of four (4) types, strategically organized to maximize frontage, circulation, and flexibility. The High-Density Residential parcel fronting onto SR 238, will offer multiple residential housing options to include townhomes, traditional garden style, cluster, and auto court groupings. Communities near major corridors and potential transit nodes, supporting a compact, service-oriented perimeter point on the Site.

Development Plan



Open space is embedded throughout the PAD, within retention corridors, trail loops, and landscape buffers to create a seamless recreational and ecological network. This layered approach to land use promotes neighborhood identity, fosters connectivity, and helps shape a strong sense of arrival and orientation throughout the community.

B. Use Regulations

The current CI-2 designation no longer reflects the intended residential character of the area. The PAD proposes to rezone the Property with development standards analogous with “RS-4” and “RS-5” along with a Medium/High Density Residential zoning district to be determined later. The PAD accommodates a range of lot sizes and housing types planned for the Site.

The PAD’s four (4) neighborhoods with specific lot sizes.

The 12.94-acre parcel is intended for multiple residential housing types such as traditional garden style, townhomes, cluster, and auto court groupings. All housing zoning district types/designs are reserved for this parcel.

Land uses within the PAD conform to the permitted and conditional uses as defined in MCC 18.35.020 (RS Districts) and MCC 18.35.040 (RH District). The PAD does not request additional land use entitlements beyond those established in the City’s zoning ordinance. All uses not specifically provided for herein are prohibited unless a subsequent determination by the City’s Zoning Administrator finds a specific use to be similar to a permitted use.

Accessory and temporary uses will follow the entitlements of the associated primary use, as governed by MCC 18.120.010.

C. Development Standards & Design Guidelines

The PAD proposes the development standards as noted below with specific design goals of Sunrise Ranch. The PAD provides clear justifications to enhance livability, variety, and efficient land use.

PAD Development Standards

MINIMUM LOT AREA	4,500 SQ. FT.	GROSS AREA:	150.86 ACRES
MINIMUM LOT WIDTH	40' MIN	NET AREA:	148.23 ACRES
MAXIMUM LOT COVERAGE		NO. OF LOTS:	
ONE STORY	60%	40' x 115'	227 (46%)
TWO / THREE STORIES	55%	45' x 115'	163 (33%)
		50' x 120'	67 (14%)
MAXIMUM BUILDING HEIGHT	30'	60' x 120'	32 (7%)
BUILDING SETBACKS		TOTAL	489 (100%)
FRONT	15' (1) (2)		
INTERIOR SIDE	5'	GROSS DENSITY:	3.2 DU/AC
STREET SIDE	5'		
REAR	15'	OPEN SPACE:	50.81 ACRES (34% OF GROSS)

- NOTES:
- (1) - LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
 - (2) - STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK.

PAD Development Standards (Single-Family Comparison)

	RS-5	PAD
Minimum Lot Area	5,000 sf.	4,500 sf.
Minimum Lot Width	50 ft.	40 ft.
Maximum Density	3-10 du/ac	-
Maximum Building Height	30 ft.	30 ft.
Maximum Lot Coverage (One-Story)	55%	60%
Maximum Lot Coverage (Two/Three-Story)	50%	55%
Front Setback ^{(1) (2)}	15 ft.	15 ft.
Interior Side Setback	5 ft.	5 ft.
Street Side Setback	5 ft.	5 ft.
Rear Setback	15 ft.	15 ft.

Street Side Setbacks A minimum 10-foot landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.

Parking Standards Parking throughout the PAD shall conform to Chapter 18.105 On-Site Parking and Loading.

- (1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.
- (2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk, or to the back of curb when a sidewalk is not provided.

❖ **Single-Family Attached (Medium/High Density Residential) Development Standards (12.94 Acres)**

At the time of submittal and review by the City of Maricopa's Planning & Zoning Division the proposed housing product will be reviewed in accordance with the approved development standards noted in the chart below for single-family attached development.

Single-Family Attached		
Development Type:	Option A	Option B
Lot Area:	Up to 2,499 SF	2,500-6,999 SF
Minimum Lot Width:	20'	30'
Corner Lots: ³	24'	35'
Maximum Building Height:	38'	38'
Minimum Building Spacing ¹:	10'	10'
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) ²:		
From living space	10'	10'
B. Front Setbacks (Rear Loaded):		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	10'	10'
C. Garage Setbacks ²:		
Front facing garage with parking on driveway	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.
D. Rear Setbacks - Front Loaded ²:		
To living for lots 110' in depth or less	5'	10'
To living for lots greater than 110' in depth	5'	5'
E. Rear Setbacks - Rear Loaded ²:		
	5'	5'
F. Interior Side Setbacks ²:		
	0'	0'
G. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ³	10'	10'
From porch to property line if no end tract ³	5'	5'
From PUE	2'	2'
H. Accessory Structures ²:		
Maximum building height:	N/A	32'
From principal structure	N/A	6'
From property line	N/A	5'
Open Space Requirements		
Common Open Space:	20%	20%
Residential Private Open Space:	50 SF	50 SF

1. Measured from principle building to principle building.
2. Setbacks are measured from the property line unless otherwise noted.
3. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.

D. Design Elements

Design elements enhance neighborhood character, walkability, and long-term community appeal. Incorporate a minimum of seven (7) design elements.

Required Design Elements:

- Defined entries with signage and decorative paving.
- Distinct neighborhood theming and monumentation.
- Wall articulation every 100 feet along perimeters.
- Detached sidewalks and internal trails.
- Naturalized retention basins.

Additional Design Elements Included:

- Bus bay location as determined by the City of Maricopa.
- Multiple residential lot types and housing formats.
- Traffic calming features at key intersections.
- Shaded pedestrian corridors with rest areas with seating/benches.
- Architectural variety across all product types.

E. Design Guidelines

Open Space

Open space is allocated throughout the PAD via trails, retention corridors, and landscape tracts. Approximately 50.81-acres (34% of gross) of open space (i.e., passive and active space) that enhances the visual quality and recreational value of the community while also supporting critical drainage infrastructure.

Design features include:

- A primary pedestrian loop trail with shaded rest stops with seating opportunities available and low-water landscaping.
- Recreational nodes integrated into neighborhoods.
- View corridors and wildlife connectivity adjacent to drainage features.
- Entry landscaping and formal tree-lined collector streets.
- Naturalized basin slopes and themed monumentation areas.
- Due to reasonable tree spacing and other necessary improvements in the streetscape (i.e., driveways, fire hydrants, etc.) the PAD will require one (1) tree per lot and ten (10) shrubs per linear feet of lot width.
- Playground equipment will be shaded.

(See **Tab A**: Preliminary Landscape Design Package for Sunrise Ranch)

Residential

Homes within Sunrise Ranch will meet or the City of Maricopa's 2021 Single-Family Residential Design Guidelines. The PAD will also introduce additional standards to promote visual variety, reduce architectural repetition, and soften the impact of front-loaded garages.

Key elements:

- A minimum of three distinct elevations per product.
- Architectural detailing at front entries and corners.
- Garage recesses or side entry conditions for enhanced curb appeal.
- Material and color variation to support the community's theme.
- Fencing breaks and view fencing to preserve open space integration.
- Detached 6 ft sidewalks along local streets with one tree and one shrub per 10 lineal feet of lot width.

F. Justification.

The proposed Sunrise PAD zoning allows for unique site planning and encourages future developers to create a more aesthetically pleasing, efficient, integrated residential community with the abundance of open space. The result will be improved walkability as well as safe/unique drivability within the overall community with varied housing types/open space corridor/trails. Creating a special live/play residential community. Thus, the proposed PAD deviations from the Maricopa Municipal Code will not only enhance the proposed overall development aesthetically, as well as marketability, but aligns with the surrounding development pattern of the area supporting the goals of the City of Maricopa's General Plan.

5. Proposed Development Plan

A. Conceptual Development Plan

The Sunrise Ranch development is organized around a balanced, phased development program that offers a range of residential housing options and integrated open space amenities. The plan incorporates four distinct single-family product types and one (1) medium/high-density residential parcel to ensure housing diversity. These components are arranged to reflect logical transitions in density, enhance site connectivity, and accommodate natural drainage corridors.

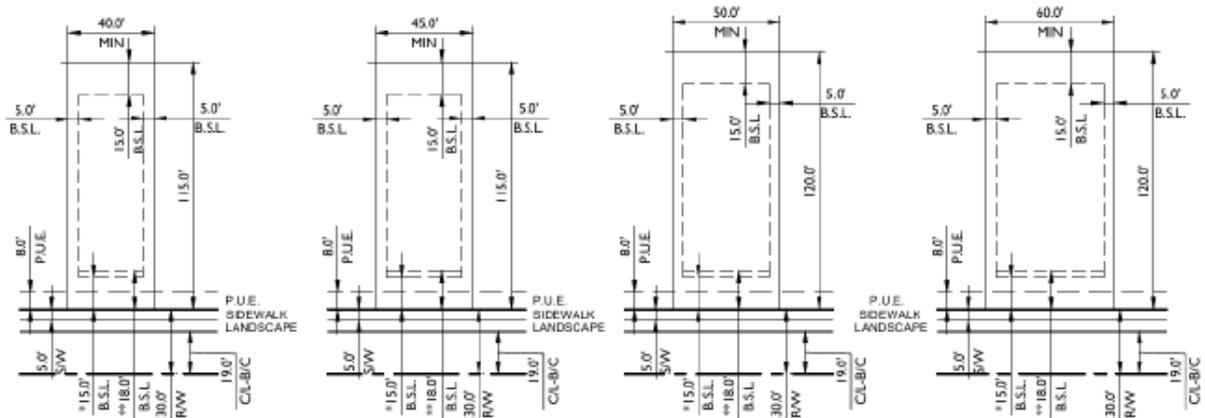
The land use layout establishes a strong internal neighborhood identity, anchored by centrally located greenbelts and collector corridors. The plan emphasizes front-facing residential lots along park edges and open spaces, promoting visual engagement and public realm activation.

The development program is summarized below:

Proposed Typical Lot/Development Standards – Sunrise Ranch

TYPICAL LOT DIAGRAM

N.T.S.



NOTES:

* 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 TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

B. Circulation

The Sunrise Ranch circulation system is designed to provide safe, intuitive, and multimodal access throughout the community. The internal roadway network includes collector streets that establish primary east-west and north-south movement, with local streets feeding into residential clusters. All collectors include detached sidewalks and a formalized tree canopy to support walkability and shade.

Vehicular access is provided at key connection points along Smith-Enke Road, with two (2) primary full-access entries and a secondary point of ingress and egress at the northeast corner of the Site. These access points ensure emergency service coverage, traffic dispersion, and long-term connectivity to future developments to the east and south, with the integration of two (2) City required roundabouts to be located on the southeastern and southwestern boundary further enhances the visibility and provides safe circulation to and from the Site.

A comprehensive trail and sidewalk system interconnects all open spaces, residential neighborhoods, and the future medium/high-density residential parcel. This system integrates with landscape corridors and parkways, supporting a high degree of pedestrian mobility and non-motorized circulation. (See **Tab B: Circulation Plan for Sunrise Ranch**)

C. Open space/Trails/Connectivity

Open space is a defining feature of the Sunrise Ranch PAD and is distributed strategically throughout the community to support both function and lifestyle. The PAD allocates approximately 50.81-acres, or 34% of gross of the Site is open space for drainage corridors, retention basins, pedestrian corridors, and passive park spaces to include:

- Landscaping shall be installed along SR238/Smith Enke, when improvements are completed.
- A continuous multi-use trail system with connectivity to each residential parcel.

- Landscaped greenbelts along collector streets and internal arterials.
- Naturalized retention basins with gentle slopes and enhanced vegetation.
- Passive recreation areas with opportunities for picnicking, walking, and community gathering.

The open space system supports stormwater management while enhancing community character, buffering land uses, and creating an interconnected recreational network accessible to all residents. (See **Tab C: Open Space Plan for Sunrise Ranch**)

D. Theming

Sunrise Ranch draws inspiration from the natural desert landscape of the Maricopa region. The community incorporates a unified architectural and landscape theme that reinforces identity and sense of place. Theming elements include:

- Slump block walls and view fencing to define transitions between public and private space.
- Tree-lined collector corridors that frame long-range views and guide site navigation.
- A natural desert plant palette softened with shade trees and flowering species in active use areas.
- Decorative paving, bollards, and signage at trail crossings, parks, and entry points.

This consistent visual language creates an inviting and memorable community experience while aligning with City expectations for high-quality neighborhood development.

E. Signage

All monumentation and phasing will be reviewed through the Maricopa City's design and plat processes and implemented by the project developer and homebuilders in accordance with the approved PAD guidelines.

- Entry monumentation using warm-toned masonry, desert stone, and steel accent panels.
- Primary entry features at Smith-Enke Road with project signage and enhanced landscape.
- Secondary monumentation at internal neighborhood entries.
- Park markers and wayfinding elements throughout the trail network and greenbelts.

F. Phasing

Sunrise Ranch will be developed in multiple phases, with anticipated build-out from east to west based on utility availability, access, and absorption patterns. Phase One is expected to include the backbone infrastructure, key access roadways, and initial residential parcels in the northeast quadrant of the Site.

Future phases will follow market demand and will be coordinated with landscape and utility improvements, including drainage infrastructure and collector roadway extensions. Monumentation for each phase will reflect the overall community theme and include:

6. Public Utilities & Services

Water: Global Water – Palo Verde Utilities Company

Sewer: Global Water – Palo Verde Utilities Company

Electric: Electrical District No. 3

Gas: Southwest Gas

Communications: Century Link, Orbitel Communications

Police: City of Maricopa

Fire: City of Maricopa

Schools: Maricopa Unified School District No. 20

Solid Waste: Private Collection Service

7. Grading & Drainage

A. Drainage

The grading and drainage plan for the Site integrate natural flow patterns with engineered conveyance and retention solutions. The Site generally slopes from north to south, allowing for gravity-assisted drainage. Retention basins and stormwater management areas are strategically located throughout the community to manage runoff during storm events. These basins are designed in accordance with the City of Maricopa's stormwater regulations and provide both detention and percolation functionality to prevent downstream flooding and promote aquifer recharge. The drainage system incorporates landscaped swales, curb inlets, underground pipes, and outlet control structures to ensure a controlled flow regime throughout the development.

❖ Requested Deviation to Retaining Walls.

Request retaining wall deviation to Section 18.80.090 Fences and Freestanding Walls, which is necessary to provide flexibility due to drainage issues in the area and will not be detrimental or cause any adverse visual/design issues. Thus we are requesting the following deviation to Section 18.80.090 Fences and Freestanding Walls.

- Walls are allowed to be increased from 6-feet to 8-feet in height (i.e., 2' retaining wall with 6' screen wall).

The request prevents more intrusive and less visually appealing alternatives such as tiered walls or large grading transitions; improves grading flexibility and minimizes disturbance; the visual impact, as noted, is minimal since the height difference in the wall isn't largely noticeable, and this is common practice in Arizona. The adjacent subdivision (master plan) used the same standards.

B. Floodplain

The Property is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features, as confirmed through site-specific hydrology evaluations. The designed drainage network has been conservatively designed to accommodate the 100-year, 2-hour storm event in accordance with local and federal guidelines. The use of retention basins, flow-through structures, and emergency overflow channels ensures the Site remains resilient to extreme weather events.

C. Sewer

Sanitary sewer service for Sunrise Ranch will be provided by Global Water Resources. The sewer infrastructure consists of a network of 8-inch gravity sewer mains throughout the development, which will convey wastewater to a central point within the Site. From there, a proposed lift station and force main system will transport flows to the existing 10-inch sewer stub located at the southeastern edge of the Property near Smith-Enke Road. The utility plan ensures full serviceability to all parcels, with manholes strategically placed for access and maintenance. Sewer design has been coordinated with projected flow rates based on unit count and land use, in compliance with ADEQ and City requirements.

D. Water

Potable water for Sunrise Ranch will also be provided by Global Water Resources, and the system is designed as a looped configuration to ensure reliable service and adequate fire protection. Proposed waterlines will consist of:

- 8-inch mains within local residential streets,
- 12-inch mains in the internal collector roads, and
- A 16-inch water main along Smith-Enke Road (SR-238), which will tie into an existing 16-inch line approximately 1,500 feet east of the Site.

The system has two primary connection points: one on the eastern boundary connecting to the Moonlight subdivision, and another on the southern boundary along Smith-Enke Road. These dual connections create a redundant, looped water network, enhancing pressure stability and resilience. Fire flow capacity is designed to meet the International Fire Code standards, with hydrants distributed throughout the community and calculated fire flow of 1,500 gallons per minute (“GPM”) for residential areas and 2,000 GPM for commercial areas.

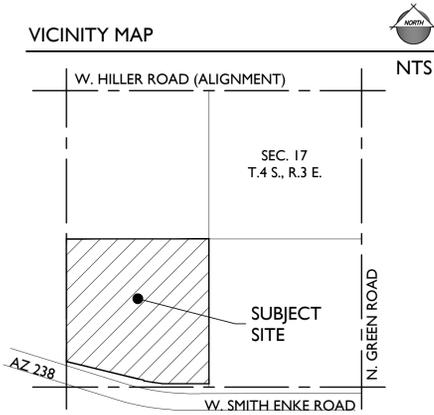
8. Conclusion

The request to rezone the Property to PAD for a master-planned residential community featuring a mix of single-family and medium/high-density housing, along with integrated open space fits within the surrounding context. The proposed zoning PAD deviations from the Maricopa Municipal Code also align with the surrounding development pattern of the area and support the goals of the City of Maricopa’s General Plan.

Tab A

Sunrise Ranch

City of Maricopa, Arizona



Preliminary Landscape Design Package

March 28, 2025
December 17, 2025

DEVELOPER:
DOZERLAND, LLC
 2525 E. Camelback Rd., Suite 210
 Phoenix, AZ 85016
 (480) 479-2142
 Contact: Brian Rosella
 Brian.Rosella@kidder.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 (480) 503-2250
 Contact: Aliza Sabin, RLA LEED AP
 Aliza.Sabin@epsgruoinc.com

ENGINEERING:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 (480) 503-2250
 Contact: Chandra McCarty
 Chandra.McCarty@epsgruoinc.com

PLANNING:
EPS GROUP, INC.
 1130 N. Alma School Road, Suite 120
 Mesa, AZ 85201
 (480) 503-2250
 Contact: Josh Hannon
 Josh.Hannon@epsgruoinc.com



DRAINAGE CORRIDOR
 - MULTI-USE TRAIL
 - FITNESS STATIONS

DOG PARK
 - LARGE DOG &
 SMALL DOG AREAS
 - ACTIVE TURF AREAS
 - SHADED SEATING
 - LIGHTING
 - WATER STATION
 - DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
 - TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
 - SHADE TREES
 - SEATING NODES
 - LIGHTING

LEGEND

MONUMENTS

✳ ENTRY MONUMENT

TURF / INERT MATERIALS

	Cynodon dactylon 'Midiron' Midiron Sod
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
	Drainage Channel Native To Be Verified During Final Design
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



SHADED PLAY STRUCTURE



HALF BASKETBALL COURT



PARK BBQS



ARTIFICIAL TURF GAME LAWN



RAMADA WITH PICNIC TABLE



PET WATER STATION



DOG PARK



FITNESS STATIONS



PASEO TRAIL



PEDESTRIAN TRAIL
 NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

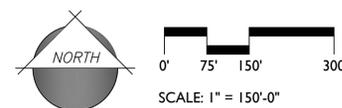
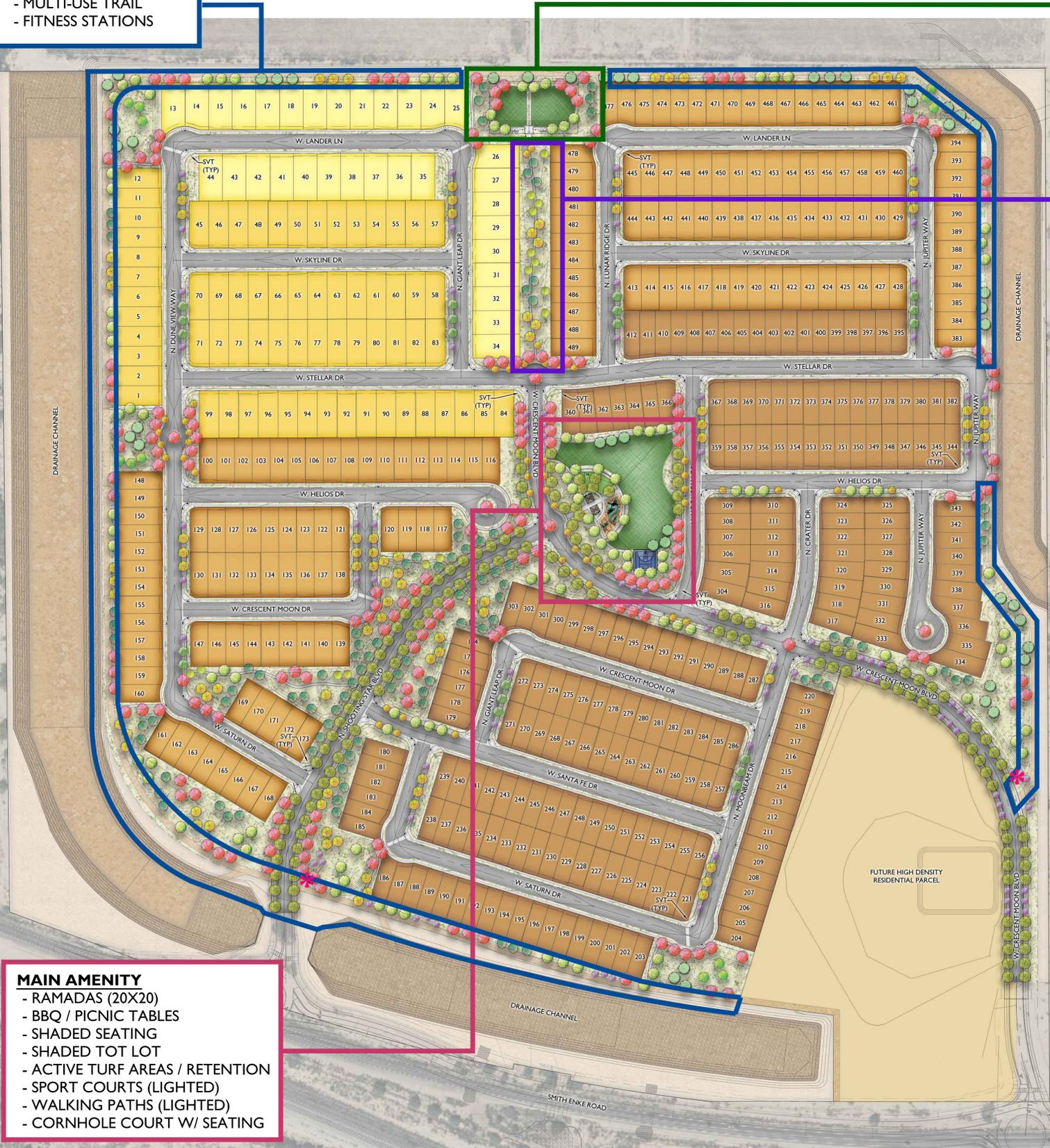


ACTIVE TURF



MULTI-USE TRAIL

MAIN AMENITY
 - RAMADAS (20X20)
 - BBQ / PICNIC TABLES
 - SHADED SEATING
 - SHADED TOT LOT
 - ACTIVE TURF AREAS / RETENTION
 - SPORT COURTS (LIGHTED)
 - WALKING PATHS (LIGHTED)
 - CORNHOLE COURT W/ SEATING



ENTRY STREETSCAPE



Quercus virginiana
Live Oak



Chilopsis linearis 'Lucretia Hamilton'
Lucretia Hamilton Desert Willow



Leucophyllum langaniae 'Lynn's Legacy'
Lynn's Legacy Sage



Muhlenbergia rigida 'Nashville'
Purple Muhly



Myrtus communis 'Compacta'
Compact Myrtle



Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Lantana x 'New Gold'
New Gold Lantana

PASEOS



Caesalpinia cacalaco 'Smoothie'
Thornless Cascalote



Eucalyptus papuana
Ghost Gum



Pistacia chinensis 'Red Push'
Red Push Pistache



Ulmus parvifolia
Evergreen Elm



Agave geminiflora
Twin-flowered Agave



Bougainvillea 'La Jolla'
La Jolla Bougainvillea



Caesalpinia pulcherrima
Red Bird of Paradise



Callistemon x 'Little John'
Dwarf Callistemon



Convolvulus cneorum
Bush Morning Glory



Hesperaloe funifera
Giant Hesperaloe



Justicia spicigera
Mexican Honeysuckle



Leucophyllum candidum 'Thunder Cloud'
Thunder Cloud Sage



Ruellia peninsularis
Desert Ruellia



Simmondsia chinensis
Jojoba

PARKS



Acacia farnesiana
Sweet Acacia



Acacia salicina
Willow Acacia



Fraxinus velutina
Velvet Ash



Parkinsonia x 'Sonoran Emerald'
Sonoran Emerald Palo Verde



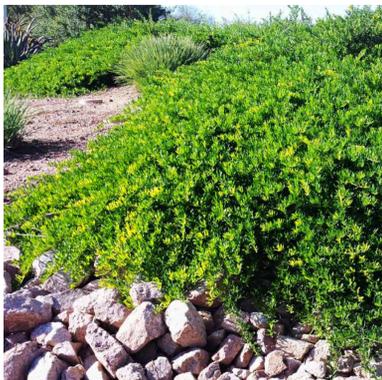
Ulmus parvifolia
Chinese Evergreen Elm



Aloe hybrid 'Blue Elf'
Blue Elf Aloe



Eremophila hygrophana 'Blue Bells'
Blue Bells



Eremophila glabra 'Mingenew Gold'
Mingenew Gold Emu Bush



Hesperaloe funifera 'Little Giant'
Little Giant Hesperaloe



Lantana x 'Dallas Red'
Dallas Red Lantana



Lantana montevidensis
Trailing Purple Lantana



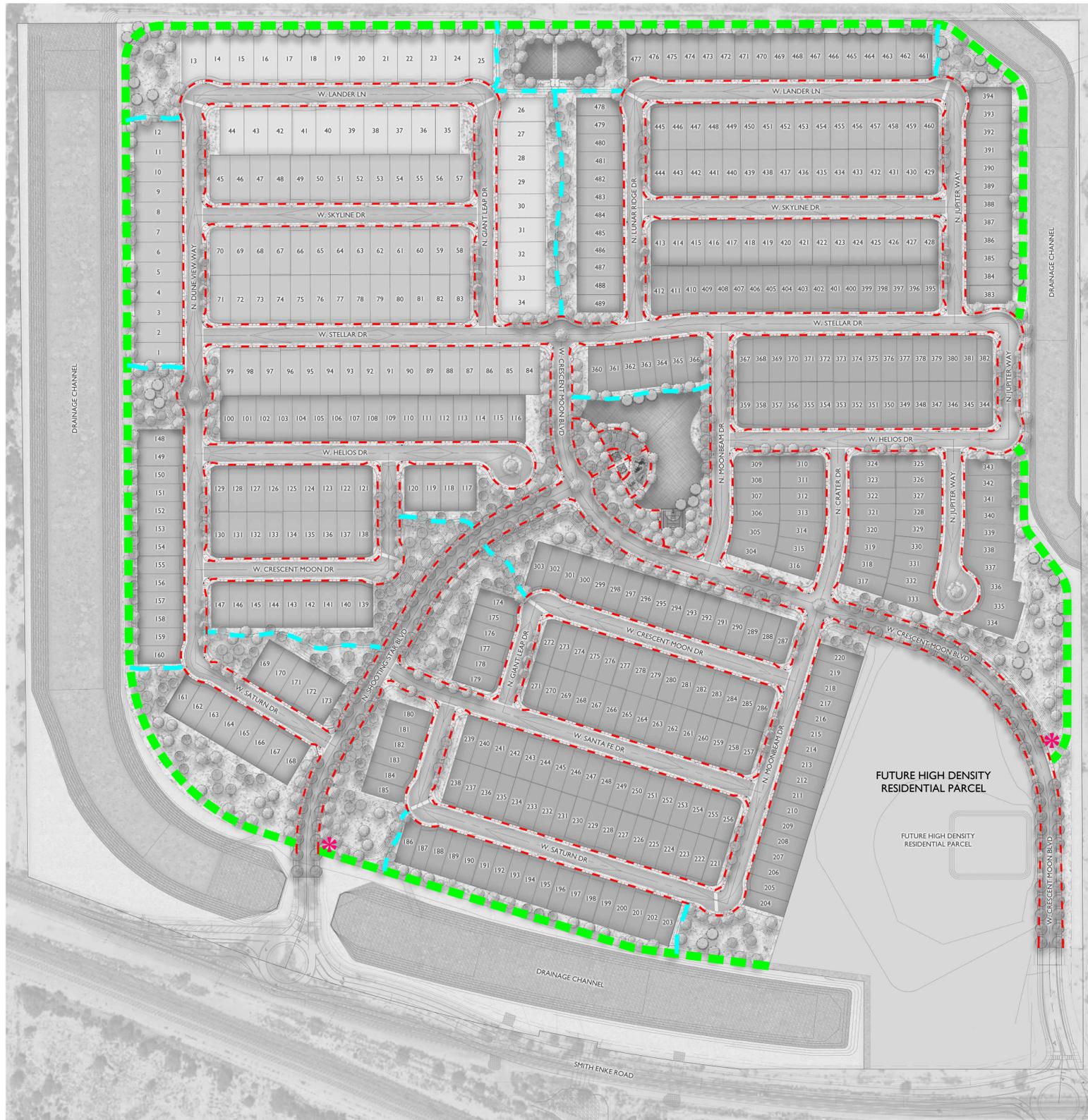
Muhlenbergia lindheimeri 'Autumn Glow'
Autumn Glow Muhly



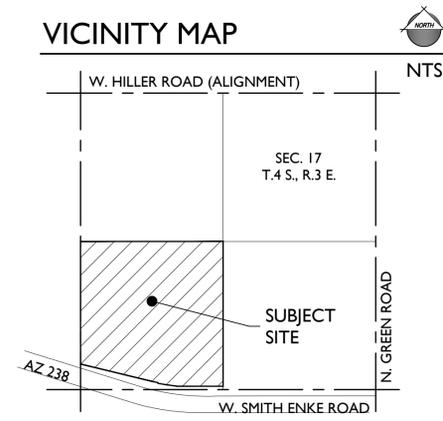
Tecoma stans 'Gold Star'
Yellow Bells



Tecoma x 'Sparky'
Sparky Tecoma



VICINITY MAP



LEGEND

- CIRCULATION TRAILS**
- 16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL
 - 6' CONCRETE PEDESTRIAN TRAIL (PASEO)
 - 5' DETACHED PEDESTRIAN SIDEWALK (STREET)
- MONUMENTS**
- ENTRY MONUMENT



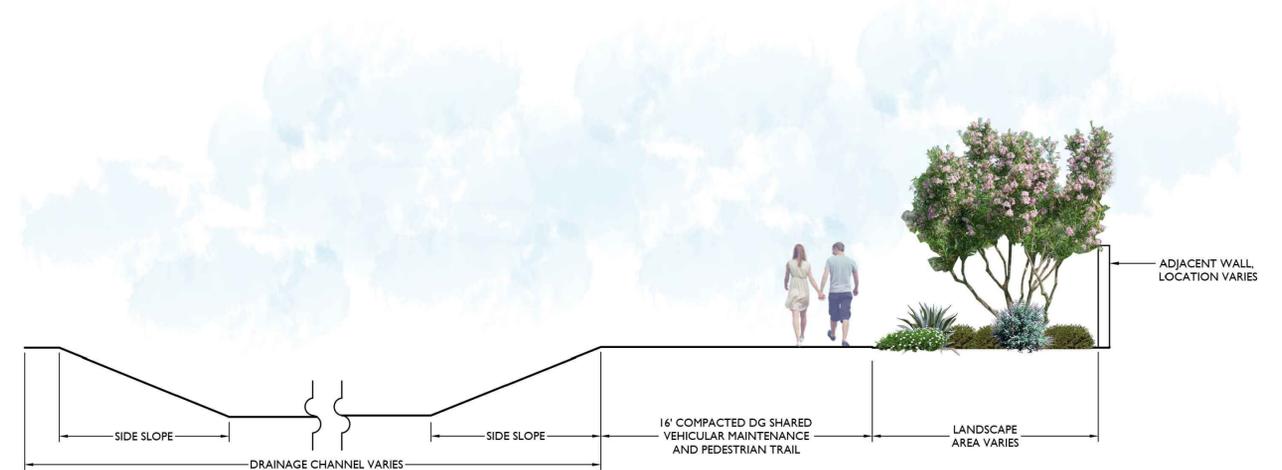
16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL



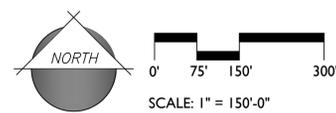
6' CONCRETE PEDESTRIAN TRAIL



5' PEDESTRIAN SIDEWALK



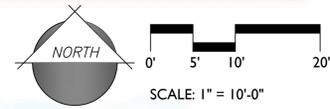
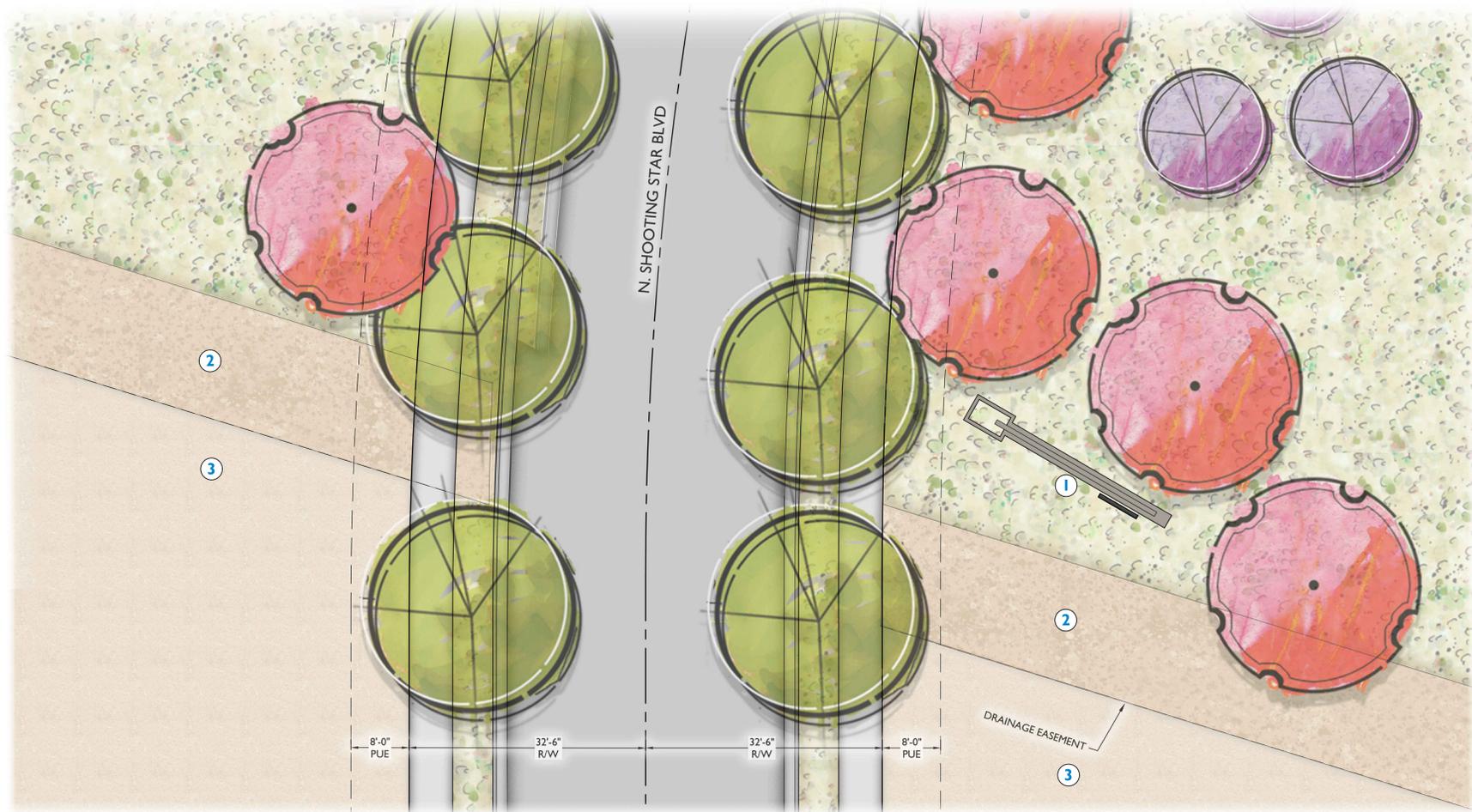
1 CIRCULATION PLAN



2 DRAINAGE CHANNEL / TRAIL SECTION

Scale: 1" = 5'-0"





KEYNOTES

- 1 PRIMARY ENTRY MONUMENT
- 2 PEDESTRIAN TRAIL / MAINTENANCE ROAD
- 3 DRAINAGE CHANNEL

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

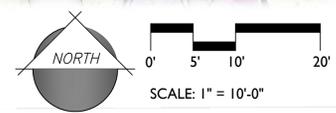
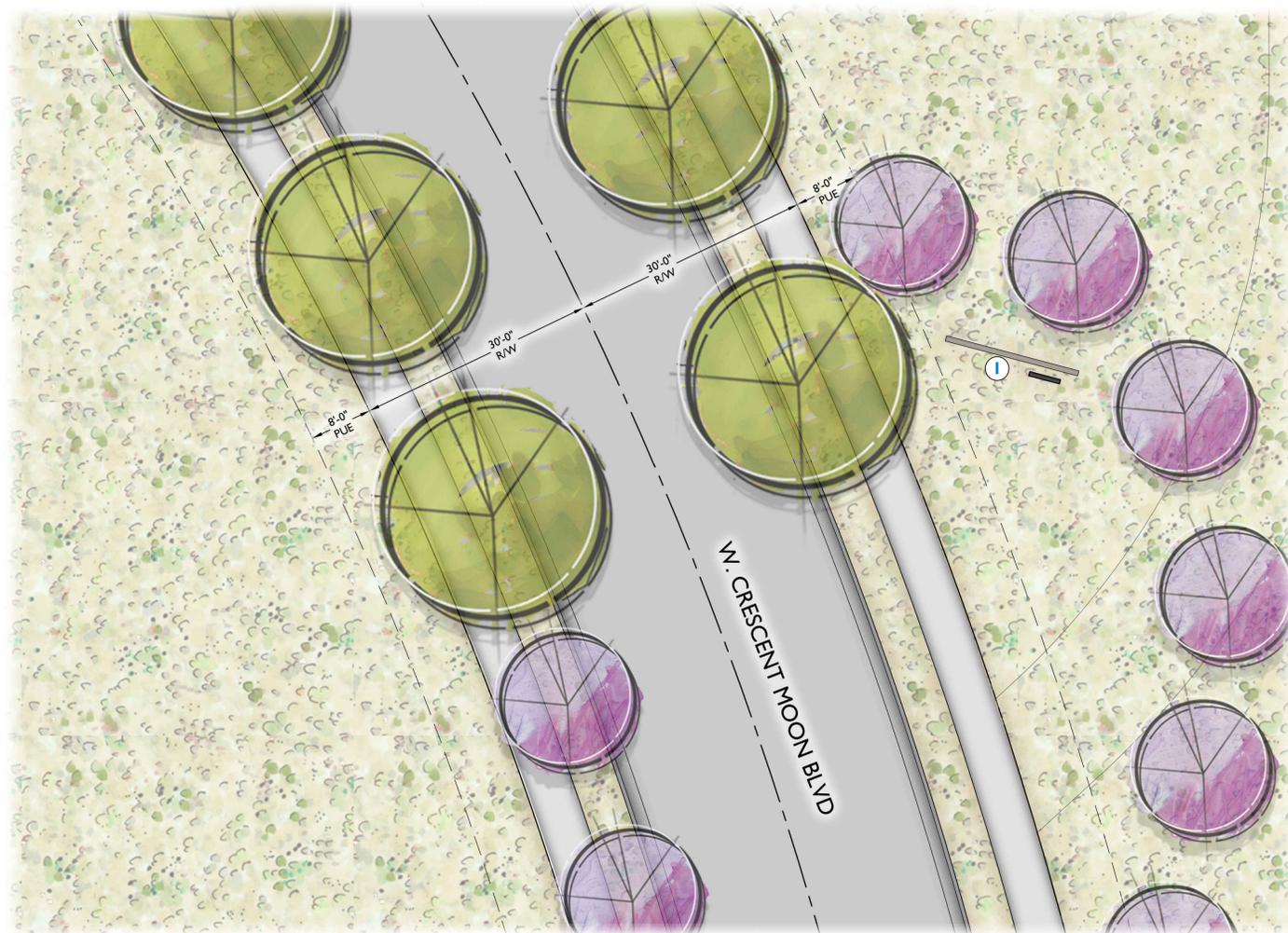
TURF / INERT MATERIALS

	<i>Cynodon dactylon</i> 'Midiron' Midiron Sod
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
	Drainage Channel Native To Be Verified During Final Design
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



1 SOUTH ENTRY ELEVATION (N. SHOOTING STAR BLVD)

Scale: 1" = 5'-0"



KEYNOTES

- ① SECONDARY ENTRY MONUMENT

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruella peninsularis</i>	Desert Ruella	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
TURF / INERT MATERIALS			
	<i>Cynodon dactylon</i> 'Midiron'	Midiron Sod	
	Planting Area	Decomposed Granite	Color: Carmel
		1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel	Native	To Be Verified During Final Design
	Drainage Channel	Rip Rap	Refer to Civil
			To Be Verified During Final Design



① EAST ENTRY ELEVATION (W. CRESCENT MOON BLVD)
Scale: 1" = 5'-0"





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box
	<i>Chilopsis linearis 'Lucretia Hamilton'</i>	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Olea eurpaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box



HALF BASKETBALL COURT



RAMADA WITH PICNIC TABLE



PLAY STRUCTURE



ACTIVE TURF



WALKING PATH

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Agave geminiflora	Twin Flowered Agave 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon 1 Gal
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Eremophila hygroptana 'Blue Bells'	Blue Bells 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe 5 Gal
	Justicia spicigera	Mexican Honeysuckle 5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 1 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Ruellia peninsularis	Desert Ruellia 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal
	Tecoma x 'Sparky'	Sparky Tacoma 5 Gal

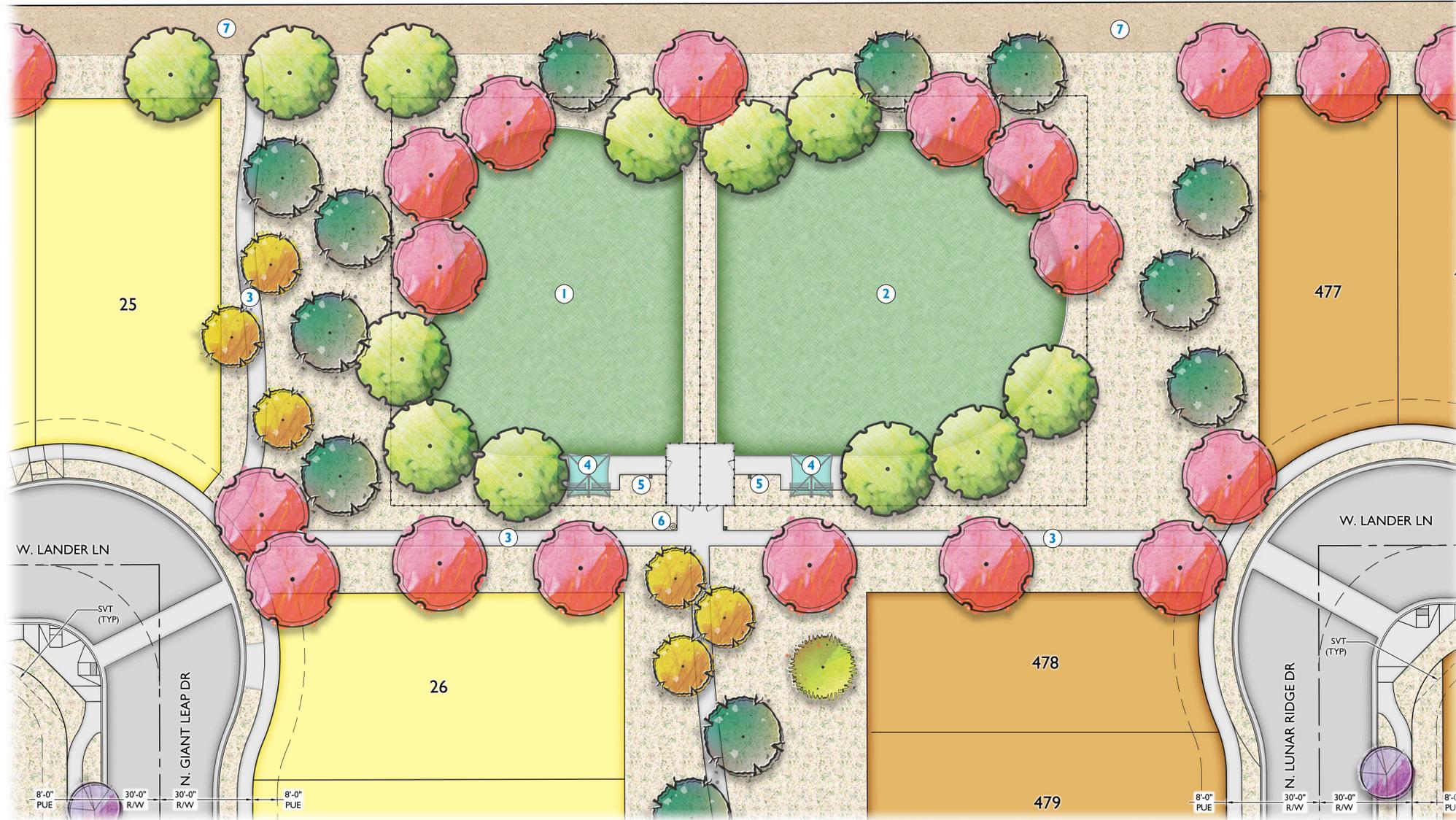
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Eremophila glabra 'Mingenev Gold'	'Mingenev Gold' Emu Bush 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary 1 Gal

SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	Cynodon dactylon 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	

KEYNOTES

- 1 BIKE RACK
 - 2 BARBEQUE GRILL
 - 3 TRASH RECEPTACLE
 - 4 RAMADA w/ PICNIC TABLES
 - 5 HALF BASKETBALL COURT
 - 6 TOT LOT w/ SHADE STRUCTURE
 - 7 SIDEWALK PATHWAY
 - 8 ACTIVE TURF
 - 9 LANDSCAPE BENCH
 - 10 SEAT WALL
 - 11 CORNHOLE COURT w/ STRING LIGHTING
 - 12 ADIRONDACK CHAIRS
- NOTE: ALL PLAYGROUND EQUIPMENT SHALL BE SHADED





DOG PARK



UMBRELLA SHADE STRUCTURE



DOGIPOT DOG PARK FENCE



NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia calacalo</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea eurpaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal

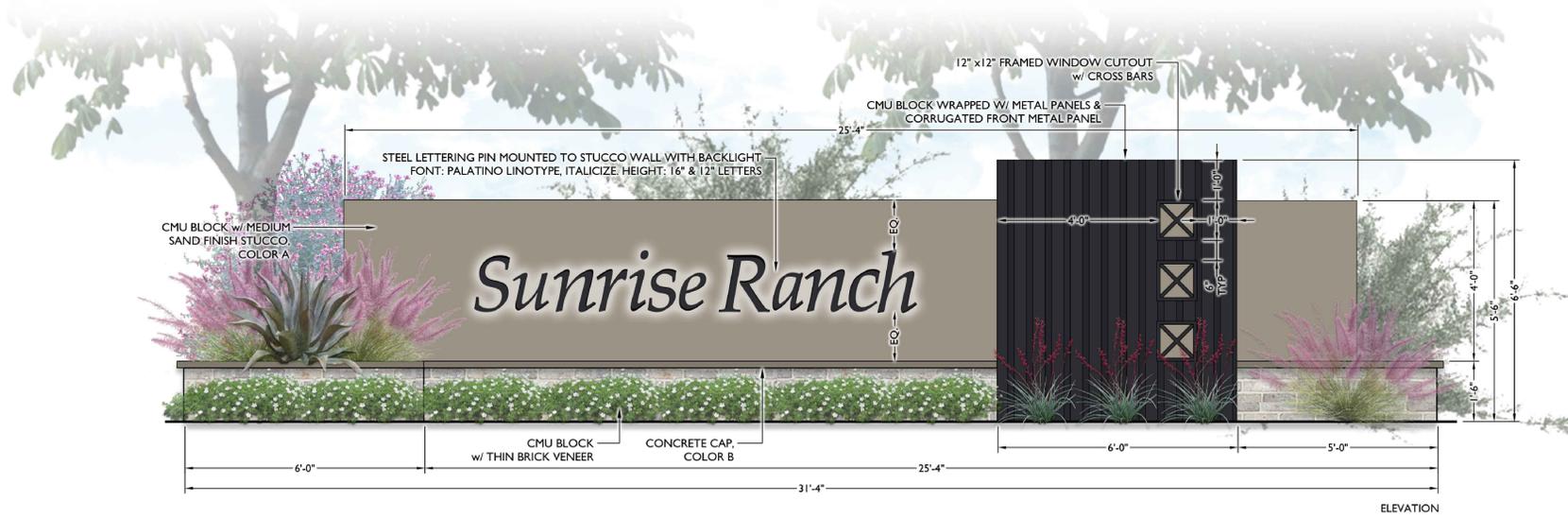
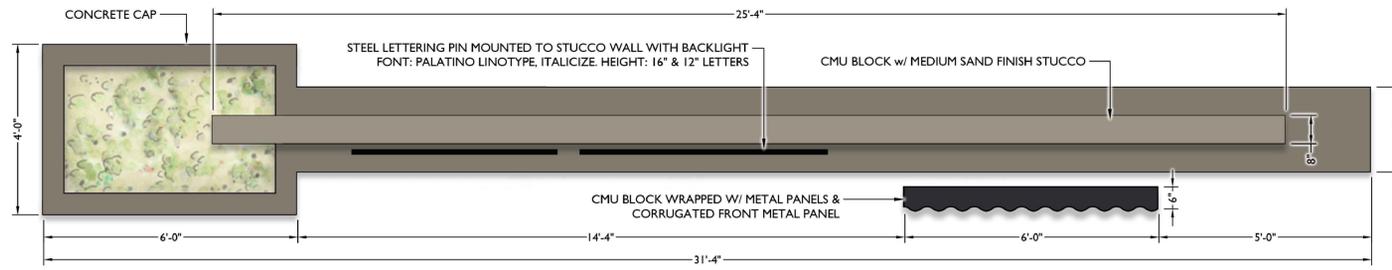
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenev Gold'	'Mingenev Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	<i>Cynodon dactylon</i> 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	

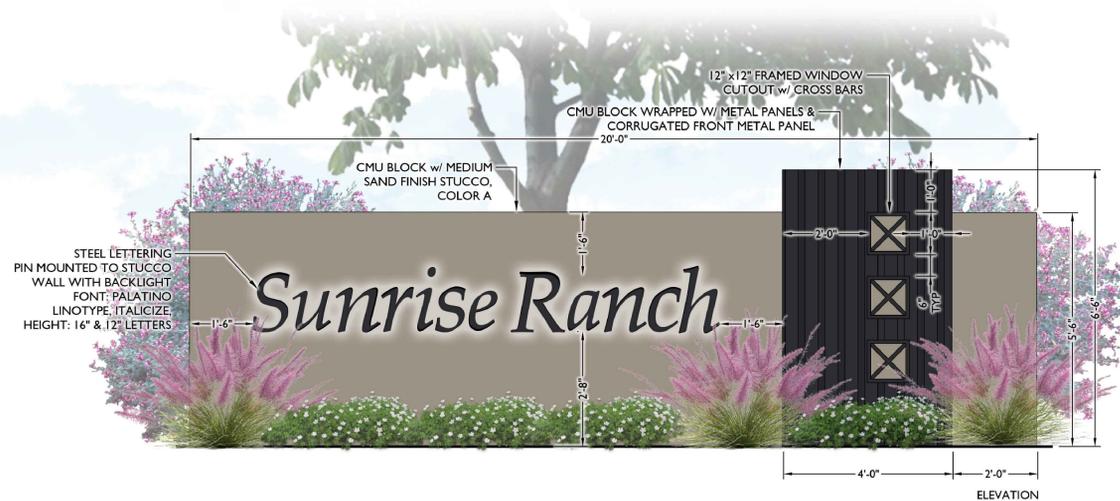
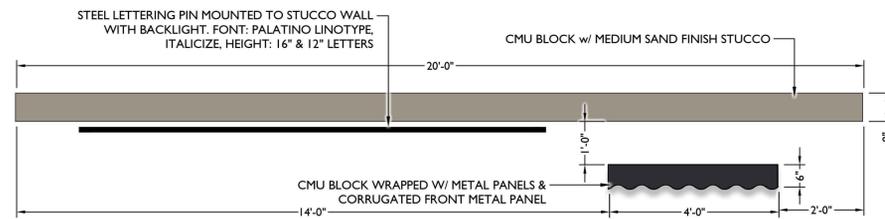
KEYNOTES

- 1 DOG PARK - SMALL DOG SIDE
- 2 DOG PARK - LARGE DOG SIDE
- 3 SIDEWALK PATHWAY
- 4 SHADE UMBRELLA AND BENCHES
- 5 DOGIPOT
- 6 TRASH RECEPTACLE
- 7 PEDESTRIAN TRAIL / MAINTENANCE ROAD





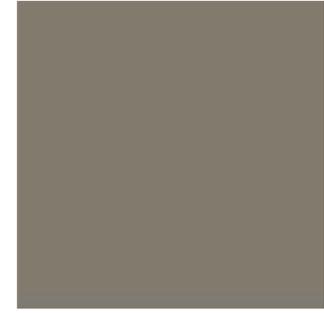
1 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



2 SECONDARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



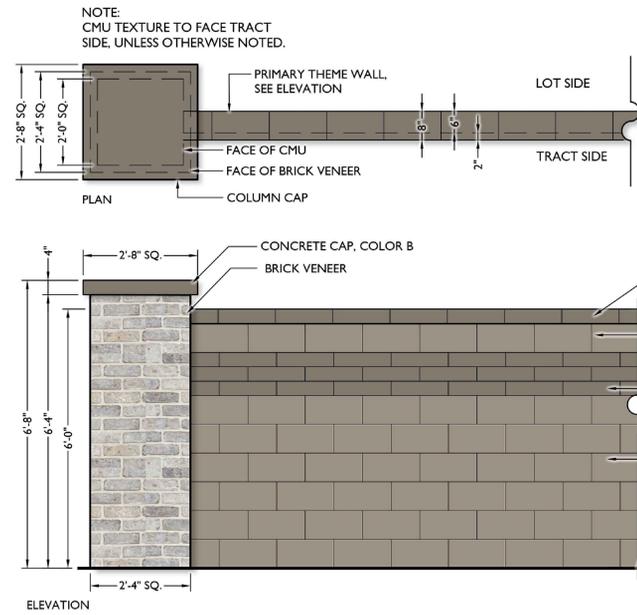
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



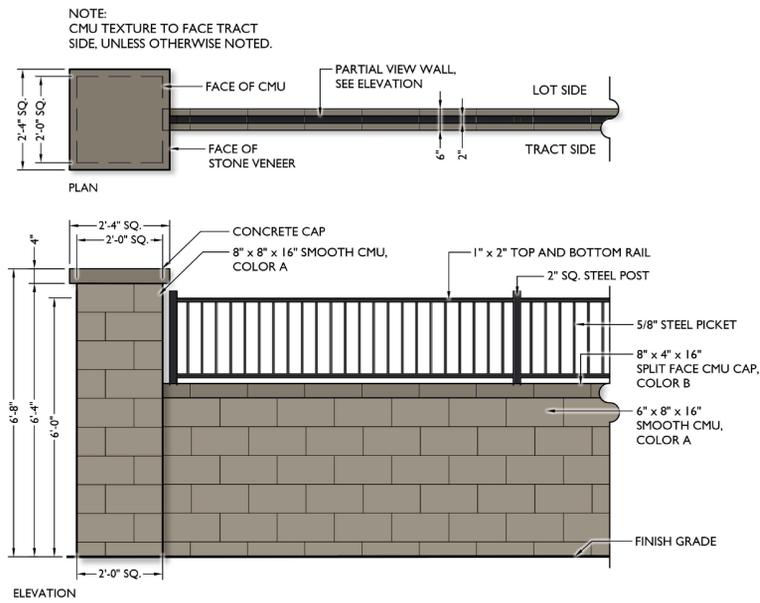
BRICK VENEER
Sandmold Series, Color: Greenwich
By McNear, OAE



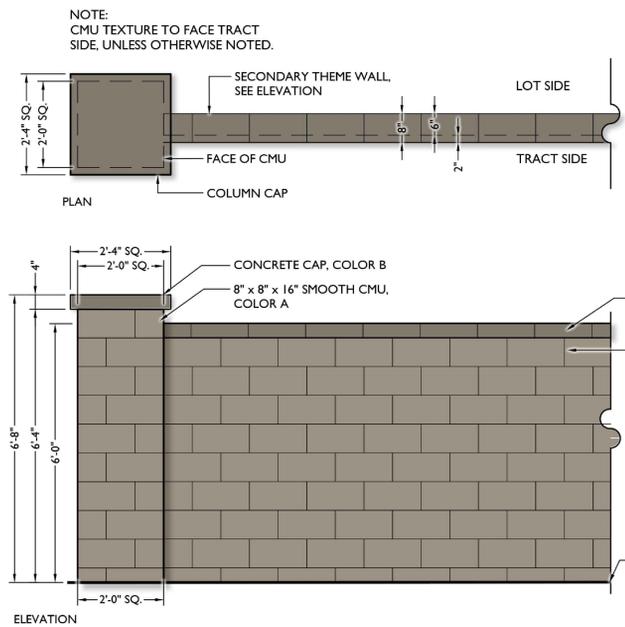
STEEL PANEL
Corrugated Wall Panel
Color: Matte Black, By Mcelroy, OAE



1 PRIMARY THEME WALL
Scale: 1/2" = 1'-0"



3 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1'-0"



COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



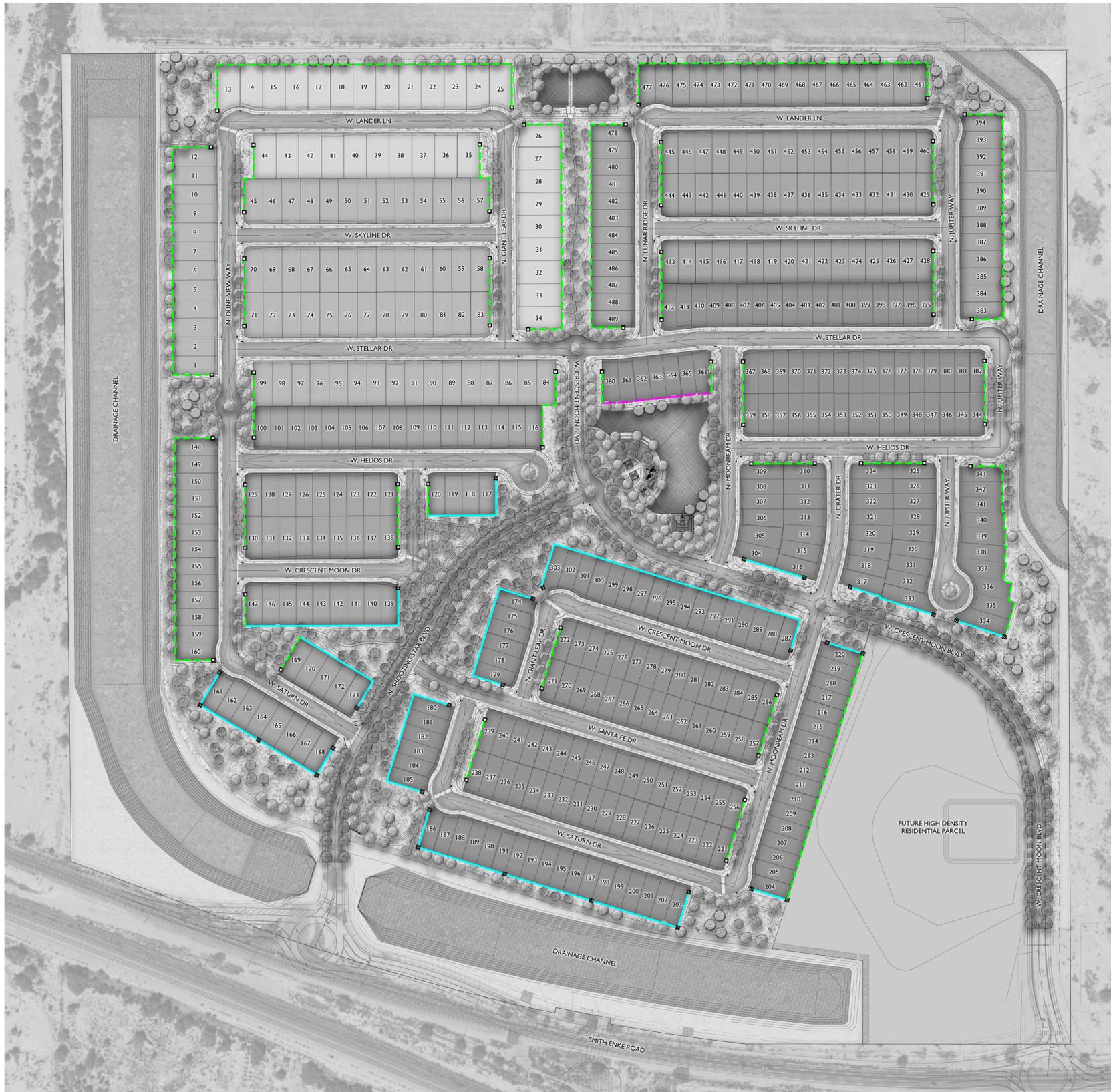
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



BRICK VENEER
Sandmold Series. Color: Greenwich
By McNear, OAE

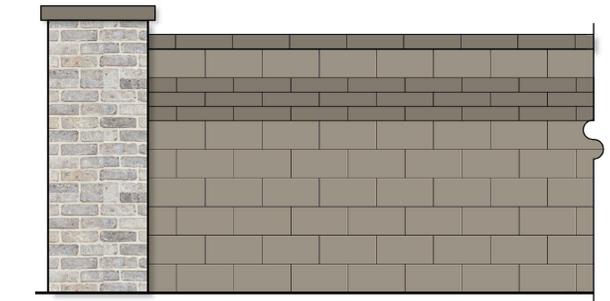


STEEL
Color: Powder Coat RAL 9011
Graphite Black

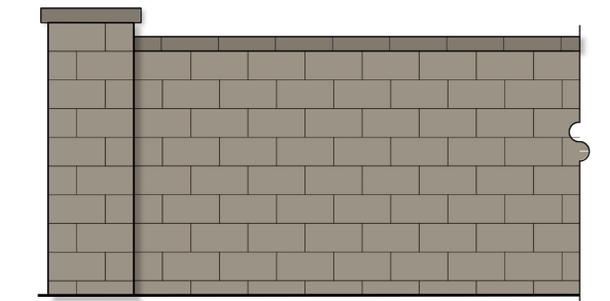


WALLS LEGEND

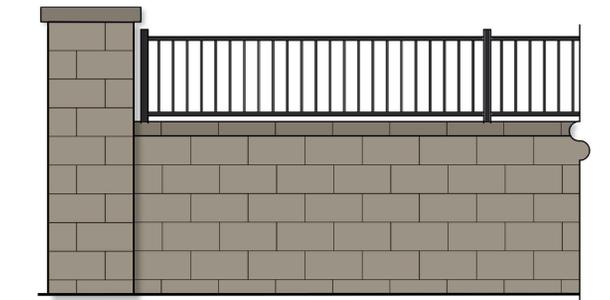
SYMBOL	ITEM
	PRIMARY THEME COLUMN
	SECONDARY COLUMN
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL



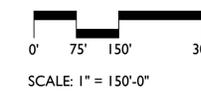
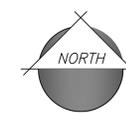
PRIMARY THEME WALL

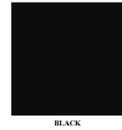


SECONDARY THEME WALL



PARTIAL VIEW WALL





VICTOR STANLEY
STYLE: EVA 6' BENCH
FRAME: BLACK, SLATS: WHEAT

VICTOR STANLEY
STYLE: STEELSITES #SDC-36
COLOR: BLACK

VICTOR STANLEY
STYLE: 6' RECTANGULAR PICNIC TABLE #CM-56
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

VICTOR STANLEY
STYLE: CYCLE SENTRY RACK #BRCS-103
COLOR: BLACK

VICTOR STANLEY
STYLE: EVA LOUNGE - EVA20-L
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

RAMADA MESA MODEL BY CLASSIC RECREATION
ROOF COLOR: BUCKSKIN
FRAME COLOR: RAL7006 / BEIGE GREY
BRICK VENEER: SANDMOLD SERIES,
COLOR: GREENWICH, BY MCNEAR



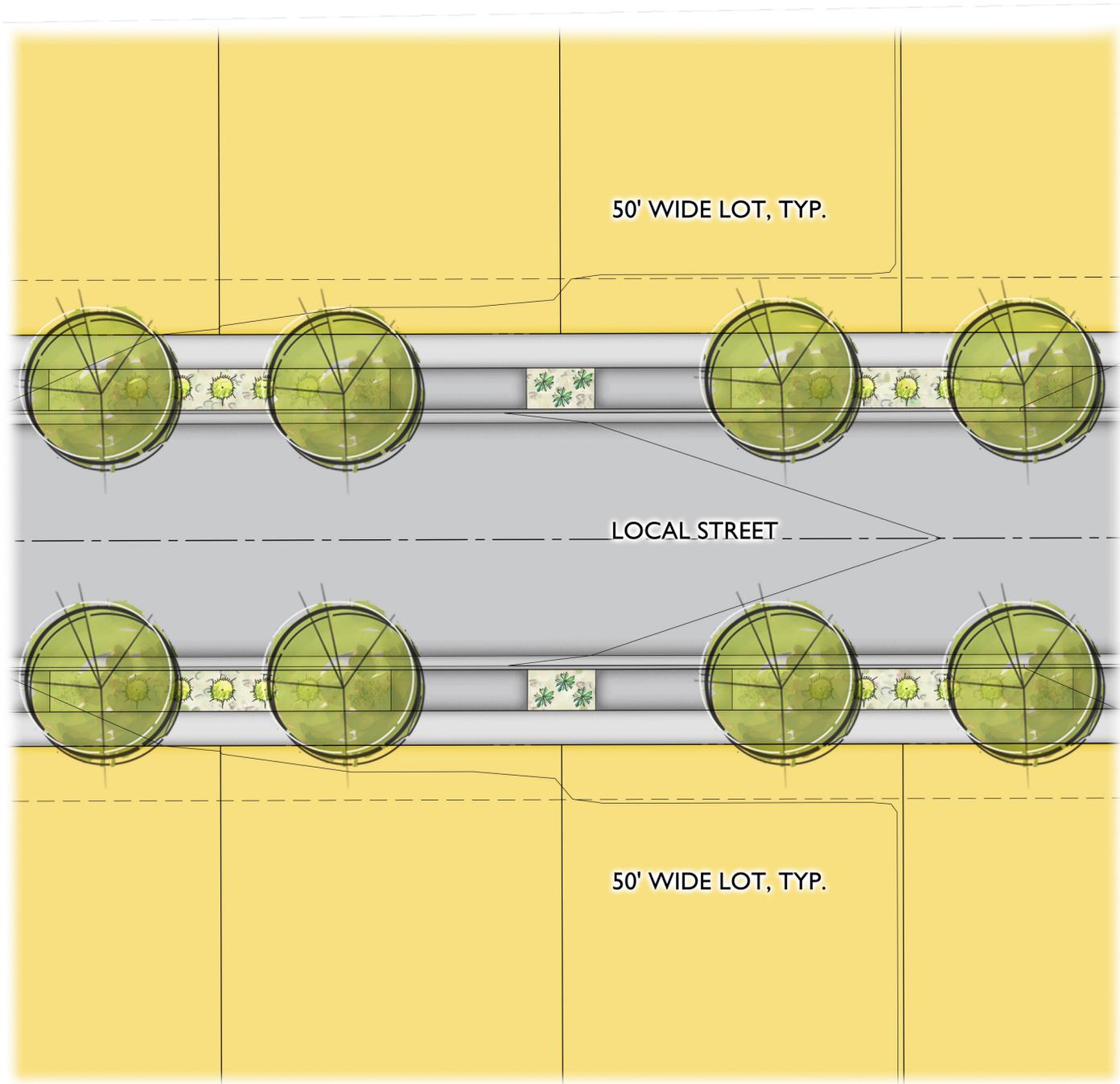
COLOR A
COLOR: SW 7504 Keystone Gray
BY SHERWIN WILLIAMS, OAE

COLOR B
COLOR: SW 7046 Anonymous
BY SHERWIN WILLIAMS, OAE

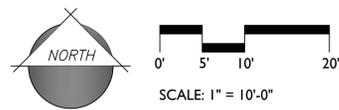
BRICK VENEER
Sandmold Series. COLOR: Greenwich
BY McCNEAR, OAE

STEEL PANEL
Corrugated Wall Panel. COLOR: Matte Black.
BY MCELROY, OAE

STEEL
COLOR: Powder Coat RAL 9011
Graphite Black



1 TYPICAL FRONT OF LOT PLANTING - PLAN



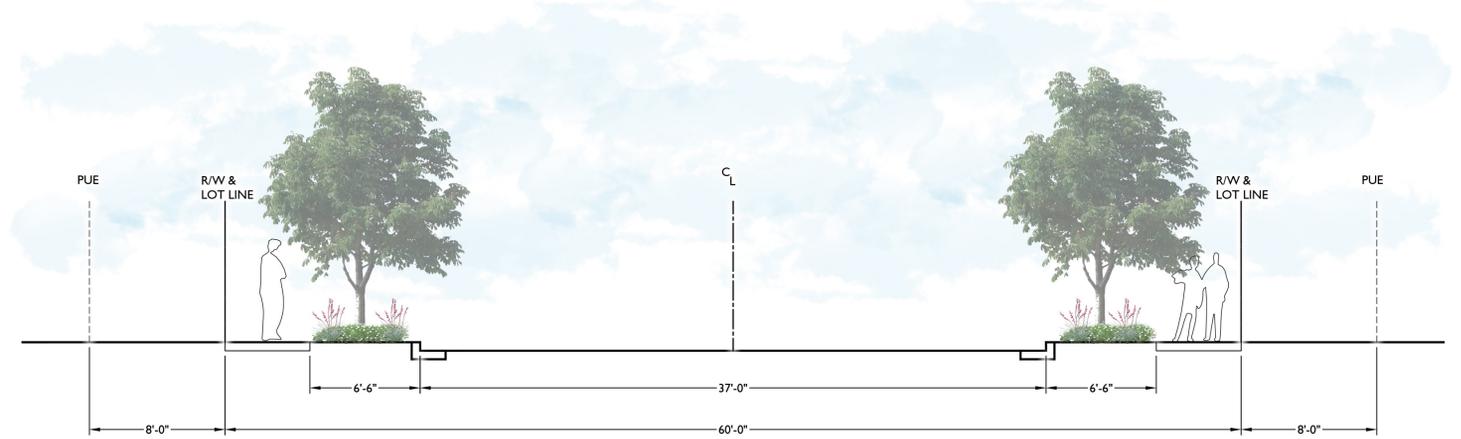
FRONT OF LOT PLANTING

1 TREE PER LOT
1 SHRUB PER 10' OF LOT WIDTH

NOTES:
1. SHRUB QUANTITY VARIES ACCORDING TO LOT WIDTH.
2. THIS DESIGN IS CONCEPTUAL ONLY, TO BE MODIFIED AND FINALIZED IN CONSTRUCTION DOCUMENTS.
3. ADJUSTMENTS TO BE MADE FOR UTILITY CONFLICTS.

PLANT LEGEND - LOCAL STREET IN FRONT OF HOME

SCIENTIFIC NAME	COMMON NAME	SIZE
TREES		
<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
SHRUBS/ACCENTS		
<i>Convolvulus neorum</i>	Bush Morning Glory	1 Gal
<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
GROUNDCOVERS		
<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

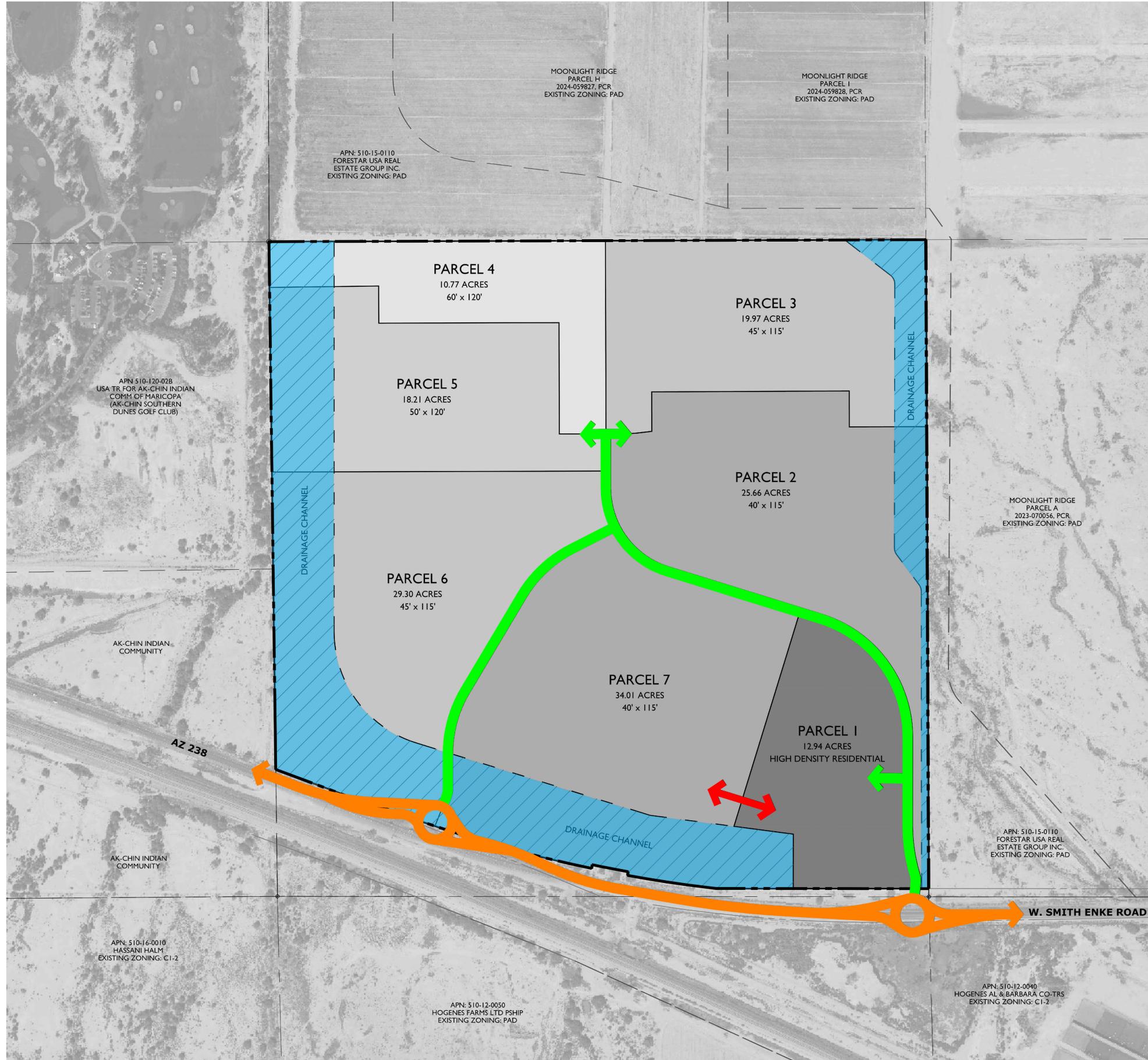


2 TYPICAL FRONT OF LOT PLANTING - ELEVATION
1" = 5'-0"

Tab B

21-0943 - Sunrise Ranch

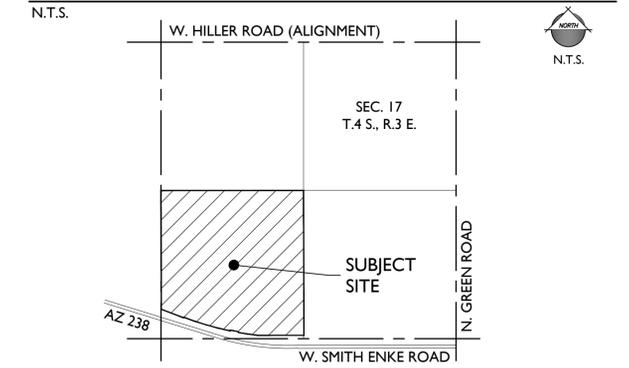
Dec 17, 2025 3:14pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Circulation_Plan.dwg



CIRCULATION PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
DOZERLAND, LLC
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (480) 479-2142
CONTACT: BRIAN ROSELLA

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE / DAVID HUGHES

LEGAL COUNSEL:
GAMMAGE & BURNHAM, P.L.C.
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 256-4446
CONTACT: ASHLEY Z. MARSH

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.: 510-15-002C (PORTION OF)

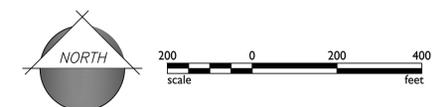
EXISTING LAND USE: VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL (HDR)

EXISTING ZONING: CI-2
PROPOSED ZONING: PAD

GROSS AREA: 150.86 ACRES

LEGEND

- PAD BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (60' R/W LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Sunrise Ranch
City of Maricopa, Arizona
Circulation Plan

Project:

Revisions:

MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

CPOI

Sheet No.
1
of 1

Tab C

21-0943 - Sunrise Ranch

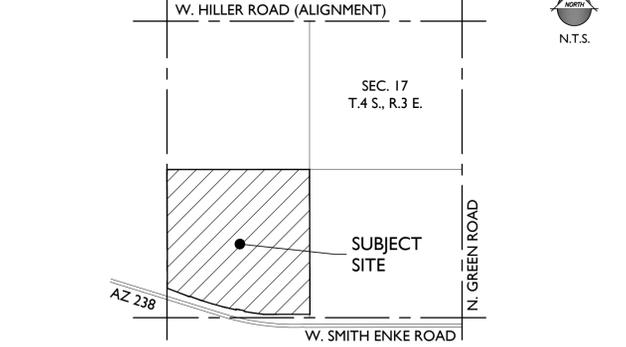
Dec 17, 2025 5:44pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Open Space Plan.dwg



OPEN SPACE PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

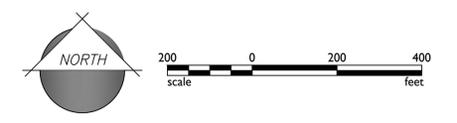
PROPERTY OWNER/DEVELOPER: DOZERLAND, LLC 2525 E CAMELBACK RD, SUITE 210 PHOENIX, AZ 85016 TEL: (480) 479-2142 CONTACT: BRIAN ROSELLA	ENGINEERING & PLANNING: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: CHANDRA MCCARTY, PE / DAVID HUGHES
LEGAL COUNSEL: GAMMAGE & BURNHAM, P.L.C. 2525 E CAMELBACK RD, SUITE 210 PHOENIX, AZ 85016 TEL: (602) 256-4446 CONTACT: ASHLEY Z. MARSH	LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.:	510-15-002C (PORTION OF)
EXISTING LAND USE:	VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL (HDR)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	PAD
GROSS AREA:	150.86 ACRES

LEGEND

- PAD BOUNDARY
- PARCEL BOUNDARY
- OPEN SPACE TRAIL CONNECTIVITY
- LOCAL STREET SIDEWALK CONNECTIVITY
- NEIGHBORHOOD OPEN SPACE



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

Sunrise Ranch
City of Maricopa, Arizona

Open Space Plan

Project: Sunrise Ranch

Revisions:

MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL

Call at least two full working days before you begin excavation.

ARIZONA
STATE ENGINEER
1001 N. 10TH AVENUE, SUITE 1000
PHOENIX, ARIZONA 85004
In Maricopa County, (602) 253-1100

Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

OS01

Sheet No.
1
of 1



City of Maricopa

Text File

File Number: PAD25-04

Agenda Date: 3/9/2026

Version: 1

Status: Regular Agenda

In Control: Planning & Zoning Commission

File Type: Planning and Zoning Commission

Agenda Number: 5.2

TITLE

PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ± 150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

..AGENDA ITEM DESCRIPTION

The Planning and Zoning Commission shall discuss and take action on a request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

..PRESENTER

This item will be presented by LaRee Mason, Associate Planner.

..STAFF RECOMMENDATION

Staff recommends approval of case # PAD25-04.



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE NUMBERS: GPA25-03 & PAD25-04

To:	Planning and Zoning Commission
Through:	Rick Williams, Planning and Zoning Division Manager
From:	LaRee Mason, Associate Planner
Meeting Date:	March 9, 2026

REQUEST

PUBLIC HEARING: Minor General Plan Amendment, GPA25-03 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to amend the Maricopa General Plan, redesignating approximately 12.94 gross acres of land from the Medium Density Residential (2-6 du/ac) land use category to the High Density Residential (6+ du/ac) land use category, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

PUBLIC HEARING: Planned Area Development, PAD25-04 Sunrise Ranch:

A request by Gammage and Burnham on behalf of Dozerland, LLC to rezone approximately ±150.86 acres of land from Industrial Zone (CI-2) to Planned Area Development (PAD), for the purpose of establishing development standards for a residential community known as Sunrise Ranch, generally located approximately one half mile west of the northwest corner of State Route 238 and N. Green Road. **DISCUSSION AND ACTION.**

APPLICANT/OWNER

Gammage & Burnham, PLC
40 N. Central Avenue, 20th Floor
Phoenix, AZ 85004

Dennis M. Newcombe
dnewcombe@gbllaw.com

Dozerland, LLC
P.O. Box 82545
Lincoln, NE 68501

David McChesney
david-mcchesney@sandhills.com

PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

PROJECT DATA

Site Gross Acres	±150.86
General Plan Designation	Medium Density Residential
Proposed Designation	High Density Residential
Existing Zoning	Industrial Zone (CI-2)
Proposed Zoning	Planned Area Development (PAD)
Proposed Uses	Residential

SURROUNDING ZONING & LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	MPC	Moonlight Ridge PAD	Residential
East	MPC	Moonlight Ridge PAD	Residential
South	Commercial/Employment	Hogenes Farms PAD	Agriculture
West	Outside City Limit	-	Ak-Chin Golf Club

ANALYSIS

Details of the GPA Request

The proposed Sunrise Ranch residential subdivision totals approximately 150.86 acres and is located one half mile west of the northwest corner of State Route 238 and N. Green Road. The applicant is requesting a minor general plan amendment to redesignate ±12.94 acres of the ±150.86-acre subject site from the Medium Density Residential (MDR) land use category to the High Density Residential (HDR) land use category. If approved, the amendment would result in an increase in density from 2-6 du/ac to 6+du/ac for the 12.94 acres of land. According to the accompanying Sunrise Ranch PAD, the 12.94 acres of land is being planned to support a variety of housing products, such as townhomes, condominiums, and patio homes.

Details of the PAD Request

The applicant is requesting a map amendment to rezone ±150.86 acres from the Industrial Zone (CI-2) Zoning District to the Planned Area Development (PAD) Zoning District to establish development standards for a master-planned residential community with a combination of medium and high density housing products.

Existing Site Conditions

The site location for this minor GPA and PAD request is north of SR238, approximately one half mile west of SR238 and N. Green Road. This proposal is directly adjacent to the ±489-acre master-planned community, Moonlight Ridge, approved under planning case PAD21-08. The land was zoned Industrial (CI-2) prior to the incorporation of the City of Maricopa and has remained vacant. The Vekol Wash runs north-south across the eastern portion of the property and the whole of the site is within flood hazard zones. If approved, A Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) will be required with development of the project in order to remove the residential areas from the Special Flood Hazards and relieve the proposed lots from flood insurance requirements.

Permitted Uses.

Medium and High Density Residential housing products.

Design Elements

Section 18.60.060.A of the MCC outlines a point system for planned area developments. This PAD request, with 150.86 gross acres, requires six (6) additional design elements. Additional elements include a bus bay, a pedestrian loop trail, and view fencing along the recreation nodes that have taken advantage of the natural Vekol Wash basins. The residential products are to provide architectural variety with distinct neighborhood theming and community monumentation.

Open Space

This PAD request proposes 50.81-acres, 34% of the gross 150.86-acres, as useable open space in the form of pedestrian trails throughout the interior and around the perimeter.

Circulation

The internal roadway circulation was informed through iterative discussions between the applicant and Development Services staff with the aim of reducing traffic conflicts and navigational burdens

for future property owners. Final access and circulation plans are to be approved by the City Engineer.

Phasing Plan

The proposed housing community is expected to be developed in multiple phases, beginning with the development of onsite access and the northeastern portion of the single-family parcels.

Requested Deviations from Maricopa City Code (MCC)

The proposed development standards, for the purpose of this PAD request, deviate from the MCC Medium Density Residential (RS-5) zoning district as follows:

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

(1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.

(2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk.

Requested Deviations from Maricopa City Code (MCC)

The proposed development standards for this PAD request, deviate from both the MCC Multiple Unit Residential (RM) and High Density Residential (RH) standards as follows:

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

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

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

Summary

The General Plan identifies State Route 238 as a growth area in need of roadway improvements and increased pedestrian connectivity. The City of Maricopa’s 2025 Housing Needs Assessment Update identified missing middle housing in the form of condominiums, townhomes, and duplexes. If approved, the proposed 12.94 gross acres of High Density Residential will serve the Maricopa General Plan by introducing new housing products to provide the public with a greater variety of housing types. The proposed Planned Area Development requests minor deviations from the RS-5 zoning district and establishes standards for the single-family attached housing. To justify the deviations, this PAD request aims to develop ±150 acres of a variety of housing types, on and offsite improvements, enhanced pedestrian connectivity, and a bus bay for the Maricopa Express Transit system. This request aligns with the Moonlight community adjoined to the east that was approved under planning case PAD21-08.

GENERAL PLAN AMENDMENT FINDINGS

The General Plan minor amendment request (GPA25-03) and the Planned Area Development map amendment request (PAD25-04) align with the General Plan’s goals and policies by establishing a walkable community with diversified housing types that are adjacent to neighboring residential and commercial uses along major arterials, as well as open space and trail improvements that connect to the City’s broader master-planned trail network.

Objective B1.1.3.

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

Goal B2.1.

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

Objective G1.c.1.4:

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

PAD Required Findings

As required by Sec. 18.175.040 of the City’s Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

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

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

2. Any change in district boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the general plan, and to increase the inventory of land within a given zoning district; and

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

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

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

CITIZEN PARTICIPATION

Prior to recommending approval of the GPA and Rezone requests, the applicant has submitted the public participation report to show the materials used to inform surrounding property owners of the proposed requests required by the city's Zoning Code. The report includes one (1) neighborhood meeting, notification letters sent to all property owners within 600 feet of the subject area, one (1) public notice sign within the subject area, a legal notice published in the Casa Grande Dispatch with an additional notice published in the Maricopa Monitor. A timeline of the participation event is shown below (refer to Exhibit F – Citizen Participation Report).

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

At the time of this report, staff had not received public comment in support or opposition to the request. On February 19, 2026, the neighborhood meeting was held in the Willow Room at the City of Maricopa Library and Cultural Center. No members of the public were in attendance.

RECOMMENDATION

Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# GPA25-04**, as outlined in this staff report.

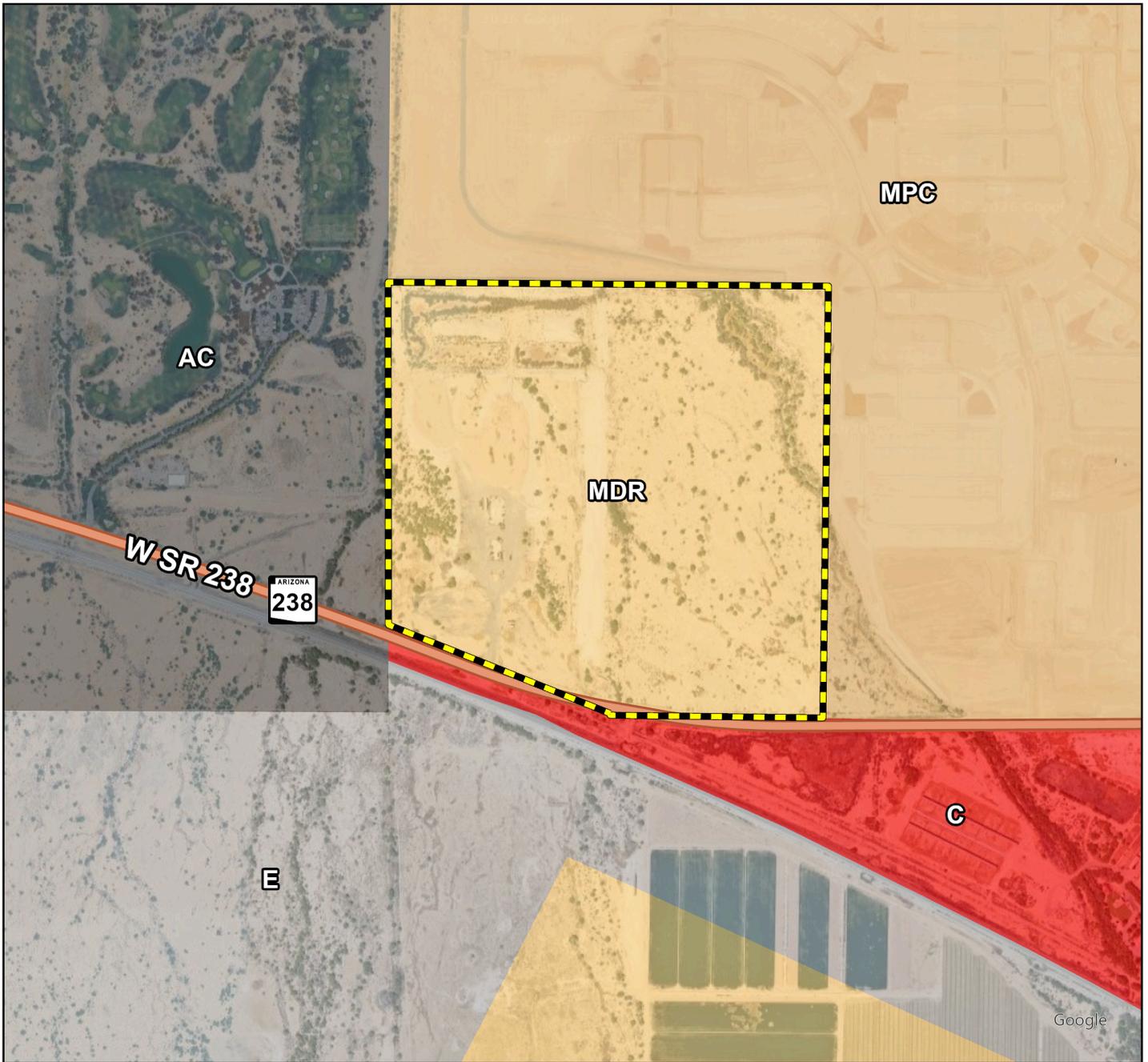
Staff recommends the Planning Commission forward a favorable recommendation to City Council and approve **Case# PAD25-04**, subject to the conditions of approval stated in this staff report (see Exhibit A) and as amended by the Planning and Zoning Commission.

ATTACHMENTS

- Exhibit A:** Conditions of Approval
- Exhibit B:** General Plan Map
- Exhibit C:** General Plan Amendment Map
- Exhibit D:** Existing Zoning Map
- Exhibit E:** Proposed Zoning Map
- Exhibit F:** Citizen Participation Report
- Exhibit G:** Minor General Plan Narrative
- Exhibit H:** PAD Narrative

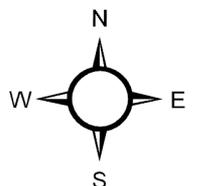
--End of Staff Report--

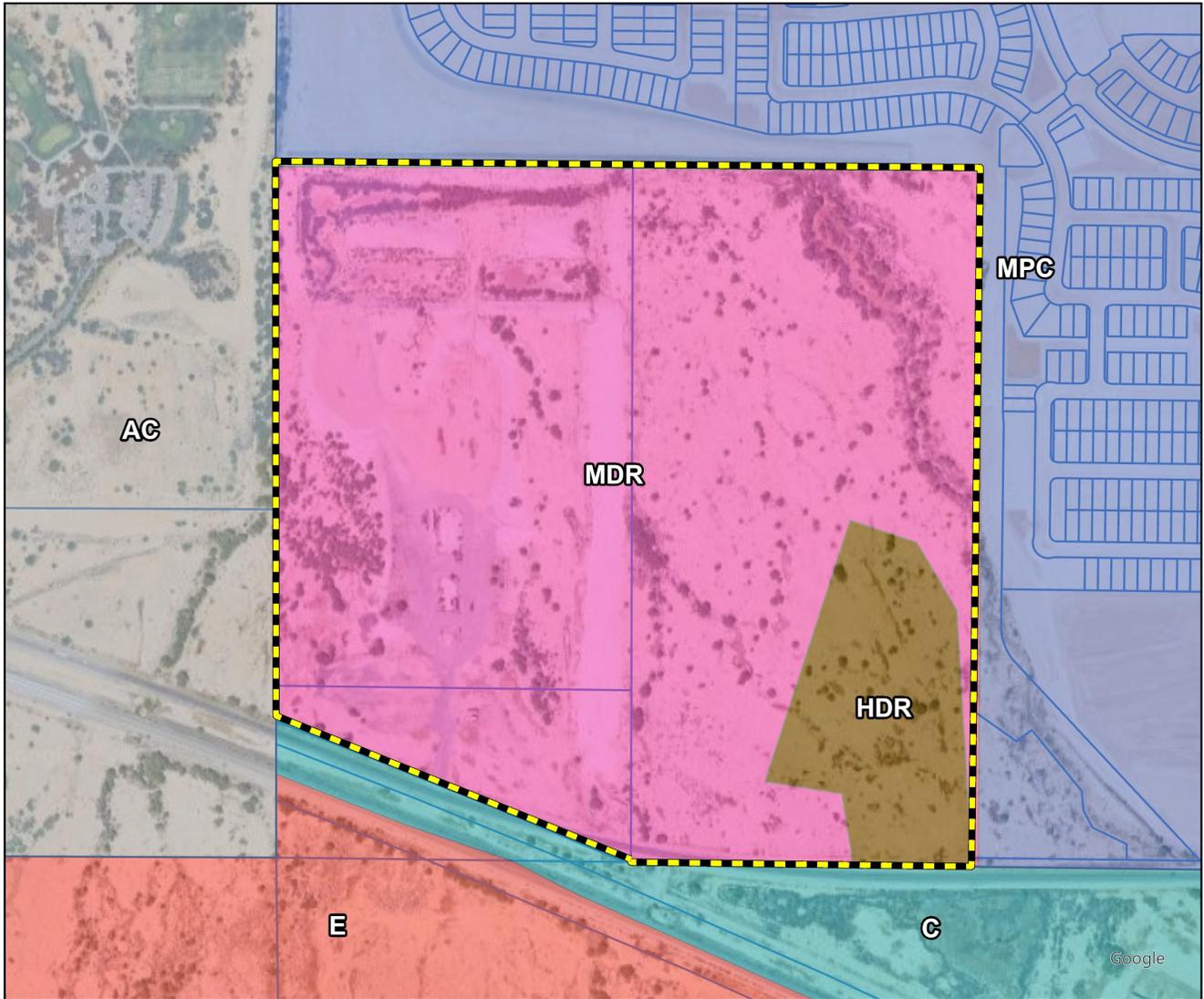
1. The PAD request case #PAD25-04 will be fully subject to all applicable development standards of the Maricopa Zoning Code, Subdivision Ordinance, any applicable design guideline documents, and all applicable provisions thereof.
2. The development shall be responsible for any offsite and onsite improvements, cash-in-lieu agreements identified by the City's Engineering Division at the time of platting or the submittal of a Development Review Permit.
3. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards, current Area Transportation Plan and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
4. The development shall be responsible for constructing a pedestrian trail system throughout the development that also connects to the city's parks, trails, and open space network.
5. Zoning development standards shall be in accordance with the Planned Area Development Booklet. All other development standards not listed in the PAD booklet shall adhere to the City of Maricopa Zoning Code and Subdivision Code.
6. Prior to preliminary plat or site plan submittal, the applicant/property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate federal, state, county and local regulatory agencies.
7. Prior to the City Council approval of the PAD25-04, the applicant shall submit to the city a signed waiver pursuant to Proposition – 207, as applicable.
8. Prior to issuance of a building permit, the applicant or property owner shall submit and secure all required applications, plans, supporting document submittals, approvals and permits from the applicable and appropriate Federal, State, County and Local regulatory agencies.
9. The applicant/property owner shall have met and complied with all applicable fire codes as well as related National Fire Protection Agency (NFPA) guidelines to the satisfaction to the City of Maricopa.
10. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ), if applicable and other regulatory agencies rules and regulations.



Legend

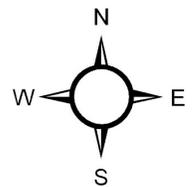
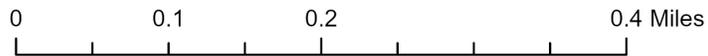
-  Area of Interest
-  Commercial
-  Employment
-  Medium Density Residential
-  Ak-Chin
-  Master Planned Community

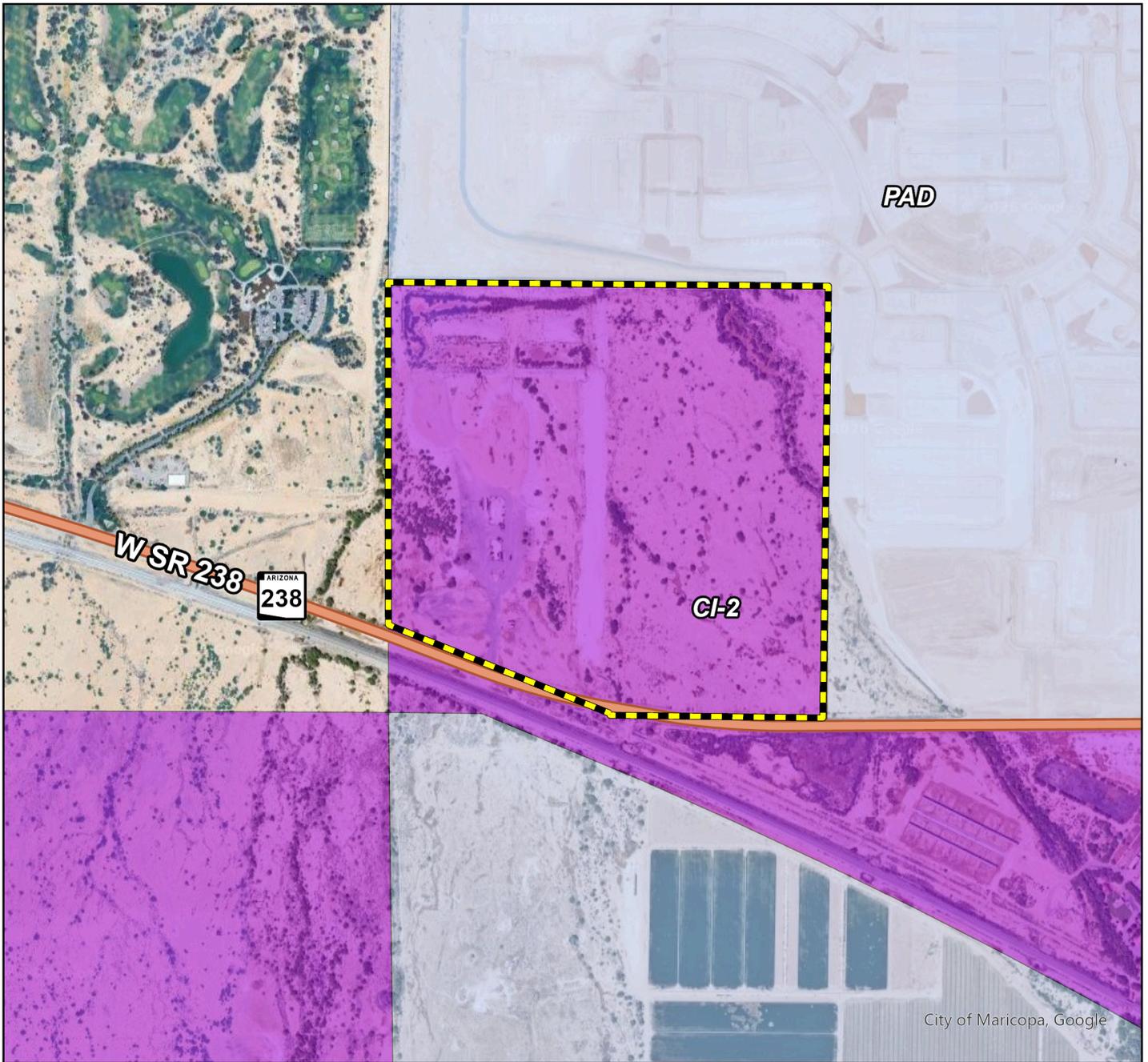




Legend

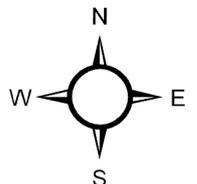
-  Area of Interest
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Employment
-  Master Planned Community
-  Ak-Chin

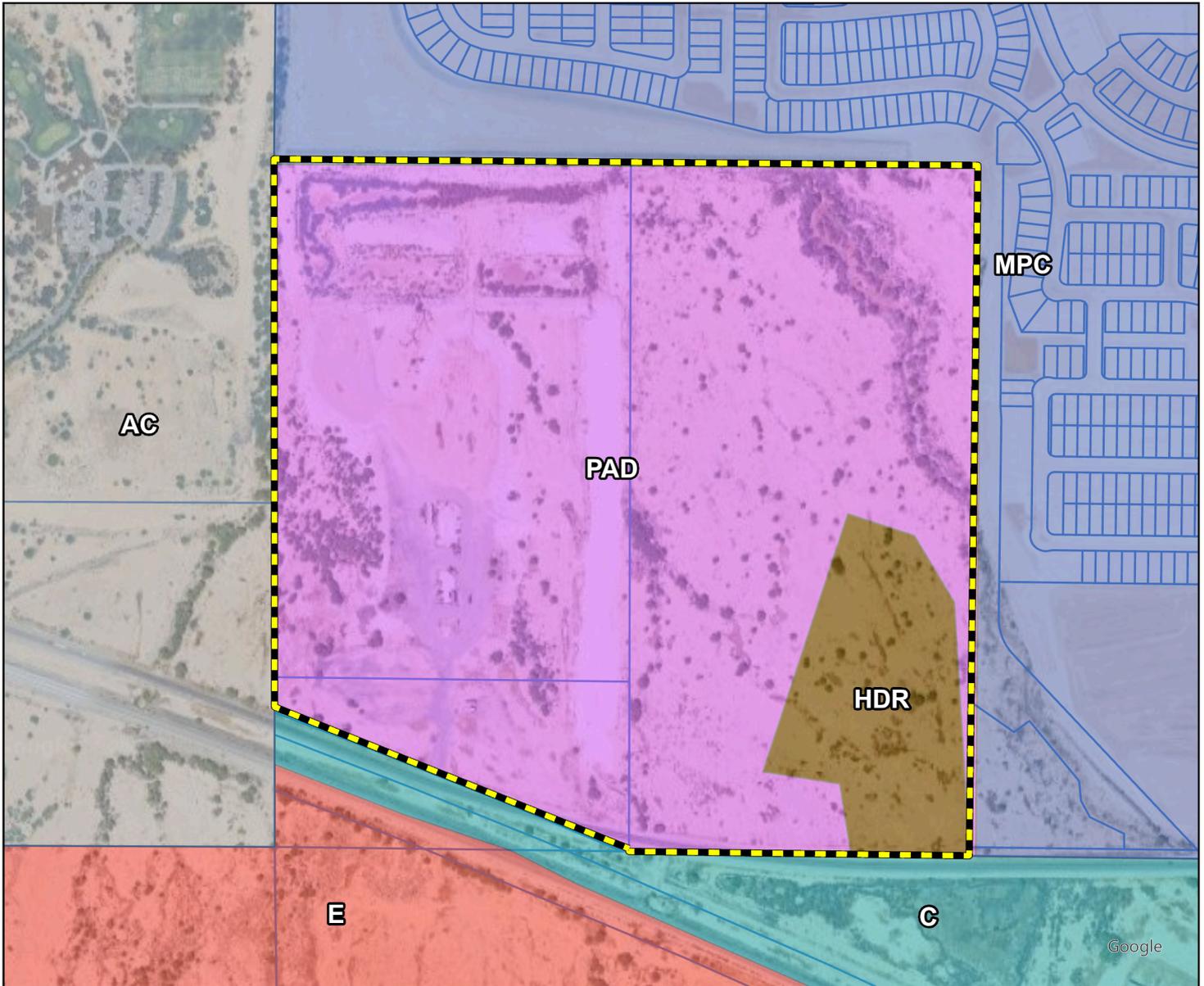




Legend

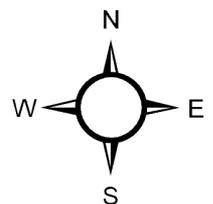
-  Area of Interest
-  Industrial Zone
-  Planned Area Development





Legend

-  Area of Interest
-  Planned Area Development
-  High Density Residential
-  Commercial
-  Employment
-  Master Planned Community
-  Ak Chin



PUBLIC NOTICE:
MINOR GENERAL PLAN AMENDMENT AND PLANNED AREA DEVELOPMENT

Project: Sunrise Ranch

Proposal: Case # GPA25-03: A request by Gammage and Burnham, on behalf of Dozerland, LLC, for approval of a minor general plan amendment to redesignate ±12.94 gross acres of an overall 150.86-acre site from Medium Density Residential (MDR) to High Density Residential (HDR) to support a higher density of housing types located 0.5-miles west of the NWC of Green Rd. and SR 238.

Case # PAD25-04: A request by Gammage and Burnham, on behalf of Dozerland, LLC, for approval of a Planned Area Development to rezone 150.86-acres from Industrial (CI-2) to Sunrise Ranch PAD to support a variety of owner-occupied housing types located 0.5-miles west of the NWC of Green Road and SR238.

Neighborhood Meeting

Thursday, February 19, 2026

6:00 PM

Maricopa Library and Cultural Center

18160 N Maya Angelou Dr.

Maricopa AZ, 85138

Maple Room

Planning and Zoning Meeting

Monday, March 9, 2026

6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council Meeting

Tuesday, April 7, 2026

6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

Supporting Documents:

GPA25-03 Narrative

PAD25-04 Narrative

For questions or comments: Please contact case planner, LaRee Mason at 520-316-6928 or via email at

LaRee.Mason@maricopa-az.gov

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the West of NWC AZ-238 & Moonlight Dr, in the City of Maricopa, on 01/30/26.

See attached photo exhibit.

For applicant:

Gammage & Burnham

Dynamite Signs
Sign Company Name

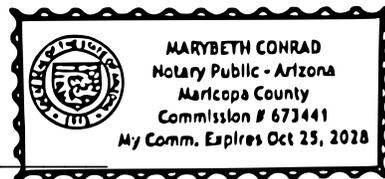
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 01/30/26 by Meghan Liggett.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28



MINOR GENERAL PLAN & ZONING

CITY OF MARICOPA- PLANNING DIVISION

Proposal: Case #'s GPA25-03 & PAD25-04 – A Minor General Plan Amendment of Approx. 12.94 Gross Acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) and a Rezoning from Industrial Zone (“CI-2”) to Planned Area Development (“PAD”) on Approx. 150.86 Gross Acres located north of West Smith-Enke Road and east of Green Road to allow for a Planned Single-Family / High Density Residential Development.

NEIGHBORHOOD MEETING

Date: February 19, 2026
Time: 6:00 P.M.
Location: Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138
Maple Room

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: March 9, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: April 7, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

LaRee Mason 520-316-6928

Email: LaRee.Mason@maricopa-az.gov

Posting Date: January 30, 2026

January 30, 2026 at 9:08 AM
+33.073213,-112.080614
47762-47892 SR-238
Maricopa AZ 85139

MINOR GENERAL PLAN & ZONING

CITY OF MARICOPA- PLANNING DIVISION

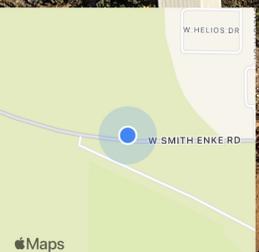
Proposal: Case #'s GPA25-03 & PAD25-04 – A Minor General Plan Amendment of Approx. 12.94 Gross Acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) and a Rezoning from Industrial Zone (“CI-2”) to Planned Area Development (“PAD”) on Approx. 150.86 Gross Acres located north of West Smith-Enke Road and east of Green Road to allow for a Planned Single-Family / High Density Residential Development.



NEIGHBORHOOD MEETING	PLANNING AND ZONING COMMISSION (PUBLIC HEARING)	CITY COUNCIL MEETING
Date: February 19, 2026 Time: 6:00 P.M. Location: Maricopa Library & Cultural Center 18160 N. Maya Angelou Drive Maricopa, AZ 85138 *Maple Room*	Date: March 9, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	Date: April 7, 2026 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
LaRee Mason 520-316-6928 Email: LaRee.Mason@maricopa-az.gov

Posting Date: January 30, 2026



January 30, 2026 at 8:46 AM
+33.072514, -112.075799
W Smith Enke Rd
Maricopa AZ 85139

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

40 NORTH CENTRAL AVENUE

20TH FLOOR

PHOENIX, ARIZONA 85004

Notification Letter

February 2, 2026

RE: Cases: GPA25-03 & PAD25-04 – A Minor General Plan Amendment and Planned Area Development (“PAD”) – Sunrise Ranch PAD.

Dear Neighbor,

Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development (“PAD”) Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road (the “Property”). The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area’s existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. (**See Attached:** Project Vicinity Map, Minor General Plan Map, Conceptual Land Use Map, & Conceptual Landscape Plan) The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. We should note that a preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item that will be approved after these cases are approved by the City Council.

According to the Pinal County Assessors records, you are a property owner within 600-feet of the Property under consideration. To better inform you of the public meetings scheduled for this matter, this notice is being sent to you via first class mail. The following are the current public meetings/hearings being held (i.e., Neighborhood Meeting, etc.) regarding this proposed development. **Additional mailings may occur pending any changes to dates below.**

Neighborhood Meeting

Date: Thursday, February 19, 2026

Time: 6:00 p.m.

Address: Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive Maricopa, AZ 85138

Maple Room

***** Spanish-speaking and ASL interpreters shall be provided at the neighborhood meeting, if requested prior to the meeting scheduled. *****

Planning and Zoning Commission Hearing

Date: March 9, 2026

Time: 6:00 p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

City Council Hearing

Date: April 7, 2026

Time: 6:00 p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

If you wish to provide input on this matter, you may attend each public meeting or submit written comments before the public meeting. If you have any questions concerning this matter, please feel free to contact Dennis M. Newcombe with Gammage & Burnham, P.L.C., at: (602) 256-4446 or via email at: dnewcombe@gblaw.com – **or** – LaRee Mason at the City of Maricopa Planning and Zoning Division at: (520) 316- 6928 or via email at: LaRee.Mason@maricopa-az.gov.

Formal input is accepted in written form to the City of Maricopa Development Services Department, Planning and Zoning Division, Attn: LaRee Mason at 39700 West Civic Center Plaza, Maricopa, Arizona 85138 or emailed to: LaRee.Mason@maricopa-az.gov with the subject: Sunrise Ranch Minor GPA & PAD Rezone (Reference cases: GPA25-03 & PAD25-04).

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) 316-6970 or visit the City of Maricopa website at 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 City of Maricopa Planning Department at (520) 568-9098.

Again, if you are unable to attend the meeting or have questions regarding the development proposal, please feel free to contact me at **(602) 256-4446** or dnewcombe@gblaw.com.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Attachments: As stated

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Vicinity Map



**AK-CHIN SOUTHERN
DUNES GOLF CLUB**

**ELARA AT
MOONLIGHT BY
LANDSEA HOMES**

**COBBLESTONE
FARMS
SUBDIVISION**

ARIZONA
238

PROJECT SITE
(±150.86 ACRES)

N GREEN RD

ARIZONA
347

W SR 238

W SMITH ENKE RD

**FLATZ 520
APT COMPLEX**

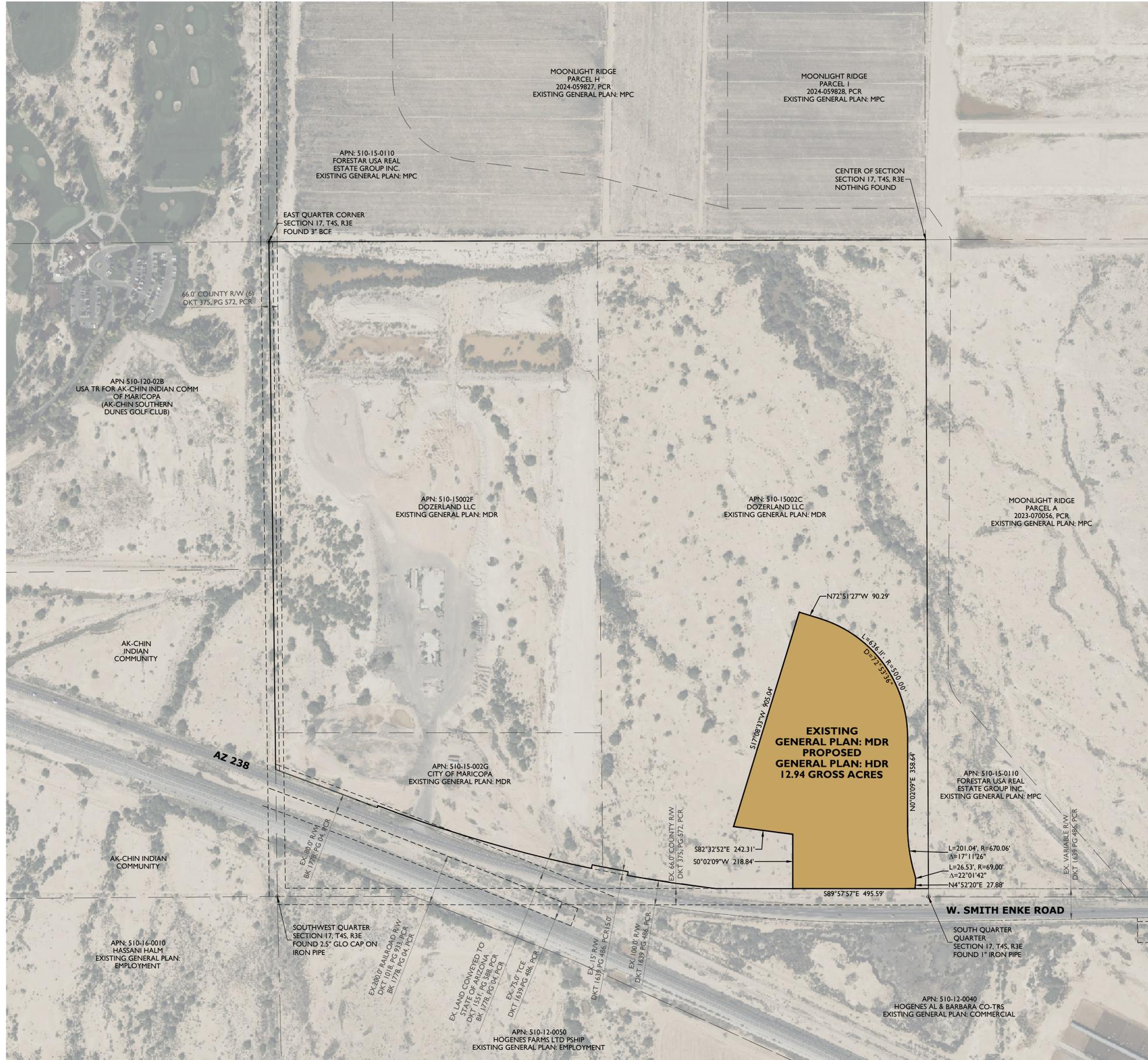
**ACACIA
CROSSINGS**

N JOHN WAYNE PKWY

**THE VILLAGES
AT RANCHO EL
DORADO**

21-0943 - Sunrise Ranch

Dec 17, 2025 4:52pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - GP01.dwg jjuarez

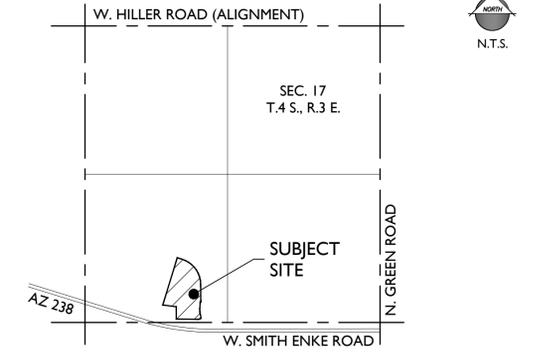


GENERAL PLAN EXHIBIT FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP

N.T.S.



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
 DOZERLAND, LLC
 2525 E CAMELBACK RD, SUITE 210
 PHOENIX, AZ 85016
 TEL: (480) 479-2142
 CONTACT: BRIAN ROSELLA

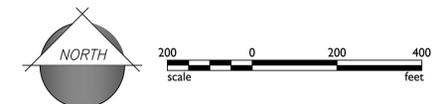
ENGINEERING & PLANNING:
 EPS GROUP, INC.
 1130 N ALMA SCHOOL RD., SUITE 120
 MESA, AZ 85201
 TEL: (480)-503-2250
 CONTACT: DAVID HUGHES

LEGAL COUNSEL:

GAMMAGE & BURNHAM, P.L.C.
 2525 E CAMELBACK RD, SUITE 210
 PHOENIX, AZ 85016
 TEL: (602) 256-4446
 CONTACT: ASHLEY Z. MARSH & DENNIS M. NEWCOMBE

PROJECT INFORMATION

A.P.N.: 510-15-002C (PORTION OF)
 EXISTING LAND USE: VACANT/ UNDEVELOPED
 EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
 PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL (HDR)
 EXISTING ZONING: CI-2
 PROPOSED ZONING: PAD
 GROSS AREA: 12.94 ACRES



1130 N Alma School Road
 Suite 120
 Mesa, AZ 85201
 T: 480.503.2250 | F: 480.503.2258
 www.epsgroupinc.com



Sunrise Ranch
 City of Maricopa, Arizona
 General Plan Exhibit

Project:

Revisions:

DATE	DESCRIPTION
MARCH 28, 2025	1ST SUBMITTAL
DECEMBER 17, 2025	2ND SUBMITTAL



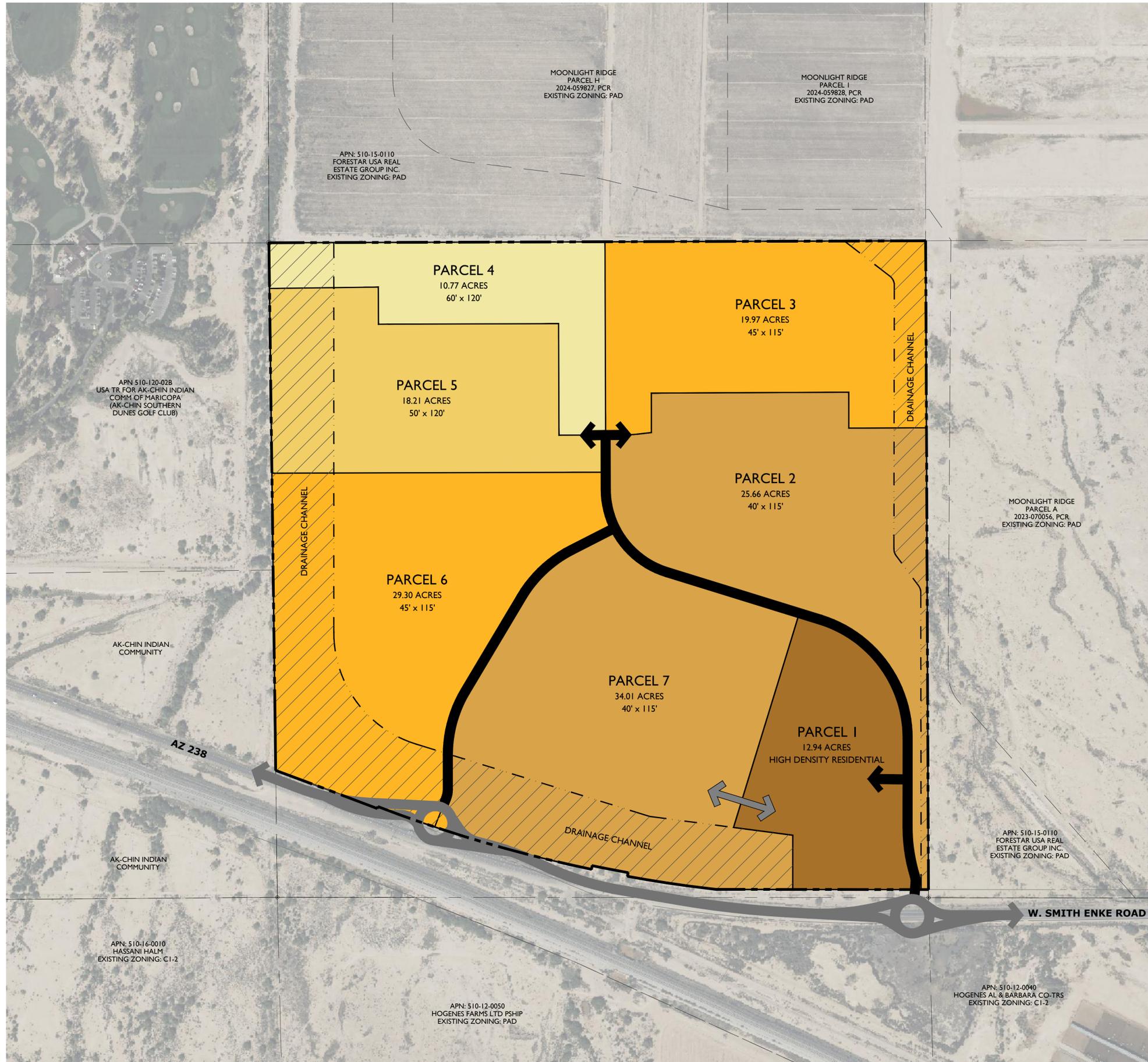
Designer: JH
 Drawn by: JAJ

Preliminary
 Not For
 Construction
 Or
 Recording

Job No.
21-0943

GPOI

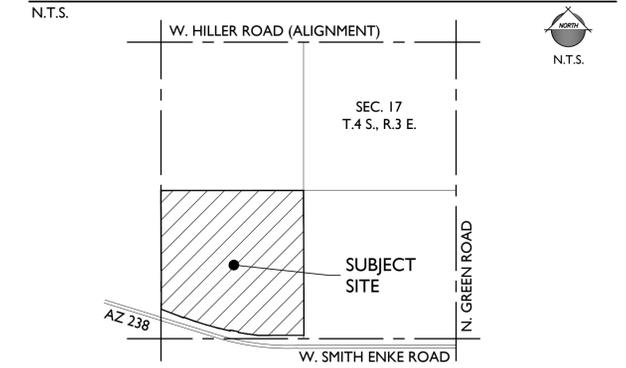
Sheet No.
 1
 of 1



CONCEPTUAL LAND USE PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

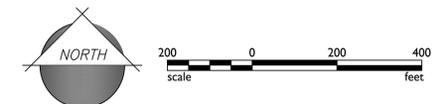
PROPERTY OWNER/DEVELOPER: DOZERLAND, LLC 2525 E CAMELBACK RD, SUITE 210 PHOENIX, AZ 85016 TEL: (480) 479-2142 CONTACT: BRIAN ROSELLA	ENGINEERING & PLANNING: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: CHANDRA MCCARTY, PE / DAVID HUGHES
LEGAL COUNSEL: GAMMAGE & BURNHAM, P.L.C. 2525 E CAMELBACK RD, SUITE 210 PHOENIX, AZ 85016 TEL: (602) 256-4446 CONTACT: ASHLEY Z. MARSH	LANDSCAPE ARCHITECT: EPS GROUP, INC. 1130 N ALMA SCHOOL RD., SUITE 120 MESA, AZ 85201 TEL: (480)-503-2250 CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.:	510-15-002C (PORTION OF)
EXISTING LAND USE:	VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN:	HIGH DENSITY RESIDENTIAL (HDR)
EXISTING ZONING:	CI-2
PROPOSED ZONING:	PAD
GROSS AREA:	150.86 ACRES

LEGEND

- PAD BOUNDARY
- PARCEL BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL
- HIGH DENSITY RESIDENTIAL PARCEL
- 40' x 115' PARCEL
- 45' x 115' PARCEL
- 50' x 120' PARCEL
- 60' x 120' PARCEL



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Sunrise Ranch
City of Maricopa, Arizona
Conceptual Land Use Plan

Revisions:
MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

LPOI

Sheet No.
1
of 1

DRAINAGE CORRIDOR
 - MULTI-USE TRAIL
 - FITNESS STATIONS

DOG PARK
 - LARGE DOG &
 SMALL DOG AREAS
 - ACTIVE TURF AREAS
 - SHADED SEATING
 - LIGHTING
 - WATER STATION
 - DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
 - TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
 - SHADE TREES
 - SEATING NODES
 - LIGHTING

LEGEND

MONUMENTS

- ✳ ENTRY MONUMENT

TURF / INERT MATERIALS

- Cynodon dactylon 'Midiron' Midiron Sod
- Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
- Drainage Channel Native To Be Verified During Final Design
- Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



SHADED PLAY STRUCTURE



HALF BASKETBALL COURT



PARK BBQS



ARTIFICIAL TURF GAME LAWN



RAMADA WITH PICNIC TABLE



PET WATER STATION



DOG PARK



FITNESS STATIONS



PASEO TRAIL



PEDESTRIAN TRAIL
 NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

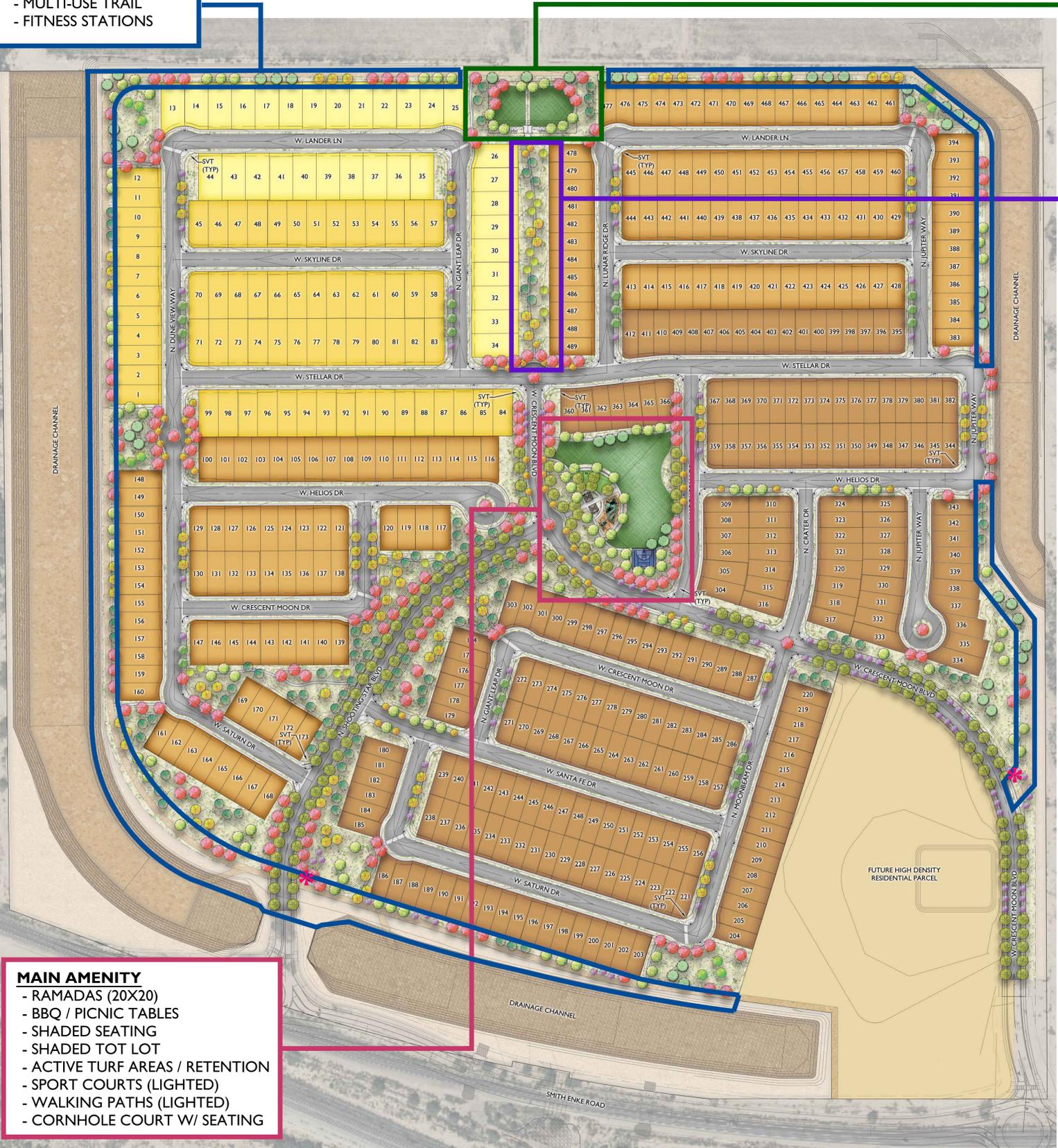


ACTIVE TURF



MULTI-USE TRAIL

MAIN AMENITY
 - RAMADAS (20X20)
 - BBQ / PICNIC TABLES
 - SHADED SEATING
 - SHADED TOT LOT
 - ACTIVE TURF AREAS / RETENTION
 - SPORT COURTS (LIGHTED)
 - WALKING PATHS (LIGHTED)
 - CORNHOLE COURT W/ SEATING



MINOR GENERAL PLAN & ZONING

City of Maricopa – Planning Division

Proposal: Case #'s GPA25-03 & PAD25-04 – A Minor General Plan Amendment of Approx. 12.94 Gross Acres from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) and a Rezoning from Industrial Zone (“CI-2”) to Planned Area Development (“PAD”) on Approx. 150.86 Gross Acres located north of West Smith-Enke Road and east of Green Road to allow for a Planned Single-Family / High Density Residential Development.

<p><u>NEIGHBORHOOD MEETING</u> February 19, 2026; 6:00 p.m. Maricopa Library & Cultural Center 18160 N. Maya Angelou Drive Maricopa, AZ 85138 *Maple Room*</p>	<p><u>PLANNING AND ZONING COMMISSION</u> (PUBLIC HEARING) March 9, 2026; 6:00 p.m. City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p><u>CITY COUNCIL MEETING</u> April 7, 2026; 6:00 p.m. City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
--	--	--



**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE,
CONTACT CASE PLANNER:
LaRee Mason
520-316-6928
Email: LaRee.Mason@maricopa-az.gov**



Posting Date: February 3, 2026

4'

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

GPA25-03 & PAD25-04 – A Minor General Plan Amendment
& Planned Area Development (“PAD”) Rezoning.

Neighborhood Meeting

February 19, 2026 @ 6:00 PM
Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive Maricopa, AZ 85138
Maple Room

Planning & Zoning Commission Meeting

(PUBLIC HEARING)

March 9, 2026 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

April 7, 2026 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development (“PAD”) Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road. The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area’s existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. A preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item.

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: LaRee Mason at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact LaRee Mason at: (520) 316- 6928 or via email at: LaRee.Mason@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

Dated: February 3, 2026 / February 20, 2026
Published in the Casa Grande Dispatch / Maricopa Monitor

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Camden, ss:

Yuade Moore, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Feb. 3, 2026

NOTICE ID: V5R3cWVyuDTvxItTglw

NOTICE NAME: Sunrise Ranch [GPA25-03 / PAD25-04]

(Signed) Yuade Moore

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

VERIFICATION

State of New Jersey
County of Camden

Subscribed in my presence and sworn to before me on this: 02/04/2026

SM S. R. Poe

Notary Public
Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA25-03 & PAD25-04 - A Minor General Plan Amendment & Planned Area Development ("PAD") Rezoning, Neighborhood Meeting
February 19, 2026 @ 6:00 PM Maricopa Library & Cultural Center 18160 N. Maya Angelou Drive Maricopa, AZ 85138 *Maple Room*
Planning & Zoning Commission Meeting (PUBLIC HEARING)
March 9, 2026 @ 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Meeting April 7, 2026 @ 6:00 PM City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a **PUBLIC HEARING** will be held at the above stated date, time, and location. The purpose is to receive public comments on the following request prior to approval.
Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development ("PAD") Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road. The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area's existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed street system/subdivision for future homes. A preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item.
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: LaRee Mason at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact LaRee Mason at: (520) 316- 6928 or via email at: LaRee.Mason@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

Underground Railroad event at Leading Edge

By KENNY QUAYLE
Staff Writer

MARICOPA — As part of Black History Month, students at Leading Edge Academy put on an interactive performance of what it was like for people going through the Underground Railroad to escape slavery.

The event, called “Back to the Future: Herstory in Motion” kicked off Feb. 12 with drama and music performances, an art show, poetry, keynote speaker Ashley M. Anderson, and more. Attendees were then led outside where a guide waited with a lantern, taking them through a variety of classrooms where they would have to confront the different realities of escaping slavery and participate in various exercises.

From deciding who to trust and who to even make sure you sing the right lyrics to guide others to freedom through song, the exercises mirrored real-life situations runaway enslaved peoples had to face.

According to Leading Edge Academy Assistant Principal Tamara Washington,



Howard Waggoner/PinalCentral
Leading Edge students present their research as part of the school's Underground Railroad event Feb. 12 in Maricopa.

this year's event was the fourth of its kind held annually. The purpose of holding such an event is reportedly to immerse people into the experience of the Underground

— Leading Edge, Page 25

Last Pumas

Continued from Page 1

to experience the school the way she did.

“The version that I’ve always known ... that’s not going to be known to other people in the future,” Portillo said. “You reflect and reminisce on a lot of things, but then the reality is that everything’s changing.”

Senior Jordan Hope, who returned to Sequoia Pathway after attending another school, said, “It made me kind of sad, because this is where I started.”

“When I came back last year, I was, like, ‘Dang, the school is not what it used to be.’ But we’re making the best out of it,” he said. “I don’t know what brought me back — I just feel like this was home to me.”

Mahiai said she considered transferring when all of her friends left at the start of high school but chose to stay. Other students said the school’s small size has been central to their experience: the campus is community, family.

Academic guidance counselor Marissa Bandin, who is also one of the school’s senior class and student council advisors, agreed.

“That’s the one thing that’s still consistent, even with the admin turnover and staff turnover and students leaving,” she said. “We are a family.”

Student body president Mariah Zavala transferred to Sequoia Pathway from a larger school in Fresno, California, during her sophomore year. Having close relationships with teachers convinced her to stay, she said.

“All (of) the teachers ... have a personal connection with each student,” she said. “You won’t get that in any other school.”

Senior Callie Losbe said she will miss those connections, even as relationships inevitably shift after graduation. Still, some are lasting.

“I get to have people who are always there for me,” she said.

Rumors about the school’s closure circulated for months before the official announcement, creating uncertainty on campus, Zavala said.

“It is really sad that a lot of people are leaving,” she said. “It’s (also) really tough to try to do things when people just don’t feel that excited anymore because it’s shutting down.” Still, she said, students are determined to “go out with a bang.”

For some upperclassmen, the news prompted major decisions. Junior Journe Sansaver began exploring early graduation immediately after learning it might be an option, knowing that the school was closing.

“When they officially announced it, even though I was following the news, it still hit me,” he said. “Out of everywhere I’ve been, (Sequoia Pathway) has definitely been my favorite school. None of the other schools (I’ve been to) really did what this school has done for me.”

While other graduating juniors are averaging two to three additional classes, Sansaver is currently taking four online courses in addition to his regular schedule to meet graduation requirements by early May. If he completes all 22 required credits, he will graduate with the seniors.

Bandin said she has never seen so many juniors attempt early graduation. Last year, one junior graduated early. This year, multiple students approached her.

“I constantly had kids come and say, ‘What about me?’” she said. “They didn’t want to go have a senior year and graduate not a Puma.”

She said those attempting it have a strong work ethic, putting in hours outside of school — evenings, weekends, even school breaks — to ensure they finish on time.

Zavala credited Bandin with helping students stay focused.

“She (has) helped a lot of people,” Zavala said. “Not only in school, but in life.”

As the final months pass, longtime traditions will take place one last time — the senior trip, the Senior-Kinder Walk around campus and the graduation ceremony in the decorated gym. This year’s gowns will reflect the occasion. While graduates in past years all wore purple, boys will wear purple and girls will wear white.

Students are planning senior events, open to juniors this year, with added energy, determined to make lasting memories.

“(It’s) my last year,” Losbe said. “I’m going to just have fun while I can.”

To all students, not just the seniors, Zavala’s message is simple: Do as much as you can, together. “I just want everyone to have fun, no stress,” she said.

Although another school will be moving into the building, students say Sequoia Pathway will last long after they leave.

“They may put in a new ceiling (and) a new floor,” Sansaver said. “The murals will be painted over ... (but they’ll still) be there — just under a new coat of paint.”

“Deep down,” he said, “it will always be Sequoia Pathway.”

Erica Little is a Report for America corps member covering education solutions in Pinal County. Her position is made possible through funding from Report for America and the Arizona Local News Foundation’s Arizona Community Collaborative Fund.

WE THE PEOPLE ... have the right to know what's happening in our cities, towns and neighborhoods.

To submit a public notice please visit casagrande.column.us/place

If you have any questions or concerns, please use the online chat box through Column, email us at publicnotices@pinalcentral.com or call us at (520) 423-8601. We will get back to you as soon as possible.

Public notices are vital to our democracy. We value your business and look forward to continuing to serve Pinal County.

To view a list of local notices please go to PinalCentral.com.

There is also a database of all Arizona notices available at www.arizonapublicnotices.com/



Public Notices

● NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA25-03 & PAD25-04 - A Minor General Plan Amendment and Planned Area Development ("PAD") Rezoning.
Neighborhood Meeting
February 19, 2026 @ 6:00 PM
Maricopa Library & Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138 *Maple Room*
Planning & Zoning Commission Meeting (PUBLIC HEARING)
March 9, 2026 @ 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Meeting April 7, 2026 @ 6:00 PM City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose is to receive public comments on the following

Public Notices

request prior to approval.
Two (2) applications have been filed with the City of Maricopa by Gammage & Burnham, P.L.C. for a Minor General Plan Amendment on approx. 12.94 gross acres and a Planned Area Development ("PAD") Rezoning on approx. 150.86 gross acres on a property located north of West Smith-Enke Road and east of Green Road. The City case numbers are: GPA25-03 & PAD25-04. These cases will allow for a well-planned single-family / high density (i.e., approx. 12.94 gross acres) residential development compatible with the area's existing development pattern (i.e., the Moonlight community under construction) as well as providing additional housing opportunities. The proposed PAD, called Sunrise Ranch, will allow for minor amended development standards to accommodate the housing proposed and to address the significant drainage impediments in the area as well as to provide a well-designed

Public Notices

street system/subdivision for future homes. A preliminary plat has been submitted (Case: SUB25-07) to the City Staff for their review in conjunction with these two (2) requests for context/circulation/technical reviews. The preliminary plat is an administrative item. 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: LaRee Mason at 39700 W. Civic Center Plaza, Maricopa, AZ 85238. You may also contact LaRee Mason at: (520) 316-6928 or via email at: LaRee.Mason@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098. Dated: January 29, 2026
No. of publications: 1: date of publication: Feb 20, 2026

Follow us on Instagram



@pinalcentral

Sunrise Ranch

NARRATIVE MINOR GENERAL PLAN AMENDMENT

APPLICATION NUMBER: GPA25-03

3RD SUBMITTAL: FEBRUARY 16, 2026

Table of Contents

- 1. Development Team.....Pg. 3**
- 2. Purpose of Request.....Pg. 4**
 - A. City of Maricopa General Plan
- 3. General Plan Elements.....Pg. 5**
 - A. Growth Area
 - B. Land Use
 - C. Environmental Planning
 - D. Safety
 - E. Circulation & Connectivity
 - F. Economic Development
 - G. Parks, Open Space & Recreation
 - H. Public Buildings, Services & Facilities
- 4. Conclusion.....Pg. 10**

1. Development Team

Property Owner/Developer

Dozerland, LLC.
PO Box 82545
Lincoln, NE 68501
Contact: David McChesney

DOZERLAND, LLC

Legal Representative

Gammage & Burnham, PLC / Ashley Z. Marsh
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004
Contact: Dennis M. Newcombe
Senior Land Use Planner
t. (602) 256-4446
e. dnewcombe@gblaw.com

**GAMMAGE
&
BURNHAM**
Attorneys at Law

Engineering & Planning:

EPS Group, Inc.
1130 N Alma School Road, Suite 120
Mesa, Arizona 85201
Contact: David Hughes
t. (480) 503-2258
e. David.hughes@epsgroupinc.com



2. Purpose of Request

Dozerland, LLC (“The Applicant”) is submitting a request for a Minor General Plan Amendment (“GPA”) to redesignate approximately 12.94 acres in the southeast portion of Maricopa County Assessor’s Parcel Number 510-15-002. This request is submitted concurrently with a companion application to Rezone approximately 150.86 gross acres located within the City of Maricopa, just north of West Smith-Enke Road and east of Green Road (“The Property” or “Site”).

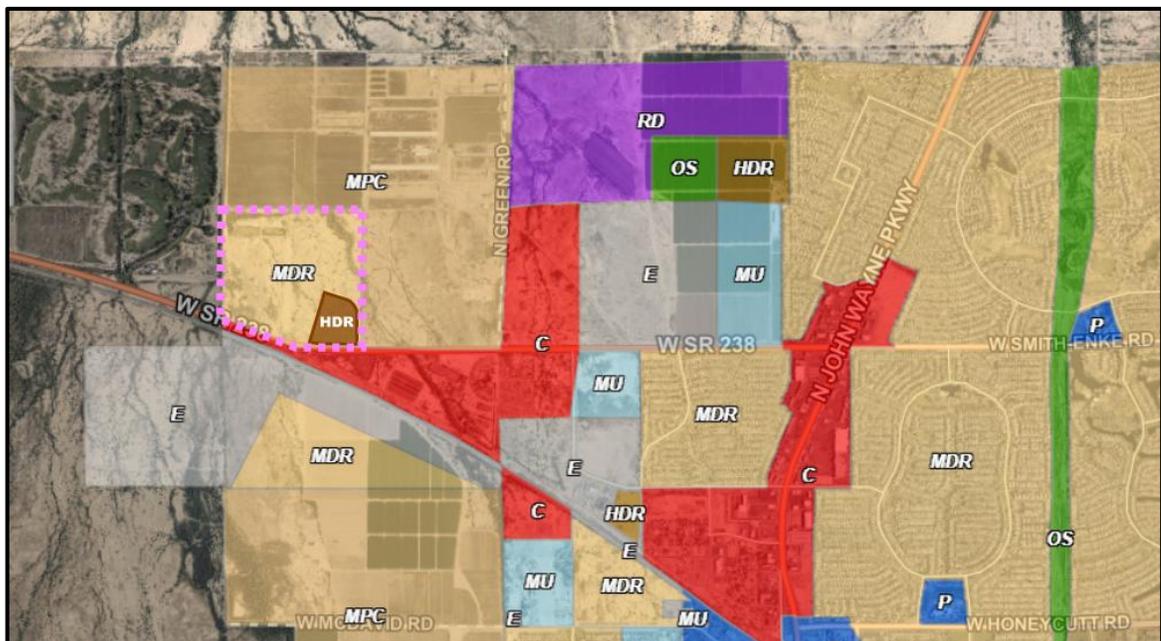
The Rezoning request seeks to transition the existing Industrial (“CI-2”) zoning designation to a combination of High Density Residential (“RH”) and Medium Density Residential (“RS-4” and “RS-5”) zoning districts, under a Planned Area Development (“PAD”) overlay. This framework supports a diverse mix of housing types, ranging from detached single-family homes to high-density multifamily residences to support a walkable, master-planned neighborhood.

The proposed GPA specifically applies to the RH-designated portion of the project and would amend the General Plan Land Use Map from Medium Density Residential (“MDR”) to High Density Residential (“HDR”) to accommodate up to 24 dwelling units per acre, permissible under the RH development standards section 18.35.040 of the Maricopa Municipal Codes. The application represents a thoughtful and appropriate refinement to the General Plan Land Use Map, aligning with the City’s goals for housing diversity, neighborhood connectivity, and the placement of higher-intensity residential uses along key arterial corridors.

A. City of Maricopa General Plan

The City of Maricopa’s General Plan (“General Plan”) is guided by the 2040 Vision, which emphasizes balanced growth, efficient infrastructure, housing variety, and sustainable land use. It promotes compact, walkable development patterns; integration of open space; and compatibility between new development and existing community fabric. It supports flexible land use designations that respond to changing market needs while maintaining long-term livability, infrastructure efficiency, and neighborhood character. The General Plan prioritizes organized development within identified growth areas, particularly along major corridors such as Smith-Enke Road.

Proposed General Plan Exhibit



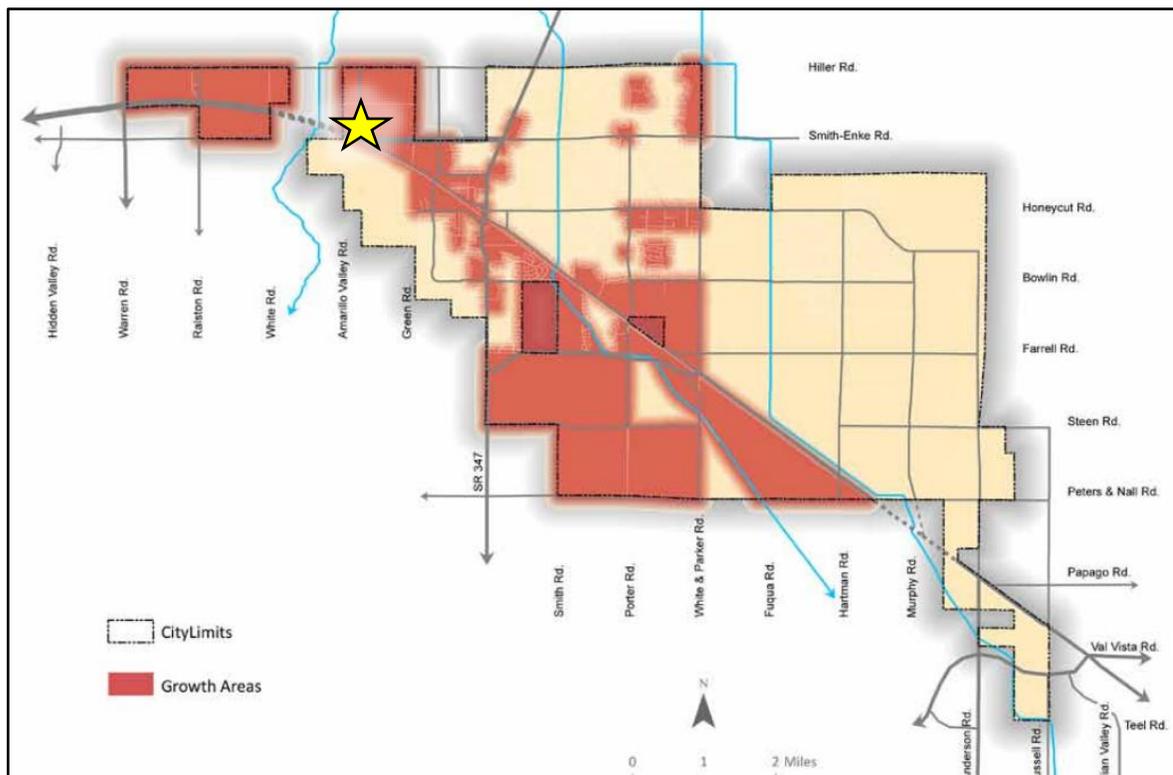
3. General Plan Elements

A. Growth Area

The site's location, access to utilities, and adjacency to major transportation corridors make it an ideal candidate for higher residential concentration. The Growth Area Map identifies the site for compact, diverse neighborhoods that reduce sprawl and make use of existing resources. Sunrise Ranch fulfills this by concentrating higher-density residential development along Smith-Enke Road, a major arterial corridor, while transitioning northward into medium-density detached homes. This intentional layering of housing types meets General Plan **Goal A1** by facilitating development within identified growth corridors, and Goal A2 by improving the housing mix available in the planning area.

The proposed GPA will align with **Objective A1.3** by placing multifamily units where transit, mobility, and infrastructure capacity can support them. **Objective A2.1** is advanced through the introduction of new housing types that serve a range of demographics and contribute to a stronger housing-employment balance. This is an intentional and appropriate refinement of the land use map that promotes efficient, high-quality growth consistent with the City of Maricopa's General Plan.

City of Maricopa Growth Area Map



B. Land Use

The proposed GPA for Sunrise Ranch supports a balanced and efficient land use pattern consistent with the intent and direction of the City of Maricopa's General Plan. The request for an ±12.94-acre reclassification, from MDR to HDR, enables a more cohesive master-planned community by aligning land use designations with the Property's specific location, accessibility, and available in-place infrastructure.

The site's southern edge along Smith-Enke Road is an arterial corridor that provides an appropriate location for higher-intensity housing that is both transit-accessible and infrastructure-ready. This element directly supports **Goal B1.4** by minimizing potential land use conflicts and ensuring reasonable transitions between intensities. Multifamily housing at this frontage transitions northward into a mix of single-family lots at medium densities, reinforcing **Goal B1.1** and **Objective B1.1.1**, which call for integrated, village-scale neighborhoods that provide walkable, well-connected housing options for a range of household types and demographics.

Rather than relying on rigid land use boundaries, the Sunrise Ranch land plan utilizes the flexibility provided by the PAD and HDR overlay to achieve a holistic, interconnected neighborhood programming. This supports **Goal B1.3** and **Objectives B1.3.1** through **B1.3.5**, encouraging compact, walkable, and functionally diverse communities. While the intent of Sunrise Ranch is primarily residential in nature, it also integrates open space corridors and trail linkages throughout the community. Its adjacency to major roadways and complementary developments ensures a well-connected, context-sensitive land use pattern that enhances the broader community fabric.

The project continues its alignment with the General Plan in **Goal B2.1** and **B2.2** of the Housing Element by introducing a broader range of housing options beyond traditional single-family subdivisions. The majority of Maricopa's housing inventory has historically consisted of detached homes on 4,000 to 7,000 square foot lots. Sunrise Ranch incorporates four single-family product types; ranging from traditional homes to multiple residential homes such as: traditional garden style, townhomes, cluster, auto court, etc. development patterns. This expands consumer choice and addresses the current demographic shifts identified in the General Plan as well as future development flexibility/options. These include the rising demand for lower-maintenance housing from both young professionals and aging residents seeking accessible, turn-key options near goods, services, and transportation corridors.

In addition to creating physical housing diversity, the GPA will support the broader goals of housing equity and sustainability. Its multifamily and small-lot single-family components promote compact development patterns that reduce infrastructure costs and preserve land. These outcomes line up with **Objective B2.2.1** and **Objective B2.2.2**, calling for varied lot sizes and higher-density residential types in proximity to major transportation corridors.

The project's compatibility with the surrounding urban context also furthers the General Plan's vision for coordinated area-based development and investment. The Property is in a new greenfield development, adjacent to the Moonlight Ridge and broader transition zone along Smith-Enke Road supports **Goal B3.4** of the Redevelopment Element by investing into this emerging corridor. The project benefits from and contributes to the city's ongoing infrastructure expansion strategy in the area, including transportation connectivity and utility service extensions by reducing strain on outlying areas.

Sunrise Ranch meets **Goal B1.2** by creating a distinct neighborhood identity through consistent architectural theming, park-integrated open spaces, and defined entry monumentation. These elements enhance the sense of place and neighborhood character while supporting the community-based design principles embedded in the Village Planning and Smart Growth framework. This land use amendment is not only context-sensitive and market-responsive, it reinforces the City of Maricopa's goals for land use balance, housing diversity, redevelopment support, and a more sustainable and interconnected urban form.

C. Environmental Planning

The development of Sunrise Ranch supports the objectives outlined in the City of Maricopa's General Plan to ensure responsible environmental planning and resource conservation. The entire ±150.86-acre master-planned community is guided by principles that protect air and water quality, manage floodways effectively, and support long-term sustainability through energy and water efficiency.

I. Air Quality Compliance

The project is committed to minimizing air quality impacts during and after construction. The project adheres to Pinal County Air Quality Control District dust mitigation standards and incorporates paving of all internal circulation routes and trail corridors to limit PM10 emissions, consistent with **Goal C1.1** and **Objectives C1.1.1** through **C1.1.3**. The design fosters walkability and connectivity through compact development patterns. This will aid the community to reduce vehicle dependency and emissions, supporting **Objectives C1.1.4** and **C1.1.6**.

II. Floodplain & Wash Management

The site is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features. As encouraged by the General Plan's wash preservation guidance, natural drainage patterns will be respected where feasible, enhancing both safety and neighborhood aesthetics. Planned green corridors and stormwater retention basins further support connectivity and ecological preservation, in alignment with the General Plan's floodway enhancement vision.

III. Energy Efficiency & Renewable Resources

Consistent with **Goals C3.1** and **C3.2**, Sunrise Ranch will promote passive design strategies, desert-adapted landscaping, and efficient irrigation systems to reduce the community's energy footprint. Home designs are expected to meet or exceed current energy codes, and the community's layout supports solar orientation and clean energy inclination. Future infrastructure improvements will also consider smart technologies that complement the City's long-term energy stewardship initiatives.

IV. Water Conservation & Resource Planning

Water service to project site will be provided by Global Water Resources and holds a 100-year assured water supply designation from the Arizona Department of Water Resources ("ADWR"). The project will integrate low-flow plumbing, drought-tolerant vegetation, and purple-pipe infrastructure for non-potable irrigation. These measures align directly with the City's 2040 Vision for sustainable growth and the conservation goals established in the Utilities and Environmental Planning elements of the General Plan.

V. Wastewater Management & Reuse

Wastewater service will be provided by Palo Verde Utilities Company (“PVUC”), which operates under a 100% reuse model. If possible, economically and technically, treated effluent will be recycled for non-potable uses within the community or elsewhere, reducing reliance on potable water and supporting Maricopa’s citywide reclaimed water objectives. This integrated approach strengthens the City’s broader efforts to conserve aquifer resources and align with the environmental goals tied to wastewater and biosolid reuse.

Sunrise Ranch embraces the core tenets of the City’s Environmental Planning & Resource Conservation Element, positioning the community as a responsible, forward-thinking neighborhood that preserves resources, enhances resilience, and supports a high quality of life.

D. Safety

The proposed development is designed to support a safe and livable community through integrated land use, thoughtful neighborhood design, and accessible circulation. Semi-public areas such as parks, open space corridors, and trail connections are programmed to enhance visibility and promote community interaction. Streets, pedestrian paths, and future entry features will be well-lit and designed to encourage natural surveillance and territorial reinforcement. The project will incorporate Crime Prevention Through Environmental Design (“CPTED”) and Safescape principles to reduce vulnerability and support neighborhood safety while ensuring emergency access and circulation infrastructure meet city standards.

E. Circulation & Connectivity Element

The development is designed to support an efficient, safe, and context-sensitive circulation network consistent with the City of Maricopa’s Complete Streets policy and long-term transportation vision. The internal mobility framework prioritizes local, and collector roadways designed with multimodal strategies, as much as possible, that promote walkability and reduce reliance on personal vehicles. The presence of wide sidewalks, shared-use paths, and traffic-calmed residential streets will safeguard pedestrian activity and neighborhood cohesion. Bicycle-friendly design features and direct trail connections to open space corridors are incorporated to enhance both recreation and functional mobility. These improvements fulfill **Goal E3.1** and **Objective E3.1.1** of the General Plan, which call for implementing pedestrian and bicycle circulation networks that connect all development, parks, and commercial areas.

In respect to **Goal E2.2**, the development’s street layout supports long-term intra-city connectivity while promoting neighborhood access and safety. Roadways are aligned to enhance regional circulation and respond to anticipated growth by connecting to major arterials such as Smith-Enke Road and Green Road. Perimeter and internal connectivity are reinforced through a blend of local access points and future regional trail integration, supporting **Objective E2.2.4** by ensuring secondary access and emergency mobility. Collectively, the project advances the City’s goals for a well-connected and accessible development pattern that integrates transportation planning with high-quality community design.

F. Economic Development

The General Plan envisions the City of Maricopa as a dynamic, self-sustaining community with a diverse economy that provides meaningful opportunities for residents to live, work, and thrive. Strategic development within Growth Areas, particularly along transportation corridors, is essential to achieving this vision. By incorporating a mix of housing types and trail-connected open spaces, the proposed land use amendment directly supports long-term growth objectives, creating opportunities for future commercial development and workforce stability nearby.

The plan for this community reinforces the City's commitment to employment accessibility and balanced growth. It does so by locating residential neighborhoods near regional infrastructure and within proximity to designated employment corridors. This is consistent with **Goal F2.1**, which encourages the attraction of high-performing companies by aligning development patterns with the region's skilled labor force. This walkable, planned community is supported by multi-modal transportation options. It aligns with the broader economic goals of the General Plan, particularly **Objective F4.6.2**, which encourages targeted development that enhances livability and strengthens community identity.

G. Parks, Recreation & Open Space Element

2040 Vision: *“Provide areas of open space and facilities for parks, recreation and leisure that serve the population and its interests through flexible planning and responsiveness to the community.”*

The Sunrise Ranch community embraces the City's vision for a connected, active, and healthy lifestyle by planning for parks, open space, and trail networks that serve residents of all ages. Consistent with the Parks, Trails, and Open Space Master Plan (PTOS), the layout of Sunrise Ranch prioritizes multi-use paths, wash-adjacent trail corridors, and shaded gathering spaces that promote walkability and wellness.

As highlighted in the General Plan, communities with flexible recreational options foster stronger community identity and public health. Sunrise Ranch reflects this by integrating natural drainage corridors as linear parks, encouraging passive and active uses such as walking, biking, and gathering. The project supports the following Goals:

- **Objective G1.c.1.4:** Incorporating trails and recreation as integral design elements visible from public ways.
- **Objective G4.a.1.1:** Targeting park accessibility in future development phases to address underserved areas.
- **Objective G3.a.2.1:** Designing adjacent neighborhoods to integrate with wash corridors as community amenities.

Sunrise Ranch intends to become a well-connected village environment with meaningful open spaces that promote both leisure and mobility, while enhancing long-term value for its residents and the broader City of Maricopa community.

H. Public Buildings, Facilities & Services Element

2040 Vision: *“Maricopa is a community where residents can gain a true hometown feel—a place where citizens can work and play together and share experiences unique to our City. The City is*

dedicated to servicing all families, at all ages and stages of life, with professional services and a sense of togetherness.”

Sunrise Ranch is designed to support efficient public service delivery, safe emergency access, and long-term civic needs. Its connected street and trail network ensures reliable routes for police, fire, schools, and utilities. Land use is organized to enable cost-effective infrastructure, Smart City integration, and co-location of future schools, parks, and public facilities.

The plan emphasizes walkability and safe, multimodal routes for residents of all ages. It supports key objectives in the General Plan, including:

- **Objective H2.a.1.3:** Ensure adequate access for emergency response.
- **Objective H2.g.2.2:** Promote shared efficiencies with future civic facilities.
- **Objective H2.d.3.6:** Support aging in place through neighborhood design.

Together, these elements create a future-ready, service-oriented community.

4. Conclusion

The Minor General Plan Amendment request presents a thoughtful and considerate update to the City’s land use strategy. It places higher-density housing in an area supported by infrastructure, growth corridors, and community planning goals. Each applicable General Plan element has been addressed in the Sunrise Ranch proposal. This amendment advances the City’s long-range planning objectives while addressing the current housing demand, offering a balanced solution that serves both community interests and future growth.



SUNRISE RANCH

PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES REPORT

APPLICATION NUMBER: PAD25-04

4TH SUBMITTAL: MARCH 5, 2026

Table of Contents

- 1. Development Team.....Pg. 3**
- 2. Description of Request.....Pg. 4**
 - A. Proposed Rezoning
- 3. Site Context Study.....Pg. 5**
 - A. Site Location
 - B. Site Context & Current Zoning
 - C. Existing Site Conditions
 - D. Existing General Plan Land Use
- 4. Proposed PAD Zoning.....Pg. 7**
 - A. Proposed Land Allocation
 - B. Use Regulations
 - C. Development Standards & Design Guidelines
 - D. Design Elements
 - E. Design Guidelines
 - Open Space
 - Residential
 - F. Justification
- 5. Proposed Development Plan.....Pg. 12**
 - A. Conceptual Development Plan
 - B. Circulation
 - C. Open space/Trails/Connectivity
 - D. Theming
 - E. Phasing
- 6. Public Utilities & Services.....Pg. 15**
- 7. Grading & Drainage.....Pg. 15**
 - A. Drainage
 - B. Floodplain
 - C. Sewer
 - D. Water
- 8. Conclusion.....Pg. 16**

Tabs

- Tab A.....Preliminary Landscape Design Package for Sunrise Ranch**
- Tab B.....Circulation Plan for Sunrise Ranch**
- Tab C.....Open Space Plan for Sunrise Ranch**

1. Development Team

Property Owner/Developer

Dozerland, LLC.

PO Box 82545

Lincoln, NE 68501

Contact: David McChesney

e. david-mcchesney@sandhills.com

DOZERLAND, LLC

Legal Representative

Gammage & Burnham, PLC

Ashley Z. Marsh, Esq.

40 North Central Avenue, 20th Floor

Phoenix, Arizona 85004

Contact: Dennis M. Newcombe

Senior Land Use Planner

t. (602) 256-4446

e. dnewcombe@gblaw.com

**GAMMAGE
&
BURNHAM**

Attorneys at Law

Engineering & Planning:

EPS Group, Inc.

1130 N Alma School Road, Suite 120

Mesa, Arizona 85201

Contact: David Hughes

t. (480) 503-2258

e. David.hughes@epsgroupinc.com

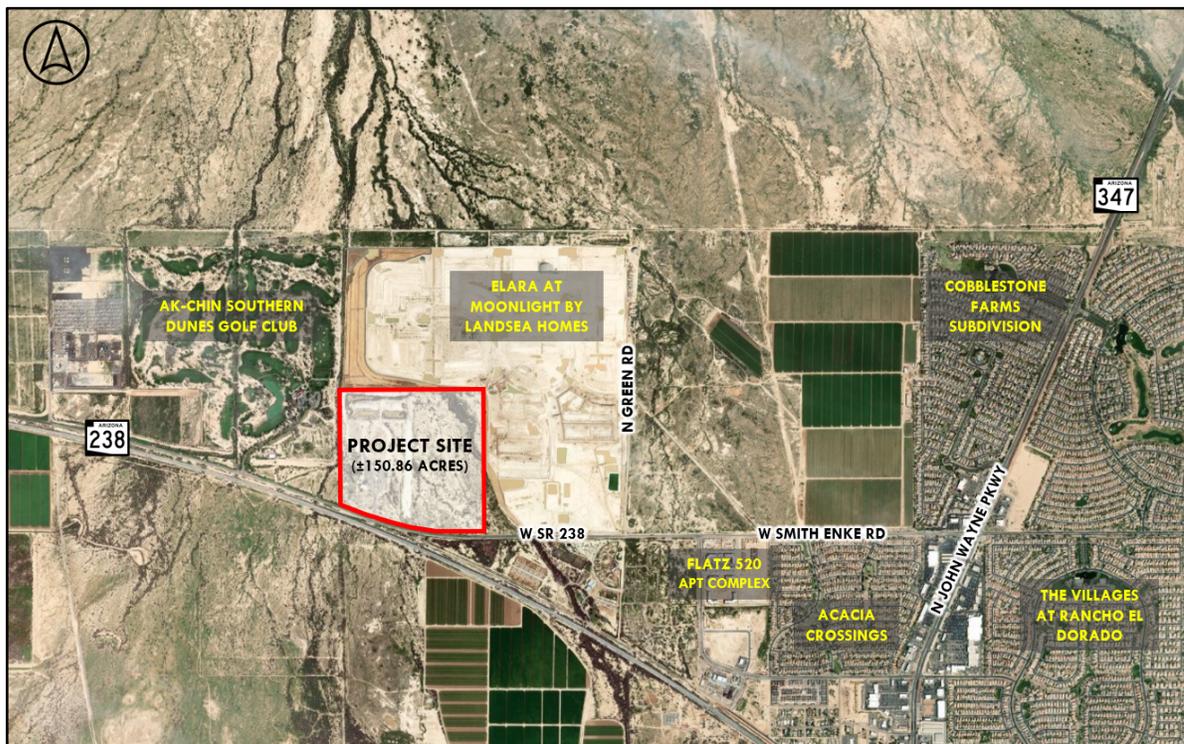


3. Site Context Study

A. Site Location

The approximate ±150.86-acre Site is located in the northwest portion of the City and is within Pinal County. It fronts directly onto Smith-Enke Road and is approximately one-half (1/2) mile west of the northwest corner of Green Road and Smith Enke Road. The Site benefits from strategic proximity to major transportation corridors, including Interstate 10, via John Wayne Parkway (“SR 347”), and lies west of the City’s emerging urban core. This location provides convenient access to regional destinations, including employment centers, schools, commercial services, and recreational amenities such as the abutting Ak-Chin Southern Dunes Golf Club to the west. The Property is within a transitional growth area and is ideally positioned to support future residential development while maintaining connectivity to the surrounding infrastructure and activity nodes within the City.

Vicinity Map



B. Site Context & Current Zoning

The Property consists of three contiguous parcels totaling the approximate 150.86 gross-acres, and is specifically identified by Pinal County Assessor’s Parcel Numbers 510-15-002F, 510-15-002G, and 510-15-002C. The Site is currently zoned CI-2, a legacy designation that no longer reflects the evolving character or future land use intent of the area. Under its current zoning, the Property remains underdeveloped and underutilized, offering limited contribution to the surrounding residential growth or planned infrastructure.

The Site is directly bordered to the north and east by the Elara at Moonlight development by Landsea Homes, a master-planned community previously entitled under the Moonlight Ridge PAD. To the west, the Site abuts the Ak-Chin Southern Dunes Golf Club. Parcels to the south remain undeveloped agricultural lands, with future growth anticipated as infrastructure expands along the corridor. The surrounding area is rapidly evolving, with significant residential development, commercial investment, and infrastructure improvements

reshaping the Smith-Enke Road and John Wayne Parkway corridors. Sunrise Ranch will contribute to this transformation as another residential hub in a positioned growth area.

The Applicant's PAD request provides an appropriate land use transition between adjacent residential neighborhoods and existing regional assets. By introducing an allocation of Medium/High Density Residential with a mix of residential single-family lots sizes, the project supports a density-efficient, walkable/vehicular development pattern that aligns with the City's long-range vision while responding to the surrounding growth and infrastructure investment.

C. Existing Site Conditions

The Property is currently undeveloped and largely flat, with minor topographic variation shaped by natural drainage patterns. A defining feature of the Site is the Vekol Wash, which traverses the eastern portion of the Property and is classified as FEMA Flood Zone AO. While this condition presents constraints on certain buildable areas, it simultaneously creates a valuable opportunity to incorporate functional and aesthetic open space into the overall community design. The wash establishes a natural framework for a connected network of greenways, multi-use trails, and integrated retention areas that collectively support both environmental performance and visual aesthetic. These elements are strategically woven into the Conceptual Site Plan to enhance stormwater management and provide residents with pedestrian access, recreational corridors, and scenic open space amenities that tie the neighborhood together.

The Site's native Sonoran Desert vegetation and absence of existing structures or major disturbance offer a blank canvas for thoughtful, phased development. The proposed PAD leverages the natural terrain and drainageway to implement a comprehensive stormwater and landscaping system that promotes resiliency while elevating the quality of life for future residents. In addition to functional drainage, the plan layers in activated open space, internal trail connections, and neighborhood-scale recreation areas that contribute to a walkable, amenitized community. This integrated approach transforms existing site conditions into a distinguishing feature of Sunrise Ranch, establishing a design vision rooted in connectivity, environmental stewardship, and long-term neighborhood identity.

D. Existing General Plan Land Use

The Sunrise Ranch project is guided by the City's General Plan, which currently designates the majority of the Site as Medium Density Residential ("MDR"). This land use category supports a mix of detached housing types, intended to foster walkable, interconnected neighborhoods in line with the City's vision for inclusive and balanced community development. To further enhance housing diversity within the neighborhood and contribute to the City's broader housing objectives, the applicant is concurrently proposing a General Plan Amendment for approximately 12.94 acres in the southeast portion of the Site. This amendment would reclassify that portion of the Property from MDR to High Density Residential ("HDR"), enabling the development of medium/high-density housing that complements the surrounding single-family neighborhoods and reflects market demands for a broader range of housing.

This land use configuration directly supports the key objectives of the City of Maricopa's adopted General Plan. **Goal B2.2** promotes a variety of dwelling types and densities to meet the needs of diverse households, and **Goal B1.3** encourages mixed-use and higher-intensity residential development near arterial roadways and employment nodes. By locating the proposed HDR land use along Smith-Enke Road, a designated arterial corridor and future transit spine, the request also supports **Goal B1.4** by discouraging low-density housing

adjacent to major transportation corridors to minimize conflicts between uses. In coordination, the PAD presents a thoughtful land use transition by placing open space as much as possible along the perimeter of the Site and shifting the neighborhoods toward the interior with a medium/high-density strategically located at the southeast intersection. This approach creates a balanced and context-sensitive community design.

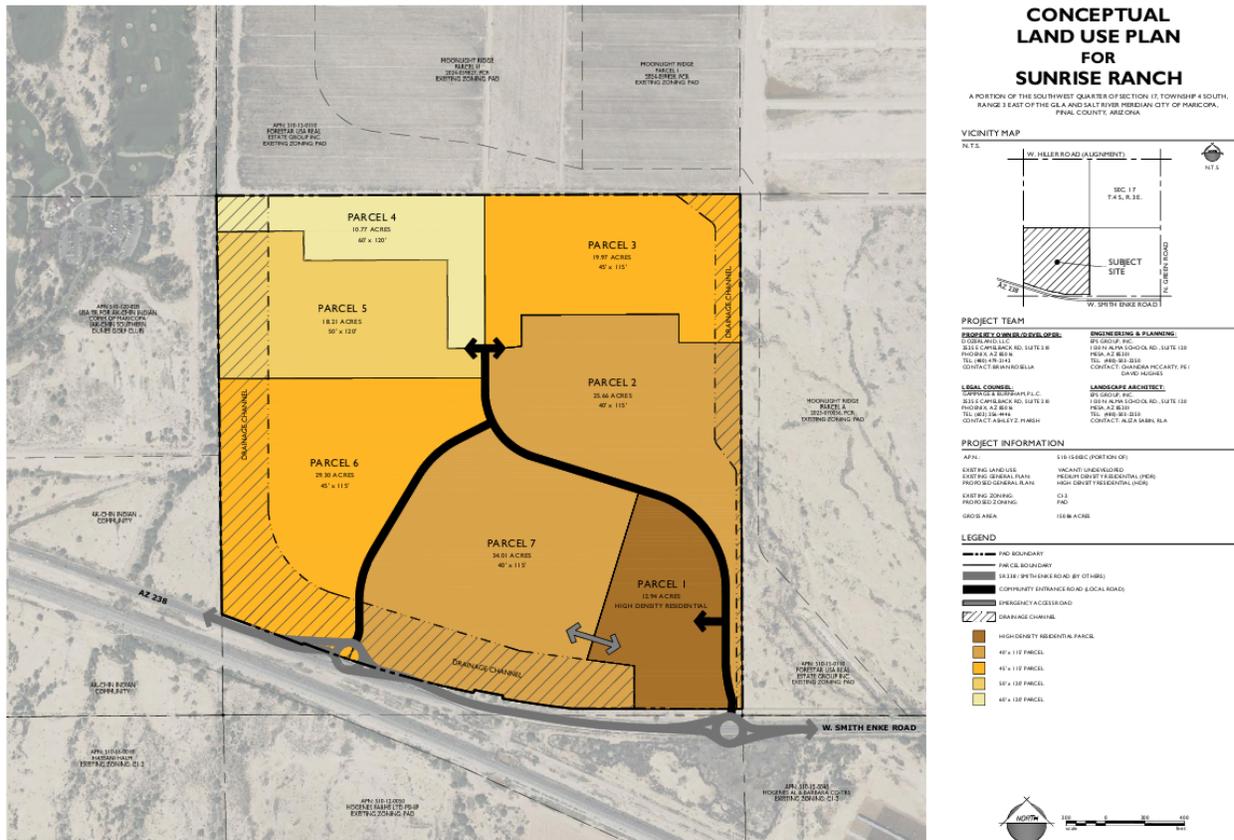
The proposed project is located within a designated growth area identified in the General Plan. This designation confirms the Site's strategic role in supporting future residential development alongside planned infrastructure and mobility improvements. The proposed PAD advances the City's long-term growth strategy by introducing a balanced mix of land uses that support community cohesion, housing diversity, and efficient land use. By integrating both Medium and High-Density Residential designations within a PAD, this request contributes to the City's vision for a well-connected, inclusive, and sustainable community.

4. Proposed PAD Zoning

A. Land Use Allocation

The PAD presents a residential framework that prioritizes both variety and efficiency across the entirety of the Site. The plan focuses on delivering a mix of housing options that respond to shifting demographics and market demand, while emphasizing open space as a unifying element of the community. The single-family neighborhoods are composed of four (4) types, strategically organized to maximize frontage, circulation, and flexibility. The High-Density Residential parcel fronting onto SR 238, will offer multiple residential housing options to include townhomes, traditional garden style, cluster, and auto court groupings. Communities near major corridors and potential transit nodes, supporting a compact, service-oriented perimeter point on the Site.

Development Plan



Open space is embedded throughout the PAD, within retention corridors, trail loops, and landscape buffers to create a seamless recreational and ecological network. This layered approach to land use promotes neighborhood identity, fosters connectivity, and helps shape a strong sense of arrival and orientation throughout the community.

B. Use Regulations

The current CI-2 designation no longer reflects the intended residential character of the area. The PAD proposes to rezone the Property with development standards analogous with “RS-4” and “RS-5” along with a Medium/High Density Residential zoning district to be determined later. The PAD accommodates a range of lot sizes and housing types planned for the Site.

The PAD’s four (4) neighborhoods with specific lot sizes.

The 12.94-acre parcel is intended for multiple residential housing types such as traditional garden style, townhomes, cluster, and auto court groupings. All housing zoning district types/designs are reserved for this parcel.

Land uses within the PAD conform to the permitted and conditional uses as defined in MCC 18.35.020 (RS Districts) and MCC 18.35.040 (RH District). The PAD does not request additional land use entitlements beyond those established in the City’s zoning ordinance. All uses not specifically provided for herein are prohibited unless a subsequent determination by the City’s Zoning Administrator finds a specific use to be similar to a permitted use.

Accessory and temporary uses will follow the entitlements of the associated primary use, as governed by MCC 18.120.010.

C. Development Standards & Design Guidelines

The PAD proposes the development standards as noted below with specific design goals of Sunrise Ranch. The PAD provides clear justifications to enhance livability, variety, and efficient land use.

PAD Development Standards

MINIMUM LOT AREA	4,500 SQ. FT.	GROSS AREA:	150.86 ACRES
MINIMUM LOT WIDTH	40' MIN	NET AREA:	148.23 ACRES
MAXIMUM LOT COVERAGE		NO. OF LOTS:	
ONE STORY	60%	40' x 115'	227 (46%)
TWO / THREE STORIES	55%	45' x 115'	163 (33%)
		50' x 120'	67 (14%)
MAXIMUM BUILDING HEIGHT	30'	60' x 120'	32 (7%)
BUILDING SETBACKS		TOTAL	489 (100%)
FRONT	15' (1) (2)		
INTERIOR SIDE	5'	GROSS DENSITY:	3.2 DU/AC
STREET SIDE	5'		
REAR	15'	OPEN SPACE:	50.81 ACRES (34% OF GROSS)

NOTES:

- (1) - LIVABLE AREAS AND SIDE ENTRY GARAGES MAY HAVE A MINIMUM SETBACK OF 10 FEET FROM THE PROPERTY LINE.
- (2) - STREET FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18 FEET TO THE NEAREST SIDEWALK.

PAD Development Standards (Single-Family Comparison)

	RS-5	PAD
Minimum Lot Area	5,000 sf.	4,500 sf.
Minimum Lot Width	50 ft.	40 ft.
Maximum Density	3-10 du/ac	-
Maximum Building Height	30 ft.	30 ft.
Maximum Lot Coverage (One-Story)	55%	60%
Maximum Lot Coverage (Two/Three-Story)	50%	55%
Front Setback ⁽¹⁾ ⁽²⁾	15 ft.	15 ft.
Interior Side Setback	5 ft.	5 ft.
Street Side Setback	5 ft.	5 ft.
Rear Setback	15 ft.	15 ft.

Street Side Setbacks A minimum 10-foot landscape tract or no-build easement must be provided on the street side of the lot, in addition to the minimum interior side setback required.

Parking Standards Parking throughout the PAD shall conform to Chapter 18.105 On-Site Parking and Loading.

- (1) Front setbacks within the RS-5 district may be 10-feet for livable areas and side-entry garages.
- (2) For RS-5 PAD Districts, street facing garage entrances shall be no less than a distance of 18 feet to the nearest sidewalk, or to the back of curb when a sidewalk is not provided.

❖ **Single-Family Attached (Medium/High Density Residential) Development Standards (12.94 Acres)**

At the time of submittal and review by the City of Maricopa’s Planning & Zoning Division the proposed housing product will be reviewed in accordance with the approved development standards noted in the chart below for single-family attached development.

Single-Family Attached		
Development Type:	Option A	Option B
Lot Area:	Up to 2,499 SF	2,500-6,999 SF
Minimum Lot Width:	20'	30'
Corner Lots: ³	24'	35'
Maximum Building Height:	38'	38'
Minimum Building Spacing ¹:	10'	10'
Maximum Building Setback Adjacent to Public Roadway:	None	None
Minimum Building Setbacks		
A. Front Setbacks (Front Loaded) ²:		
From living space	10'	10'
B. Front Setbacks (Rear Loaded):		
From property line adjacent to common tracts	0'	0'
From street tract or right-of-way	10'	10'
C. Garage Setbacks ²:		
Front facing garage with parking on driveway	20'	20'
Front facing garage with no driveway parking	5' max.	5' max.
D. Rear Setbacks - Front Loaded ²:		
To living for lots 110' in depth or less	5'	10'
To living for lots greater than 110' in depth	5'	5'
E. Rear Setbacks - Rear Loaded ²:		
	5'	5'
F. Interior Side Setbacks ²:		
	0'	0'
G. Street Side Setback:		
From living to end tract	0'	0'
From porch to end tract	0'	0'
From living to property line if no end tract ³	10'	10'
From porch to property line if no end tract ³	5'	5'
From PUE	2'	2'
H. Accessory Structures ²:		
Maximum building height:	N/A	32'
From principal structure	N/A	6'
From property line	N/A	5'
Open Space Requirements		
Common Open Space:	20%	20%
Residential Private Open Space:	50 SF	50 SF

1. Measured from principle building to principle building.
2. Setbacks are measured from the property line unless otherwise noted.
3. End tracts must be 10'. Where no end tract is provided, the corner lot width must be provided and 10' of landscape area outside of private yard.

D. Design Elements

Design elements enhance neighborhood character, walkability, and long-term community appeal. Incorporate a minimum of seven (7) design elements.

Required Design Elements:

- Defined entries with signage and decorative paving.
- Distinct neighborhood theming and monumentation.
- Wall articulation every 100 feet along perimeters.
- Detached sidewalks and internal trails.
- Naturalized retention basins.

Additional Design Elements Included:

- Bus bay location as determined by the City of Maricopa.
- Multiple residential lot types and housing formats.
- Traffic calming features at key intersections.
- Shaded pedestrian corridors with rest areas with seating/benches.
- Architectural variety across all product types.

E. Design Guidelines

Open Space

Open space is allocated throughout the PAD via trails, retention corridors, and landscape tracts. Approximately 50.81-acres (34% of gross) of open space (i.e., passive and active space) that enhances the visual quality and recreational value of the community while also supporting critical drainage infrastructure.

Design features include:

- A primary pedestrian loop trail with shaded rest stops with seating opportunities available and low-water landscaping.
- Recreational nodes integrated into neighborhoods.
- View corridors and wildlife connectivity adjacent to drainage features.
- Entry landscaping and formal tree-lined collector streets.
- Naturalized basin slopes and themed monumentation areas.
- Due to reasonable tree spacing and other necessary improvements in the streetscape (i.e., driveways, fire hydrants, etc.) the PAD will require one (1) tree per lot and ten (10) shrubs per linear feet of lot width.
- Playground equipment will be shaded.

(See **Tab A: Preliminary Landscape Design Package for Sunrise Ranch**)

Residential

Homes within Sunrise Ranch will meet or the City of Maricopa's 2021 Single-Family Residential Design Guidelines. The PAD will also introduce additional standards to promote visual variety, reduce architectural repetition, and soften the impact of front-loaded garages.

Key elements:

- A minimum of three distinct elevations per product.
- Architectural detailing at front entries and corners.
- Garage recesses or side entry conditions for enhanced curb appeal.
- Material and color variation to support the community's theme.
- Fencing breaks and view fencing to preserve open space integration.
- Detached 6 ft sidewalks along local streets with one tree and one shrub per 10 lineal feet of lot width.

F. Justification.

The proposed Sunrise PAD zoning allows for unique site planning and encourages future developers to create a more aesthetically pleasing, efficient, integrated residential community with the abundance of open space. The result will be improved walkability as well as safe/unique drivability within the overall community with varied housing types/open space corridor/trails. Creating a special live/play residential community. Thus, the proposed PAD deviations from the Maricopa Municipal Code will not only enhance the proposed overall development aesthetically, as well as marketability, but aligns with the surrounding development pattern of the area supporting the goals of the City of Maricopa's General Plan.

5. Proposed Development Plan

A. Conceptual Development Plan

The Sunrise Ranch development is organized around a balanced, phased development program that offers a range of residential housing options and integrated open space amenities. The plan incorporates four distinct single-family product types and one (1) medium/high-density residential parcel to ensure housing diversity. These components are arranged to reflect logical transitions in density, enhance site connectivity, and accommodate natural drainage corridors.

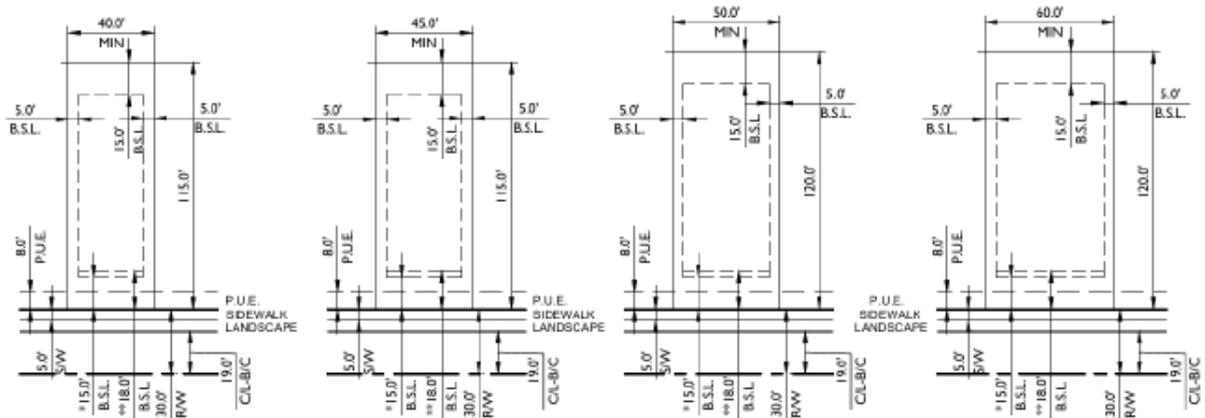
The land use layout establishes a strong internal neighborhood identity, anchored by centrally located greenbelts and collector corridors. The plan emphasizes front-facing residential lots along park edges and open spaces, promoting visual engagement and public realm activation.

The development program is summarized below:

Proposed Typical Lot/Development Standards – Sunrise Ranch

TYPICAL LOT DIAGRAM

N.T.S.



NOTES:

* 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 TO THE NEAREST SIDEWALK OR TO THE BACK OF CURB, WHEN A SIDEWALK IS NOT PROVIDED.

B. Circulation

The Sunrise Ranch circulation system is designed to provide safe, intuitive, and multimodal access throughout the community. The internal roadway network includes collector streets that establish primary east-west and north-south movement, with local streets feeding into residential clusters. All collectors include detached sidewalks and a formalized tree canopy to support walkability and shade.

Vehicular access is provided at key connection points along Smith-Enke Road, with two (2) primary full-access entries and a secondary point of ingress and egress at the northeast corner of the Site. These access points ensure emergency service coverage, traffic dispersion, and long-term connectivity to future developments to the east and south, with the integration of two (2) City required roundabouts to be located on the southeastern and southwestern boundary further enhances the visibility and provides safe circulation to and from the Site.

A comprehensive trail and sidewalk system interconnects all open spaces, residential neighborhoods, and the future medium/high-density residential parcel. This system integrates with landscape corridors and parkways, supporting a high degree of pedestrian mobility and non-motorized circulation. (See **Tab B: Circulation Plan for Sunrise Ranch**)

C. Open space/Trails/Connectivity

Open space is a defining feature of the Sunrise Ranch PAD and is distributed strategically throughout the community to support both function and lifestyle. The PAD allocates approximately 50.81-acres, or 34% of gross of the Site is open space for drainage corridors, retention basins, pedestrian corridors, and passive park spaces to include:

- Landscaping shall be installed along SR238/Smith Enke, when improvements are completed.
- A continuous multi-use trail system with connectivity to each residential parcel.

- Landscaped greenbelts along collector streets and internal arterials.
- Naturalized retention basins with gentle slopes and enhanced vegetation.
- Passive recreation areas with opportunities for picnicking, walking, and community gathering.

The open space system supports stormwater management while enhancing community character, buffering land uses, and creating an interconnected recreational network accessible to all residents. (See **Tab C: Open Space Plan for Sunrise Ranch**)

D. Theming

Sunrise Ranch draws inspiration from the natural desert landscape of the Maricopa region. The community incorporates a unified architectural and landscape theme that reinforces identity and sense of place. Theming elements include:

- Slump block walls and view fencing to define transitions between public and private space.
- Tree-lined collector corridors that frame long-range views and guide site navigation.
- A natural desert plant palette softened with shade trees and flowering species in active use areas.
- Decorative paving, bollards, and signage at trail crossings, parks, and entry points.

This consistent visual language creates an inviting and memorable community experience while aligning with City expectations for high-quality neighborhood development.

E. Signage

All monumentation and phasing will be reviewed through the Maricopa City's design and plat processes and implemented by the project developer and homebuilders in accordance with the approved PAD guidelines.

- Entry monumentation using warm-toned masonry, desert stone, and steel accent panels.
- Primary entry features at Smith-Enke Road with project signage and enhanced landscape.
- Secondary monumentation at internal neighborhood entries.
- Park markers and wayfinding elements throughout the trail network and greenbelts.

F. Phasing

Sunrise Ranch will be developed in multiple phases, with anticipated build-out from east to west based on utility availability, access, and absorption patterns. Phase One is expected to include the backbone infrastructure, key access roadways, and initial residential parcels in the northeast quadrant of the Site.

Future phases will follow market demand and will be coordinated with landscape and utility improvements, including drainage infrastructure and collector roadway extensions. Monumentation for each phase will reflect the overall community theme and include:

6. Public Utilities & Services

Water: Global Water – Palo Verde Utilities Company

Sewer: Global Water – Palo Verde Utilities Company

Electric: Electrical District No. 3

Gas: Southwest Gas

Communications: Century Link, Orbitel Communications

Police: City of Maricopa

Fire: City of Maricopa

Schools: Maricopa Unified School District No. 20

Solid Waste: Private Collection Service

7. Grading & Drainage

A. Drainage

The grading and drainage plan for the Site integrate natural flow patterns with engineered conveyance and retention solutions. The Site generally slopes from north to south, allowing for gravity-assisted drainage. Retention basins and stormwater management areas are strategically located throughout the community to manage runoff during storm events. These basins are designed in accordance with the City of Maricopa's stormwater regulations and provide both detention and percolation functionality to prevent downstream flooding and promote aquifer recharge. The drainage system incorporates landscaped swales, curb inlets, underground pipes, and outlet control structures to ensure a controlled flow regime throughout the development.

❖ Requested Deviation to Retaining Walls.

Request retaining wall deviation to Section 18.80.090 Fences and Freestanding Walls, which is necessary to provide flexibility due to drainage issues in the area and will not be detrimental or cause any adverse visual/design issues. Thus we are requesting the following deviation to Section 18.80.090 Fences and Freestanding Walls.

- Walls are allowed to be increased from 6-feet to 8-feet in height (i.e., 2' retaining wall with 6' screen wall).

The request prevents more intrusive and less visually appealing alternatives such as tiered walls or large grading transitions; improves grading flexibility and minimizes disturbance; the visual impact, as noted, is minimal since the height difference in the wall isn't largely noticeable, and this is common practice in Arizona. The adjacent subdivision (master plan) used the same standards.

B. Floodplain

The Property is within flood hazard zone AE of the FEMA-designated flood hazard area. A CLOMR (i.e., a Conditional Letter of Map Revision) and LOMR (i.e., a Letter of Map Revision), based on effective conditions, will be required to remove those residential areas from the Special Flood Hazards and relieve the proposed lots from requirements of flood insurance. The proposed design takes this into account and incorporates a drainage system engineered to safely manage on-site stormwater while integrating open space features, as confirmed through site-specific hydrology evaluations. The designed drainage network has been conservatively designed to accommodate the 100-year, 2-hour storm event in accordance with local and federal guidelines. The use of retention basins, flow-through structures, and emergency overflow channels ensures the Site remains resilient to extreme weather events.

C. Sewer

Sanitary sewer service for Sunrise Ranch will be provided by Global Water Resources. The sewer infrastructure consists of a network of 8-inch gravity sewer mains throughout the development, which will convey wastewater to a central point within the Site. From there, a proposed lift station and force main system will transport flows to the existing 10-inch sewer stub located at the southeastern edge of the Property near Smith-Enke Road. The utility plan ensures full serviceability to all parcels, with manholes strategically placed for access and maintenance. Sewer design has been coordinated with projected flow rates based on unit count and land use, in compliance with ADEQ and City requirements.

D. Water

Potable water for Sunrise Ranch will also be provided by Global Water Resources, and the system is designed as a looped configuration to ensure reliable service and adequate fire protection. Proposed waterlines will consist of:

- 8-inch mains within local residential streets,
- 12-inch mains in the internal collector roads, and
- A 16-inch water main along Smith-Enke Road (SR-238), which will tie into an existing 16-inch line approximately 1,500 feet east of the Site.

The system has two primary connection points: one on the eastern boundary connecting to the Moonlight subdivision, and another on the southern boundary along Smith-Enke Road. These dual connections create a redundant, looped water network, enhancing pressure stability and resilience. Fire flow capacity is designed to meet the International Fire Code standards, with hydrants distributed throughout the community and calculated fire flow of 1,500 gallons per minute (“GPM”) for residential areas and 2,000 GPM for commercial areas.

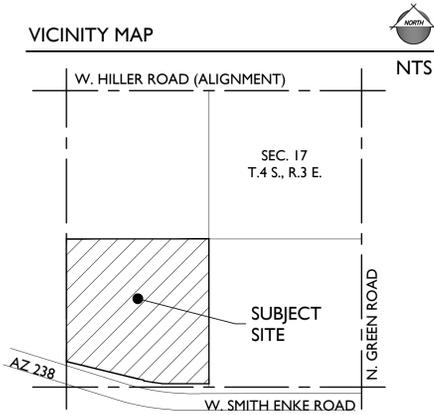
8. Conclusion

The request to rezone the Property to PAD for a master-planned residential community featuring a mix of single-family and medium/high-density housing, along with integrated open space fits within the surrounding context. The proposed zoning PAD deviations from the Maricopa Municipal Code also align with the surrounding development pattern of the area and support the goals of the City of Maricopa’s General Plan.

Tab A

Sunrise Ranch

City of Maricopa, Arizona



Preliminary Landscape Design Package

March 28, 2025
December 17, 2025

DEVELOPER:
DOZERLAND, LLC
2525 E. Camelback Rd., Suite 210
Phoenix, AZ 85016
(480) 479-2142
Contact: Brian Rosella
Brian.Rosella@kidder.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
Aliza.Sabin@epsgruoinc.com

ENGINEERING:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Chandra McCarty
Chandra.McCarty@epsgruoinc.com

PLANNING:
EPS GROUP, INC.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
(480) 503-2250
Contact: Josh Hannon
Josh.Hannon@epsgruoinc.com



DRAINAGE CORRIDOR
 - MULTI-USE TRAIL
 - FITNESS STATIONS

DOG PARK
 - LARGE DOG &
 SMALL DOG AREAS
 - ACTIVE TURF AREAS
 - SHADED SEATING
 - LIGHTING
 - WATER STATION
 - DOGI-POTS

INTERNAL OPEN SPACE / TRAIL CORRIDOR
 - TRAIL CONNECTION WITHIN COMMUNITY AND TO PARKS
 - SHADE TREES
 - SEATING NODES
 - LIGHTING

LEGEND

MONUMENTS

✳ ENTRY MONUMENT

TURF / INERT MATERIALS

	Cynodon dactylon 'Midiron' Midiron Sod
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
	Drainage Channel Native To Be Verified During Final Design
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design



SHADED PLAY STRUCTURE



HALF BASKETBALL COURT



PARK BBQS



ARTIFICIAL TURF GAME LAWN



RAMADA WITH PICNIC TABLE



PET WATER STATION



DOG PARK



FITNESS STATIONS



PASEO TRAIL



PEDESTRIAN TRAIL
 NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

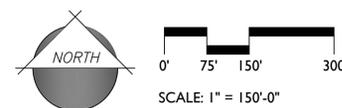


ACTIVE TURF



MULTI-USE TRAIL

MAIN AMENITY
 - RAMADAS (20X20)
 - BBQ / PICNIC TABLES
 - SHADED SEATING
 - SHADED TOT LOT
 - ACTIVE TURF AREAS / RETENTION
 - SPORT COURTS (LIGHTED)
 - WALKING PATHS (LIGHTED)
 - CORNHOLE COURT W/ SEATING



ENTRY STREETSCAPE



Quercus virginiana
Live Oak



Chilopsis linearis 'Lucretia Hamilton'
Lucretia Hamilton Desert Willow



Leucophyllum langaniae 'Lynn's Legacy'
Lynn's Legacy Sage



Muhlenbergia rigida 'Nashville'
Purple Muhly



Myrtus communis 'Compacta'
Compact Myrtle



Rosmarinus officinalis 'Huntington Carpet'
Huntington Carpet Rosemary



Lantana x 'New Gold'
New Gold Lantana

PASEOS



Caesalpinia cacalaco 'Smoothie'
Thornless Cascalote



Eucalyptus papuana
Ghost Gum



Pistacia chinensis 'Red Push'
Red Push Pistache



Ulmus parvifolia
Evergreen Elm



Agave geminiflora
Twin-flowered Agave



Bougainvillea 'La Jolla'
La Jolla Bougainvillea



Caesalpinia pulcherrima
Red Bird of Paradise



Callistemon x 'Little John'
Dwarf Callistemon



Convolvulus cneorum
Bush Morning Glory



Hesperaloe funifera
Giant Hesperaloe



Justicia spicigera
Mexican Honeysuckle



Leucophyllum candidum 'Thunder Cloud'
Thunder Cloud Sage



Ruellia peninsularis
Desert Ruellia



Simmondsia chinensis
Jojoba

PARKS



Acacia farnesiana
Sweet Acacia



Acacia salicina
Willow Acacia



Fraxinus velutina
Velvet Ash



Parkinsonia x 'Sonoran Emerald'
Sonoran Emerald Palo Verde



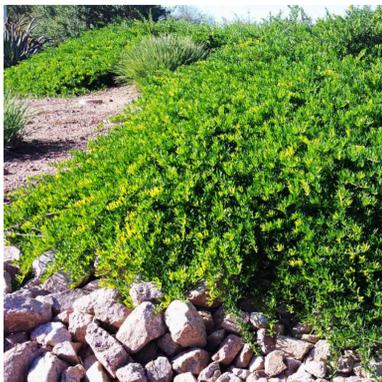
Ulmus parvifolia
Chinese Evergreen Elm



Aloe hybrid 'Blue Elf'
Blue Elf Aloe



Eremophila hygrophana 'Blue Bells'
Blue Bells



Eremophila glabra 'Mingenew Gold'
Mingenew Gold Emu Bush



Hesperaloe funifera 'Little Giant'
Little Giant Hesperaloe



Lantana x 'Dallas Red'
Dallas Red Lantana



Lantana montevidensis
Trailing Purple Lantana



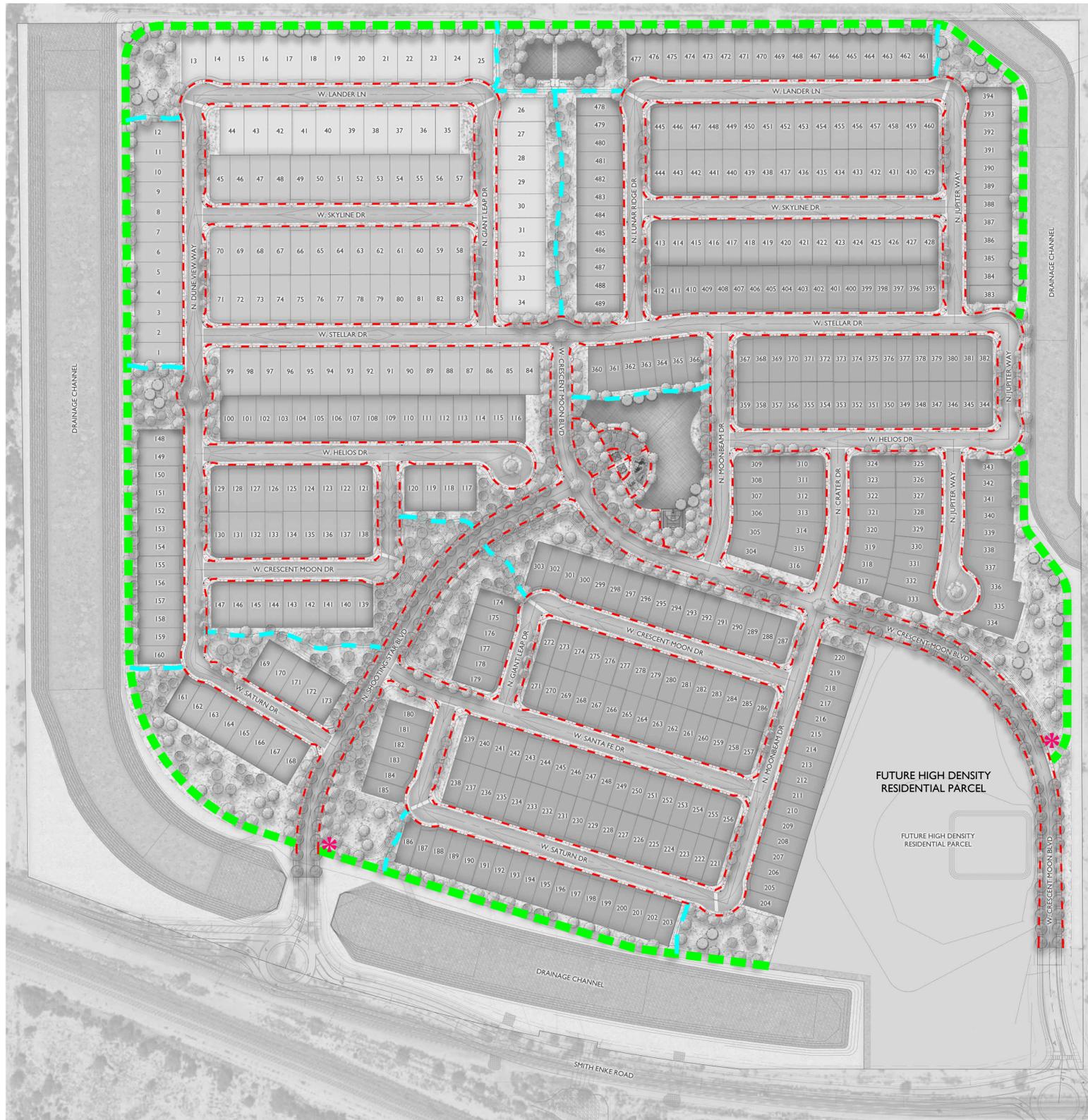
Muhlenbergia lindheimeri 'Autumn Glow'
Autumn Glow Muhly



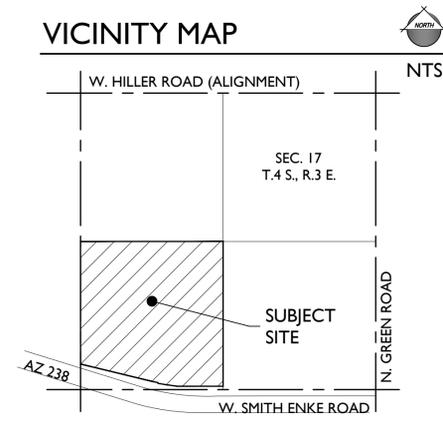
Tecoma stans 'Gold Star'
Yellow Bells



Tecoma x 'Sparky'
Sparky Tecoma



VICINITY MAP



LEGEND

- CIRCULATION TRAILS**
- — — — — 16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL
 - — — — — 6' CONCRETE PEDESTRIAN TRAIL (PASEO)
 - - - - - 5' DETACHED PEDESTRIAN SIDEWALK (STREET)
- MONUMENTS**
- ✱ ENTRY MONUMENT



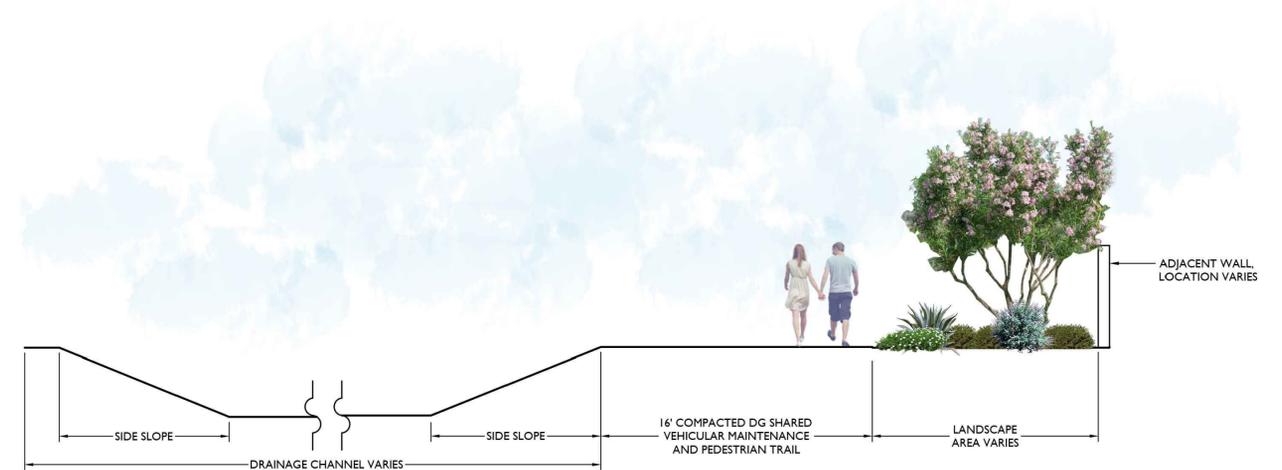
16' COMPACTED DG SHARED VEHICULAR MAINTENANCE AND PEDESTRIAN TRAIL



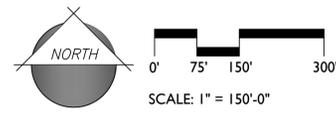
6' CONCRETE PEDESTRIAN TRAIL



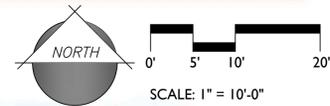
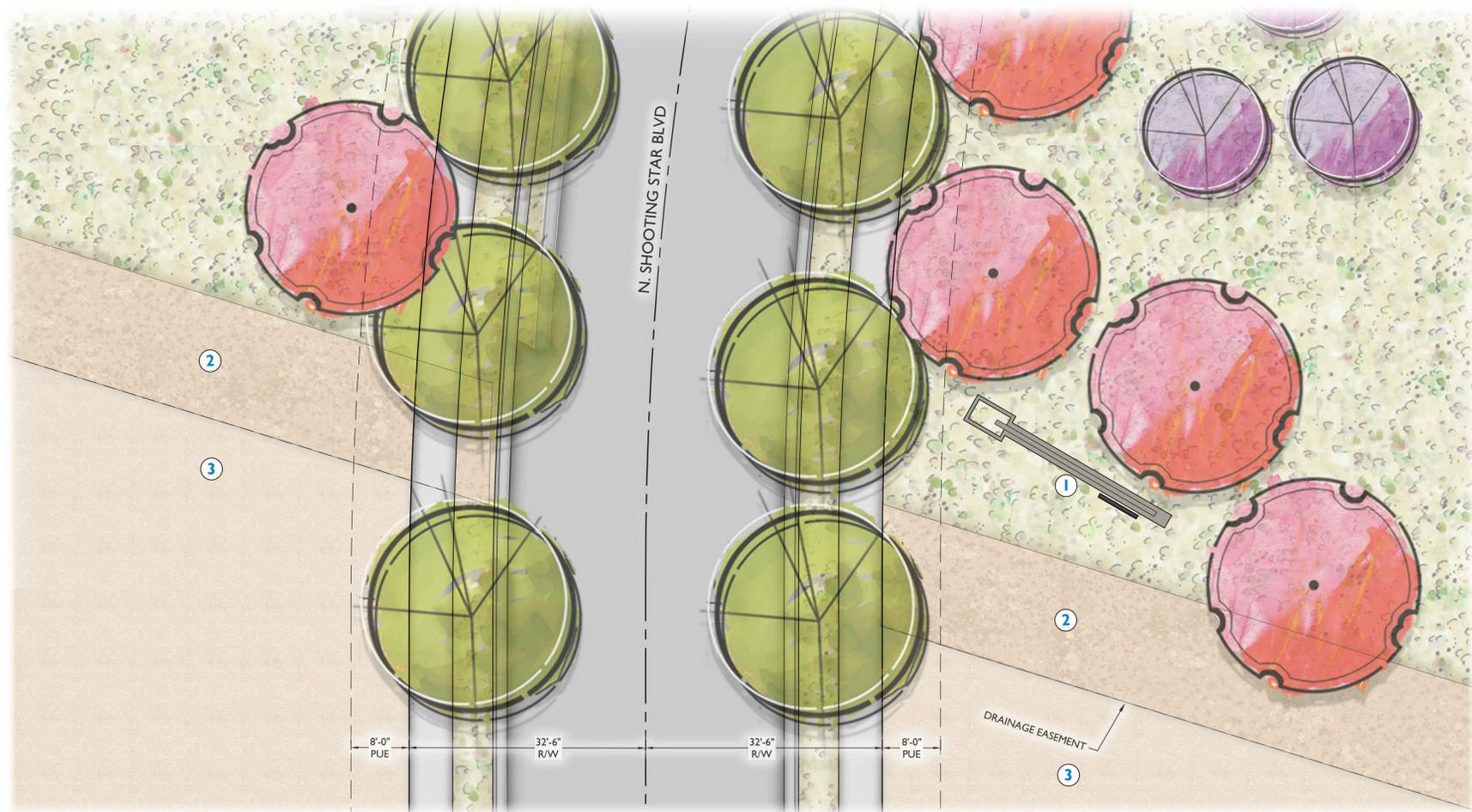
5' PEDESTRIAN SIDEWALK



1 CIRCULATION PLAN



2 DRAINAGE CHANNEL / TRAIL SECTION



KEYNOTES

- 1 PRIMARY ENTRY MONUMENT
- 2 PEDESTRIAN TRAIL / MAINTENANCE ROAD
- 3 DRAINAGE CHANNEL

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Aloe</i> hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal

GROUNDCOVERS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
	<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

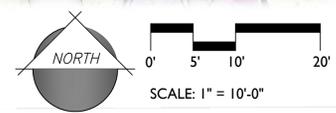
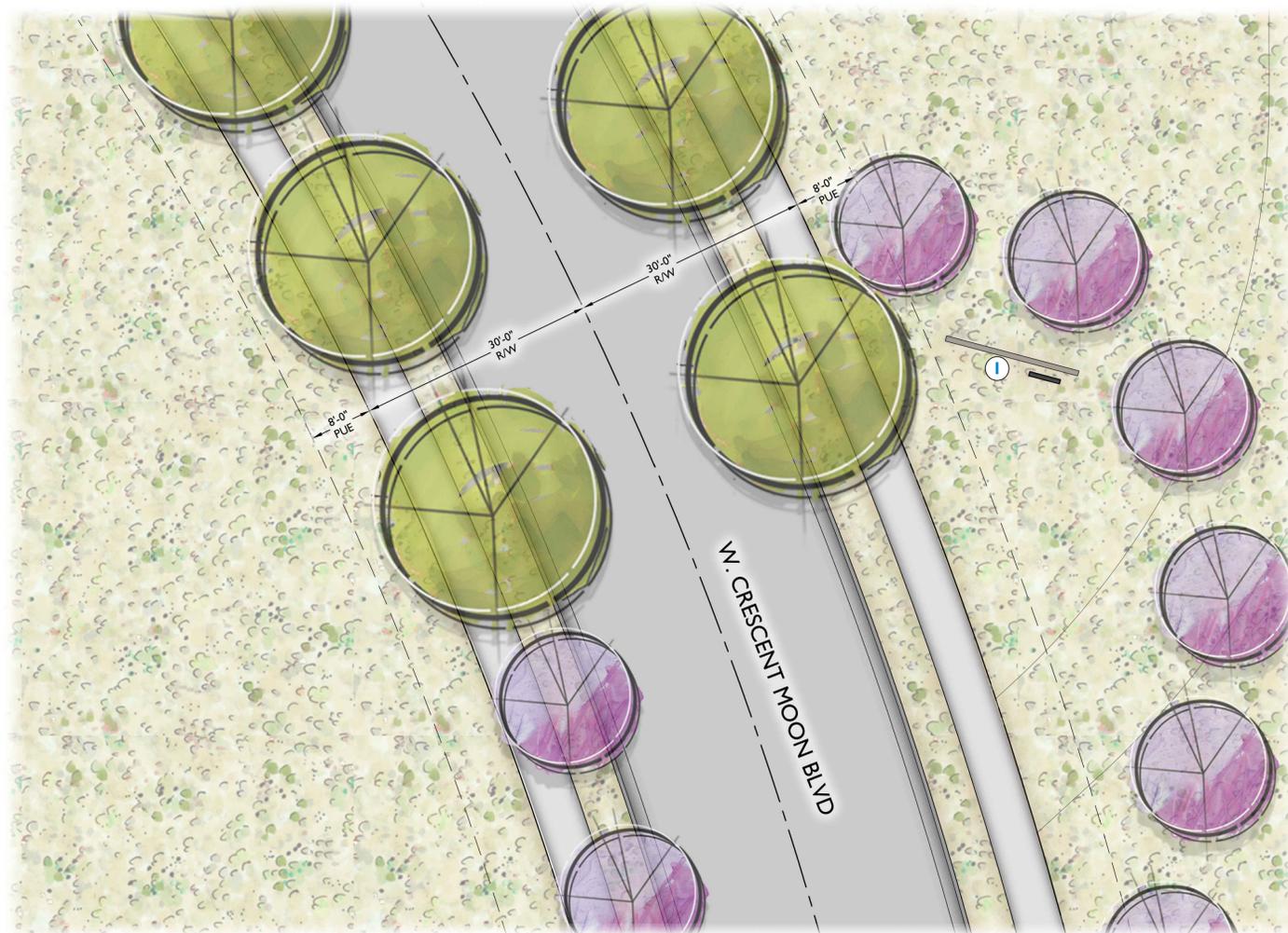
TURF / INERT MATERIALS

	<i>Cynodon dactylon</i> 'Midiron'	Midiron Sod
	Planting Area	Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE
	Drainage Channel	Native To Be Verified During Final Design
	Drainage Channel	Rip Rap Refer to Civil To Be Verified During Final Design



1 SOUTH ENTRY ELEVATION (N. SHOOTING STAR BLVD)

Scale: 1" = 5'-0"



KEYNOTES

- ① SECONDARY ENTRY MONUMENT

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea europaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box
SHRUBS/ACCENTS			
	<i>Aloe</i> hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenev Gold'	'Mingenev Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal
TURF / INERT MATERIALS			
	<i>Cynodon dactylon</i> 'Midiron'	Midiron Sod	
	Planting Area Decomposed Granite	Color: Carmel	
	Drainage Channel Native	To Be Verified During Final Design	
	Drainage Channel Rip Rap	Refer to Civil To Be Verified During Final Design	



① EAST ENTRY ELEVATION (W. CRESCENT MOON BLVD)
Scale: 1" = 5'-0"





PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco 'Smoothie'</i>	Thornless Cascalote	24" Box
	<i>Chilopsis linearis 'Lucretia Hamilton'</i>	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina 'Fan Tex'</i>	Fan Tex Ash	24" Box
	<i>Olea eurpaea 'Swan Hill'</i>	'Swan Hill' Olive	24" Box
	<i>Parkinsonia x 'Sonoran Emerald'</i>	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana 'Heritage'</i>	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box



HALF BASKETBALL COURT



RAMADA WITH PICNIC TABLE



PLAY STRUCTURE



ACTIVE TURF



WALKING PATH

NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

SYMBOL	COMMON NAME	SIZE
SHRUBS/ACCENTS		
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe 5 Gal
	Agave geminiflora	Twin Flowered Agave 5 Gal
	Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Callistemon x 'Little John'	Dwarf Callistemon 1 Gal
	Convolvulus cneorum	Bush Morning Glory 1 Gal
	Eremophila hygroptana 'Blue Bells'	Blue Bells 5 Gal
	Hesperaloe funifera	Giant Hesperaloe 5 Gal
	Hesperaloe funifera 'Little Giant'	Little Giant Hesperaloe 5 Gal
	Justicia spicigera	Mexican Honeysuckle 5 Gal
	Lantana x 'Dallas Red'	Dallas Red Lantana 1 Gal
	Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage 5 Gal
	Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage 5 Gal
	Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly 5 Gal
	Muhlenbergia rigida 'Nashville'	Purple Muhly 5 Gal
	Myrtus communis 'Compacta'	Dwarf Myrtle 5 Gal
	Ruellia peninsularis	Desert Ruellia 5 Gal
	Simmondsia chinensis	Jojoba 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal
	Tecoma x 'Sparky'	Sparky Tacoma 5 Gal

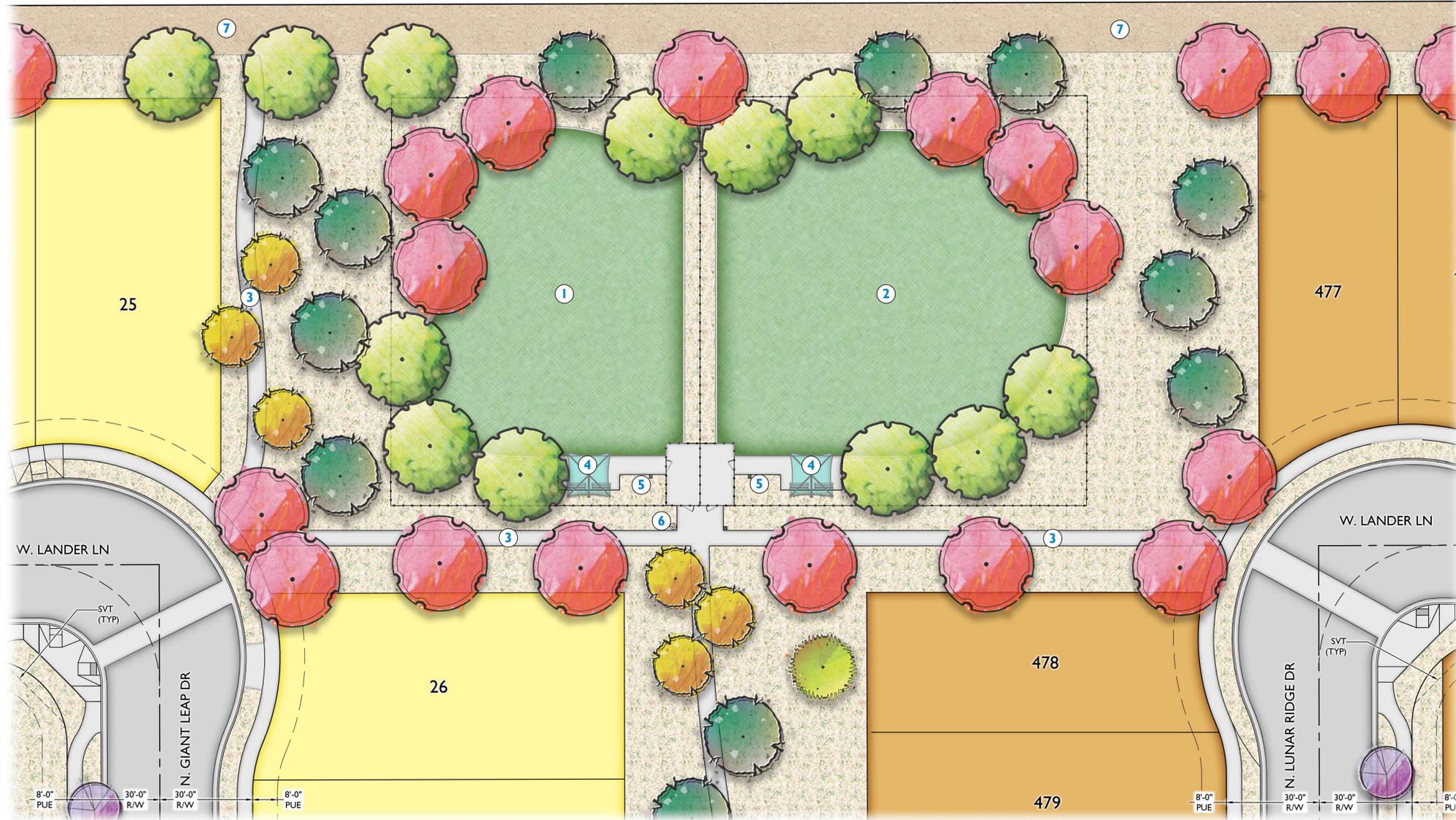
SYMBOL	COMMON NAME	SIZE
GROUNDCOVERS		
	Eremophila glabra 'Mingenev Gold'	'Mingenev Gold' Emu Bush 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Rosmarinus officinalis 'Huntington Carpet'	Tuscan Blue Rosemary 1 Gal

SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	Cynodon dactylon 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	

KEYNOTES

- 1 BIKE RACK
 - 2 BARBEQUE GRILL
 - 3 TRASH RECEPTACLE
 - 4 RAMADA w/ PICNIC TABLES
 - 5 HALF BASKETBALL COURT
 - 6 TOT LOT w/ SHADE STRUCTURE
 - 7 SIDEWALK PATHWAY
 - 8 ACTIVE TURF
 - 9 LANDSCAPE BENCH
 - 10 SEAT WALL
 - 11 CORNHOLE COURT w/ STRING LIGHTING
 - 12 ADIRONDACK CHAIRS
- NOTE: ALL PLAYGROUND EQUIPMENT SHALL BE SHADED





DOG PARK



UMBRELLA SHADE STRUCTURE



DOGIPOT DOG PARK FENCE



NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY



NOTE: IMAGES SHOWN FOR DESIGN INTENT ONLY

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	<i>Acacia salicina</i>	Willow Acacia	24" Box
	<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
	<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
	<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
	<i>Eucalyptus papuana</i>	Ghost Gum	24" Box
	<i>Fraxinus velutina</i> 'Fan Tex'	Fan Tex Ash	24" Box
	<i>Olea eurpaea</i> 'Swan Hill'	'Swan Hill' Olive	24" Box
	<i>Parkinsonia</i> x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	<i>Pistacia chinensis</i>	Chinese Pistache	24" Box
	<i>Quercus virginiana</i> 'Heritage'	'Heritage' Live Oak	24" Box
	<i>Ulmus parvifolia</i>	Chinese Evergreen Elm	24" Box

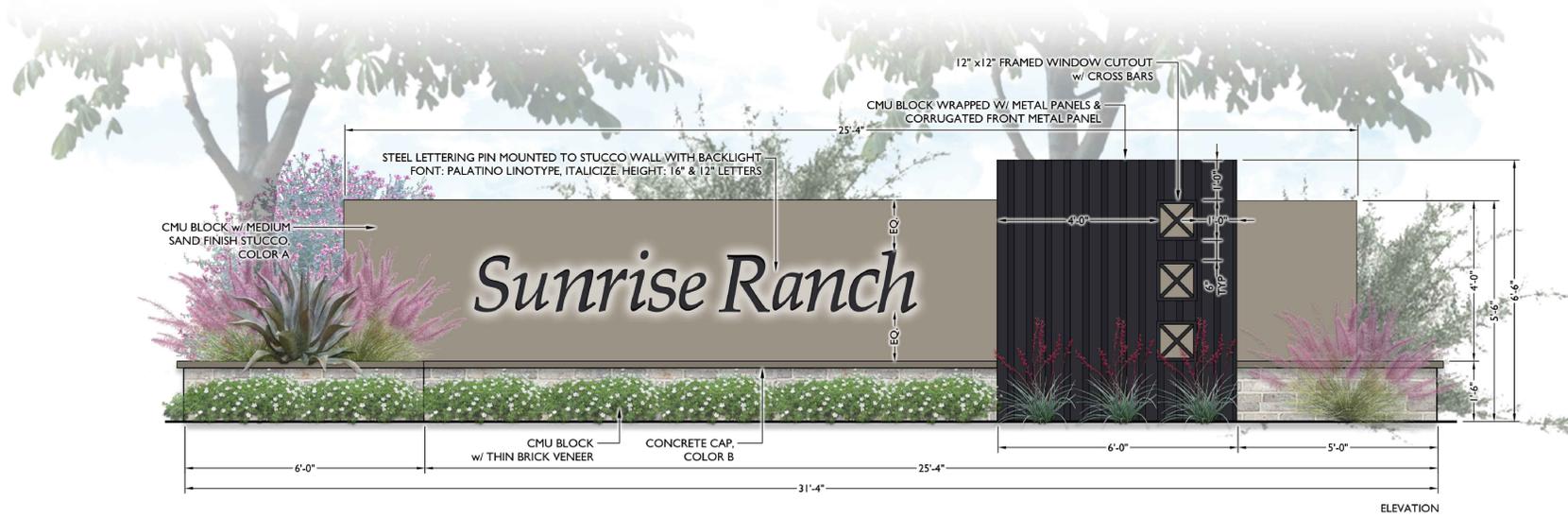
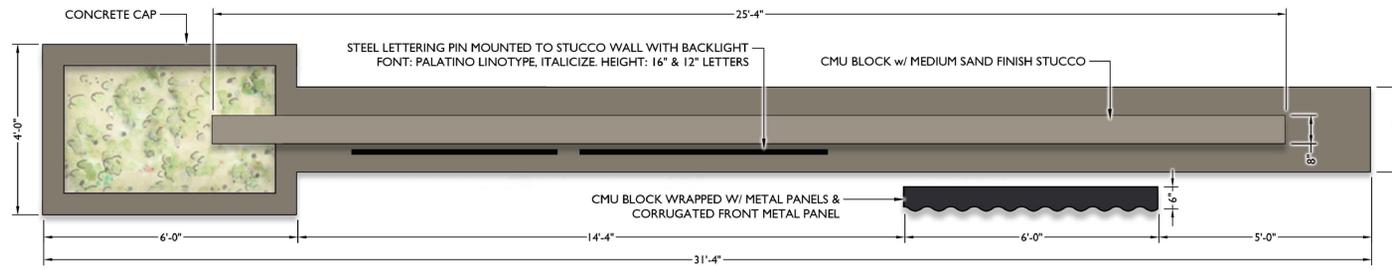
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
SHRUBS/ACCENTS			
	<i>Aloe hybrid</i> 'Blue Elf'	Blue Elf Aloe	5 Gal
	<i>Agave geminiflora</i>	Twin Flowered Agave	5 Gal
	<i>Bougainvillea</i> 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5 Gal
	<i>Callistemon</i> x 'Little John'	Dwarf Callistemon	1 Gal
	<i>Convolvulus cneorum</i>	Bush Morning Glory	1 Gal
	<i>Eremophila hygrophana</i> 'Blue Bells'	Blue Bells	5 Gal
	<i>Hesperaloe funifera</i>	Giant Hesperaloe	5 Gal
	<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
	<i>Justicia spicigera</i>	Mexican Honeysuckle	5 Gal
	<i>Lantana</i> x 'Dallas Red'	Dallas Red Lantana	1 Gal
	<i>Leucophyllum langmaniae</i> 'Lynn's Legacy'	Lynn's Legacy Sage	5 Gal
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
	<i>Muhlenbergia lindheimeri</i> 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
	<i>Muhlenbergia rigida</i> 'Nashville'	Purple Muhly	5 Gal
	<i>Myrtus communis</i> 'Compacta'	Dwarf Myrtle	5 Gal
	<i>Ruellia peninsularis</i>	Desert Ruellia	5 Gal
	<i>Simmondsia chinensis</i>	Jojoba	5 Gal
	<i>Tecoma stans</i> 'Gold Star'	Yellow Bells	5 Gal
	<i>Tecoma</i> x 'Sparky'	Sparky Tacoma	5 Gal

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
GROUNDCOVERS			
	<i>Eremophila glabra</i> 'Mingenev Gold'	'Mingenev Gold' Emu Bush	1 Gal
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	1 Gal
	<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
	<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal

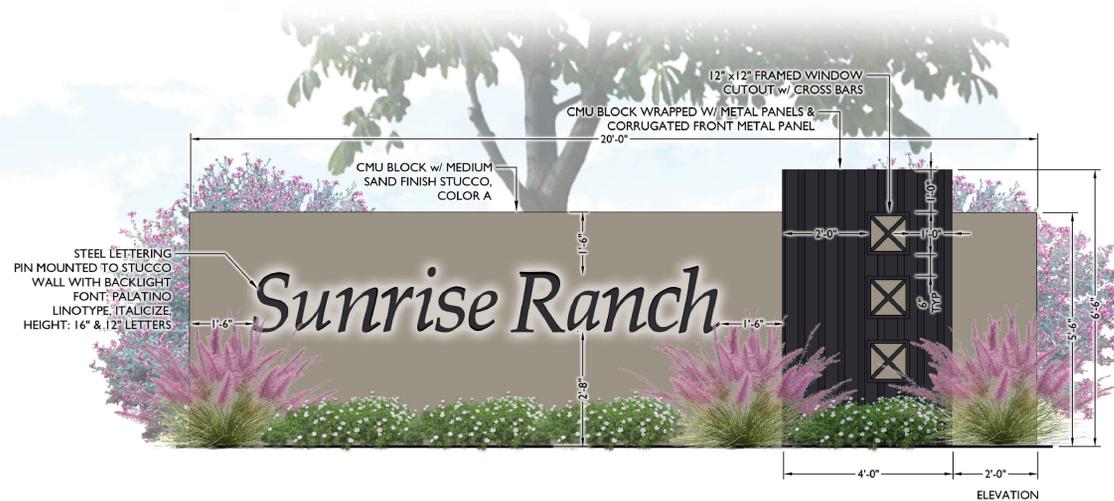
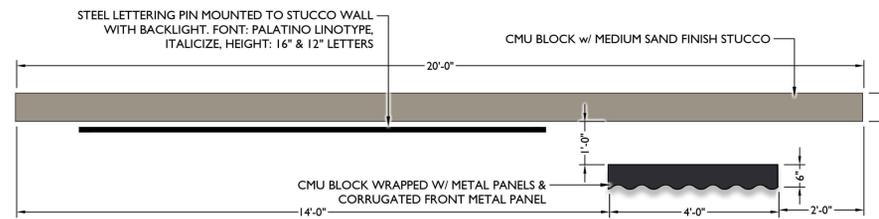
SYMBOL	COMMON NAME	SIZE
TURF / INERT MATERIALS		
	<i>Cynodon dactylon</i> 'Midiron' Midiron Sod	
	Planting Area Decomposed Granite Color: Carmel 1/2" Screened, 2" Depth, Min. OAE	
	Drainage Channel Native To Be Verified During Final Design	
	Drainage Channel Rip Rap Refer to Civil To Be Verified During Final Design	

KEYNOTES

- 1 DOG PARK - SMALL DOG SIDE
- 2 DOG PARK - LARGE DOG SIDE
- 3 SIDEWALK PATHWAY
- 4 SHADE UMBRELLA AND BENCHES
- 5 DOGIPOT
- 6 TRASH RECEPTACLE
- 7 PEDESTRIAN TRAIL / MAINTENANCE ROAD



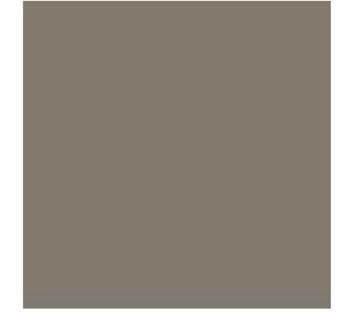
1 PRIMARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



2 SECONDARY ENTRY MONUMENT
Scale: 1/2" = 1'-0"



COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



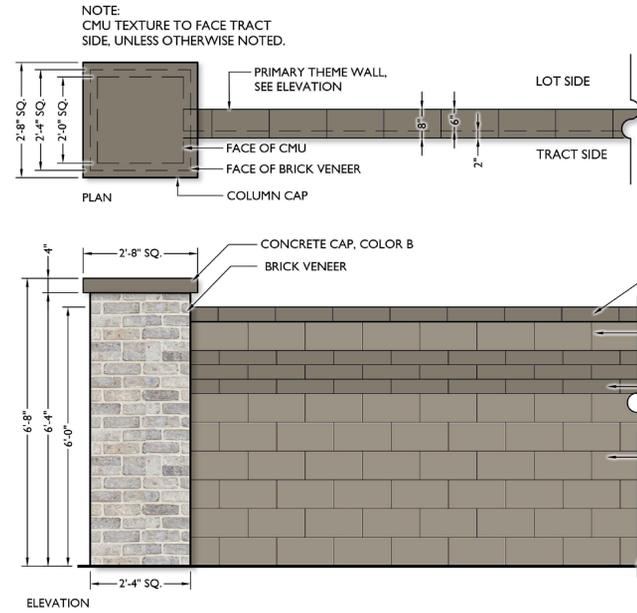
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



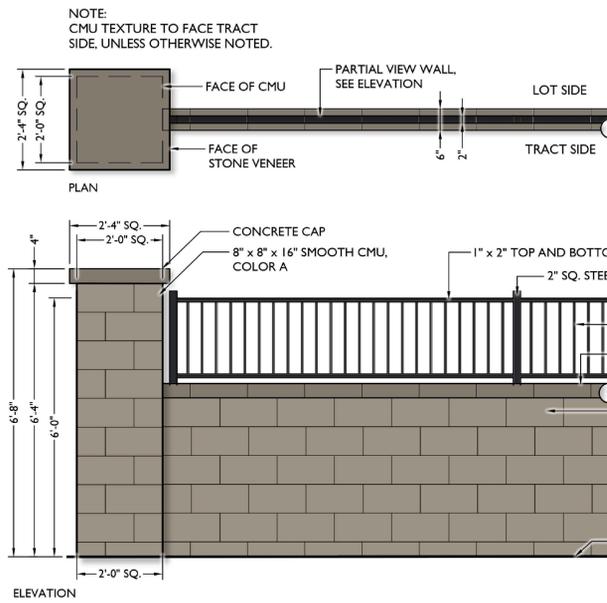
BRICK VENEER
Sandmold Series, Color: Greenwich
By McNear, OAE



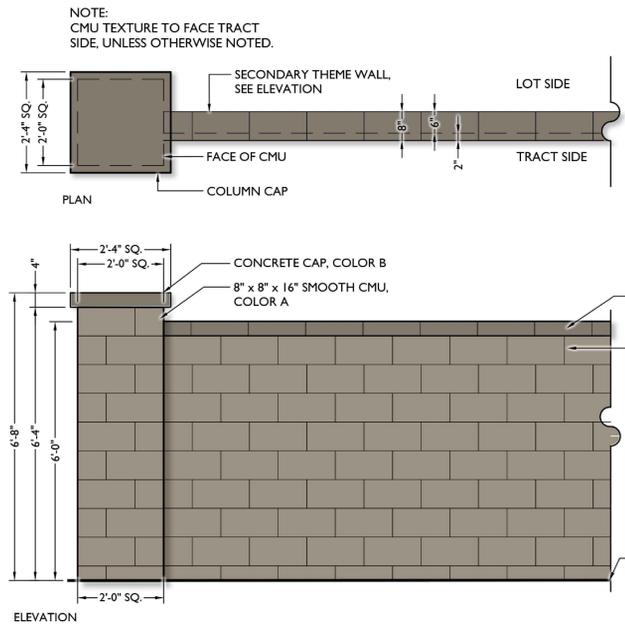
STEEL PANEL
Corrugated Wall Panel
Color: Matte Black, By Mcelroy, OAE



1 PRIMARY THEME WALL
Scale: 1/2" = 1'-0"



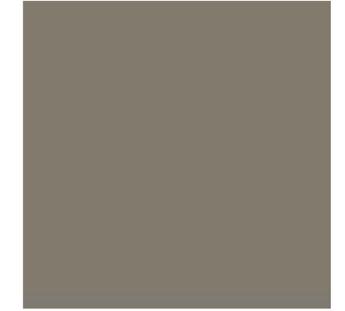
3 PARTIAL VIEW WALL
Scale: 1/2" = 1'-0"



2 SECONDARY THEME WALL
Scale: 1/2" = 1'-0"



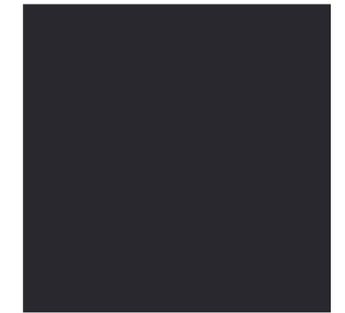
COLOR A
Color: SW 7504 Keystone Gray
By Sherwin Williams, OAE



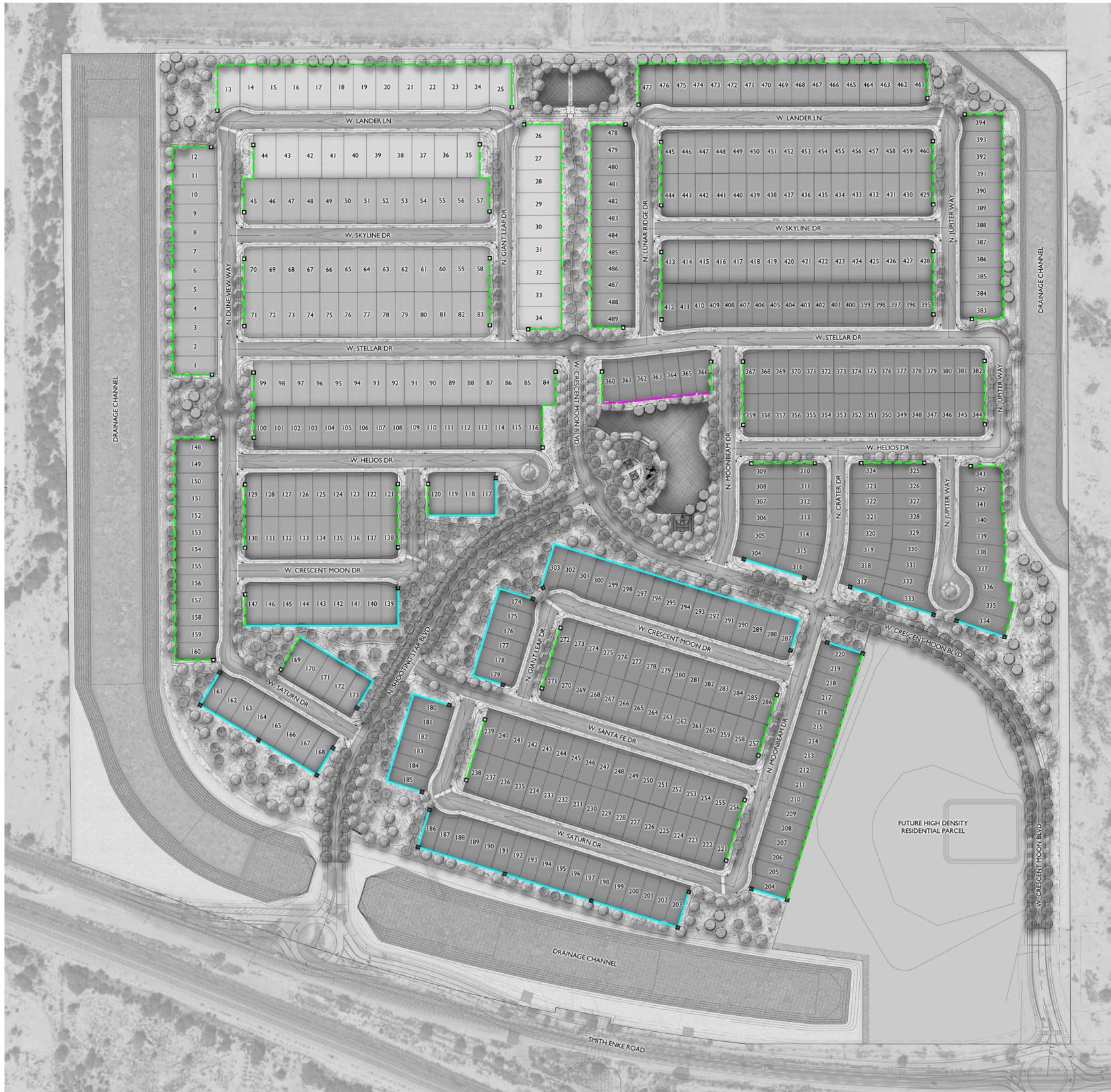
COLOR B
Color: SW 7046 Anonymous
By Sherwin Williams, OAE



BRICK VENEER
Sandmold Series. Color: Greenwich
By McNear, OAE

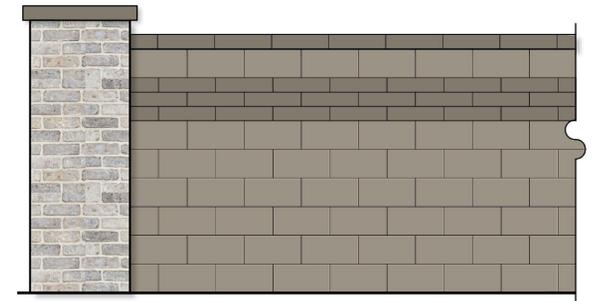


STEEL
Color: Powder Coat RAL 9011
Graphite Black

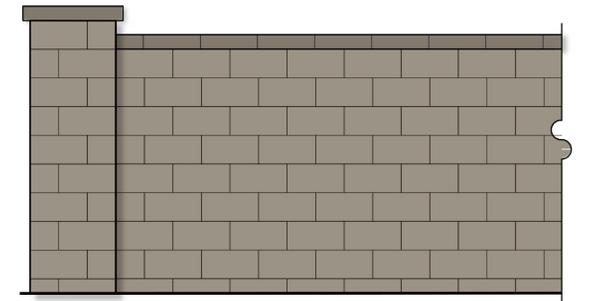


WALLS LEGEND

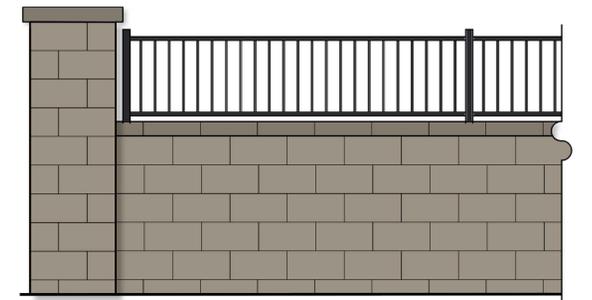
SYMBOL	ITEM
	PRIMARY THEME COLUMN
	SECONDARY COLUMN
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL



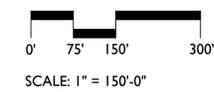
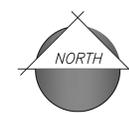
PRIMARY THEME WALL

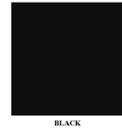


SECONDARY THEME WALL



PARTIAL VIEW WALL





VICTOR STANLEY
STYLE: EVA 6' BENCH
FRAME: BLACK, SLATS: WHEAT

VICTOR STANLEY
STYLE: STEELSITES #SDC-36
COLOR: BLACK

VICTOR STANLEY
STYLE: 6' RECTANGULAR PICNIC TABLE #CM-56
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

VICTOR STANLEY
STYLE: CYCLE SENTRY RACK #BRCS-103
COLOR: BLACK

VICTOR STANLEY
STYLE: EVA LOUNGE - EVA20-L
FRAME: BLACK, SLATS: WHEAT (RECYCLED)

RAMADA MESA MODEL BY CLASSIC RECREATION
ROOF COLOR: BUCKSKIN
FRAME COLOR: RAL7006 / BEIGE GREY
BRICK VENEER: SANDMOLD SERIES,
COLOR: GREENWICH, BY MCNEAR



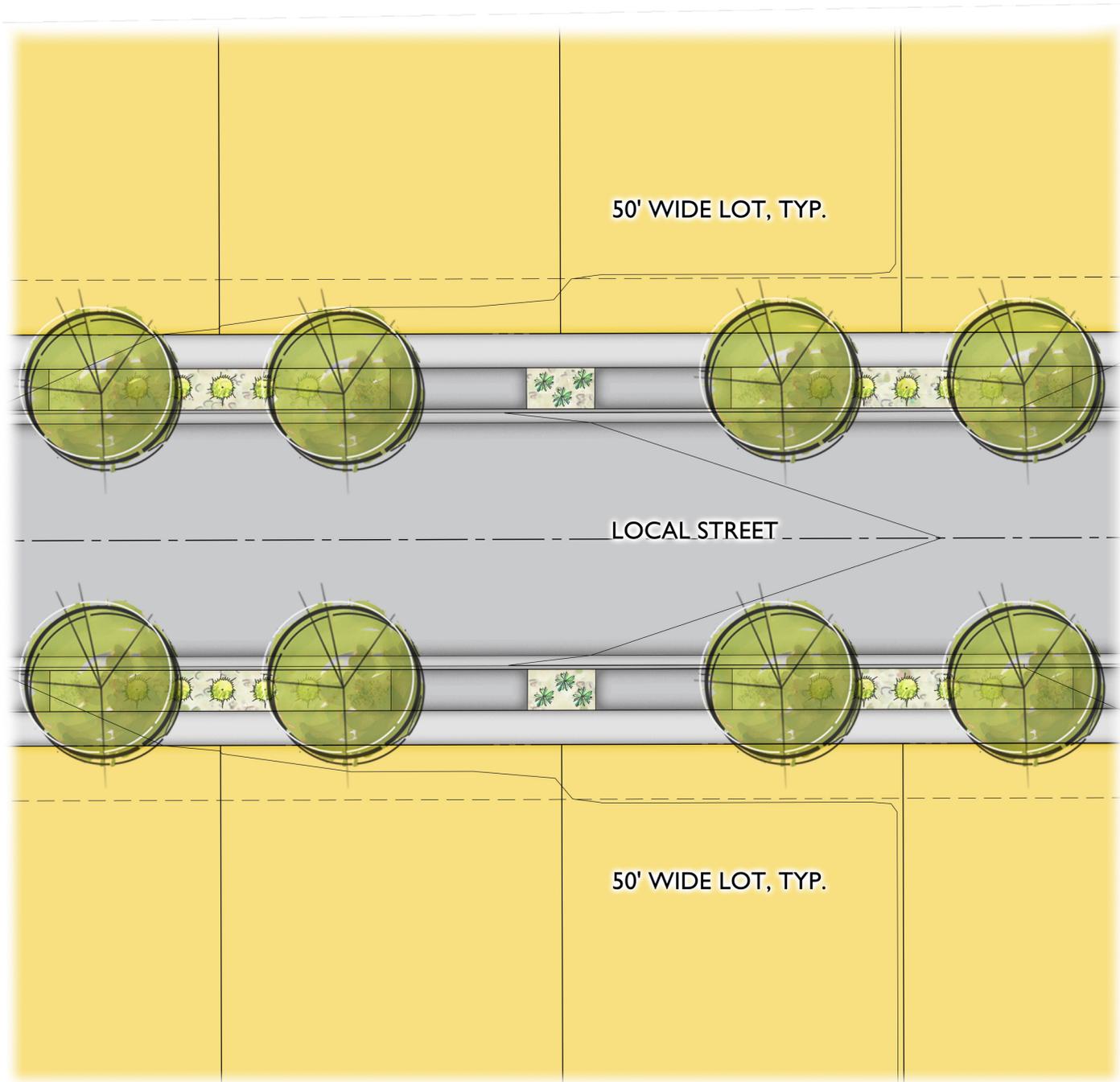
COLOR A
COLOR: SW 7504 Keystone Gray
BY SHERWIN WILLIAMS, OAE

COLOR B
COLOR: SW 7046 Anonymous
BY SHERWIN WILLIAMS, OAE

BRICK VENEER
Sandmold Series. COLOR: Greenwich
BY McCNEAR, OAE

STEEL PANEL
Corrugated Wall Panel. COLOR: Matte Black.
BY MCELROY, OAE

STEEL
COLOR: Powder Coat RAL 9011
Graphite Black



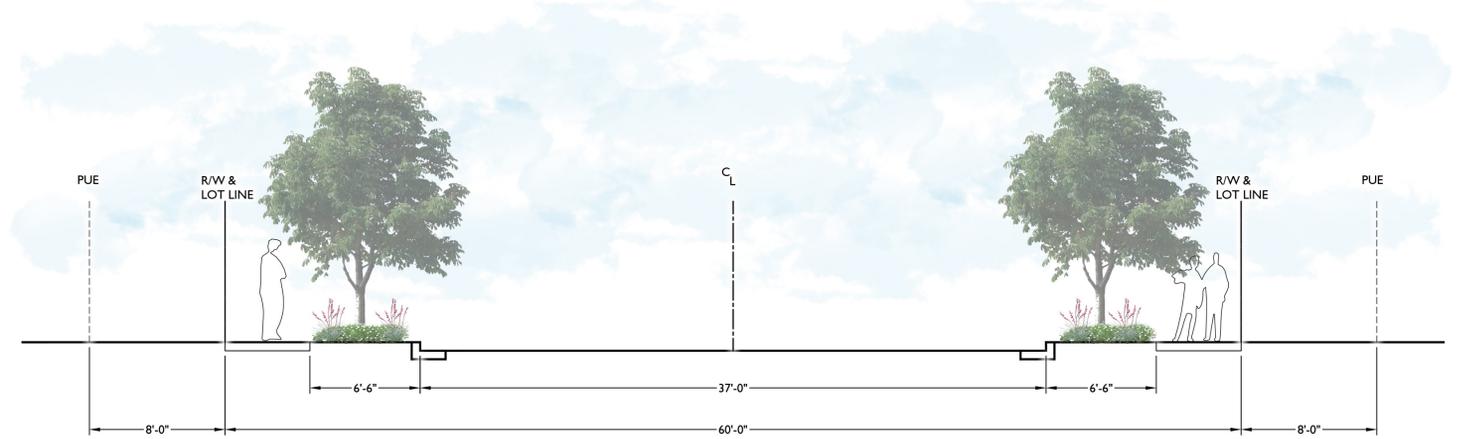
FRONT OF LOT PLANTING

1 TREE PER LOT
1 SHRUB PER 10' OF LOT WIDTH

NOTES:
1. SHRUB QUANTITY VARIES ACCORDING TO LOT WIDTH.
2. THIS DESIGN IS CONCEPTUAL ONLY, TO BE MODIFIED AND FINALIZED IN CONSTRUCTION DOCUMENTS.
3. ADJUSTMENTS TO BE MADE FOR UTILITY CONFLICTS.

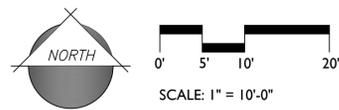
PLANT LEGEND - LOCAL STREET IN FRONT OF HOME

SCIENTIFIC NAME	COMMON NAME	SIZE
TREES		
<i>Acacia farnesiana</i>	Podless Sweet Acacia	24" Box
<i>Caesalpinia cacalaco</i> 'Smoothie'	Thornless Cascalote	24" Box
<i>Chilopsis linearis</i> 'Lucretia Hamilton'	Desert Willow	24" Box
SHRUBS/ACCENTS		
<i>Convolvulus neorum</i>	Bush Morning Glory	1 Gal
<i>Hesperaloe funifera</i> 'Little Giant'	Little Giant Hesperaloe	5 Gal
GROUNDCOVERS		
<i>Eremophila glabra</i> 'Mingenew Gold'	'Mingenew Gold' Emu Bush	1 Gal
<i>Lantana x 'New Gold'</i>	New Gold Lantana	1 Gal
<i>Lantana montevidensis</i>	Trailing Purple Lantana	1 Gal
<i>Rosmarinus officinalis</i> 'Huntington Carpet'	Tuscan Blue Rosemary	1 Gal



2 TYPICAL FRONT OF LOT PLANTING - ELEVATION
1" = 5'-0"

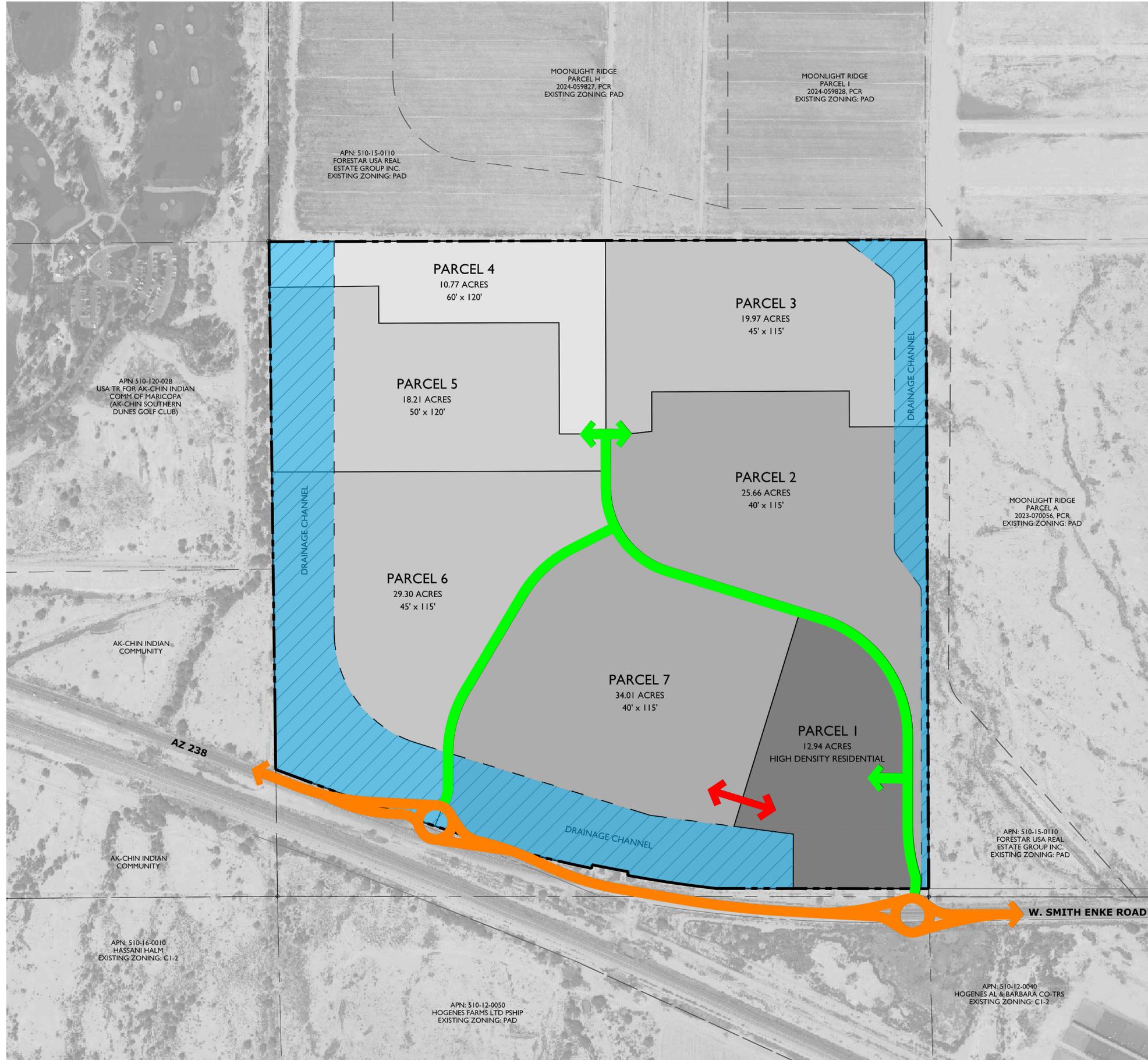
1 TYPICAL FRONT OF LOT PLANTING - PLAN



Tab B

21-0943 - Sunrise Ranch

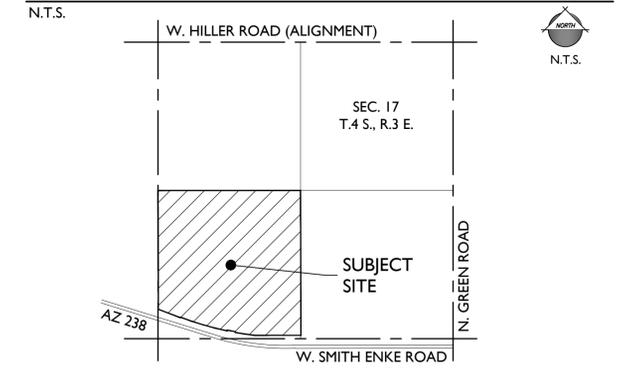
Dec 17, 2025 3:14pm S:\Projects\2021\21-0943\Planning\Drawings\Entitlements\21-0943 - Circulation_Plan.dwg



CIRCULATION PLAN FOR SUNRISE RANCH

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER MERIDIAN CITY OF MARICOPA, PINAL COUNTY, ARIZONA

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER/DEVELOPER:
DOZERLAND, LLC
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (480) 479-2142
CONTACT: BRIAN ROSELLA

ENGINEERING & PLANNING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE / DAVID HUGHES

LEGAL COUNSEL:
GAMMAGE & BURNHAM, P.L.C.
2525 E CAMELBACK RD, SUITE 210
PHOENIX, AZ 85016
TEL: (602) 256-4446
CONTACT: ASHLEY Z. MARSH

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
CONTACT: ALIZA SABIN, RLA

PROJECT INFORMATION

A.P.N.: 510-15-002C (PORTION OF)

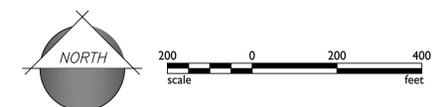
EXISTING LAND USE: VACANT/ UNDEVELOPED
EXISTING GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED GENERAL PLAN: HIGH DENSITY RESIDENTIAL (HDR)

EXISTING ZONING: CI-2
PROPOSED ZONING: PAD

GROSS AREA: 150.86 ACRES

LEGEND

- PAD BOUNDARY
- SR 238 / SMITH ENKE ROAD (BY OTHERS)
- COMMUNITY ENTRANCE ROAD (60' R/W LOCAL ROAD)
- EMERGENCY ACCESS ROAD
- DRAINAGE CHANNEL



1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Sunrise Ranch
City of Maricopa, Arizona
Circulation Plan

Project:

Revisions:

MARCH 28, 2025 - 1ST SUBMITTAL
DECEMBER 17, 2025 - 2ND SUBMITTAL



Designer: JH
Drawn by: JAJ

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0943

CPOI

Sheet No.
1
of 1

Tab C



City of Maricopa

Text File

File Number: PZ 26-03

Agenda Date: 3/9/2026

Version: 1

Status: Regular Agenda

In Control: Planning & Zoning Commission

File Type: Planning and Zoning
Commission

Agenda Number: 5.3

TITLE

Election of Officers: Discussion and possible action to elect a Chairman and possibly a Vice-chairman for the Maricopa Planning Commission remaining 2026 term. DISCUSSION AND ACTION.

..AGENDA ITEM DESCRIPTION

Election of Officers: Discussion and possible action to elect a Chairman and possibly a Vice-chairman for the Maricopa Planning Commission remaining 2026 term. DISCUSSION AND ACTION.

..PRESENTER

This item will be presented by Rick Williams, Planning and Zoning Division Manager.

Memorandum

Meeting Date: March 9, 2026

To: Planning and Zoning Commission

From: Rick Williams, Planning and Zoning Manager

Re: Election of Officers

Background

With the resignation of the current Planning and Zoning Commission Chairman, the Planning and Zoning Commission must elect from among the commissions appointed members a new Chairman and possibly a new Vice-chairman to serve the remaining 2026 term, as required by the Planning and Zoning Commission's By-laws. Members are eligible to serve in a given position for a total of two consecutive one-year terms. Fulfillment of an unexpired term shall not apply to the term limits.

Discussion

The following members are currently eligible to be elected as Chairman:

- **Commissioner Maurice Thomas**
- **Commissioner Ted Yocum**
- **Commissioner Bill Roberston**
- **Commissioner Robert Klob (Current Vice-Chair)**
- **Commissioner Chad Whittle**
- **Commissioner Robert Brems**

Discussion

If required, the following members are currently eligible to be elected as Vice-Chairman:

- **Commissioner Maurice Thomas**
- **Commissioner Ted Yocum**
- **Commissioner Bill Roberston**
- **Commissioner Robert Klob (Current Vice-Chair)**
- **Commissioner Chad Whittle**
- **Commissioner Robert Brems**