



KELLY RANCHES

MAJOR GENERAL PLAN AMENDMENT
CASE # GPA21-02

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

PROJECT TEAM

Developer

Cowley Companies

Rory Blakemore

1242 E Jackson Street
Phoenix, Arizona 85034

602.385.4213

rblakemore@cowleyco.com

Land Planner + Applicant

Norris Design

Jennifer Meyers

901 E Madison Street
Phoenix, Arizona 85034

602.254.9600

jmeyers@norris-design.com

Civil Engineer

Sunrise Engineering

Chris Moore

2045 S Vineyard, Suite 101
Mesa, Arizona 85210

480.867.6177

cmoore@sunrise-eng.com

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

INTRODUCTION

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

REQUEST SUMMARY

PROPOSED AMENDMENT

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

REASONS FOR REQUEST

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

SITE CONTEXT STUDY

SITE LOCATION

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

EXISTING SITE CONDITIONS

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

Transportation Network

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

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

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

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

Drainage Conditions

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

EXHIBIT 1 | VICINITY MAP

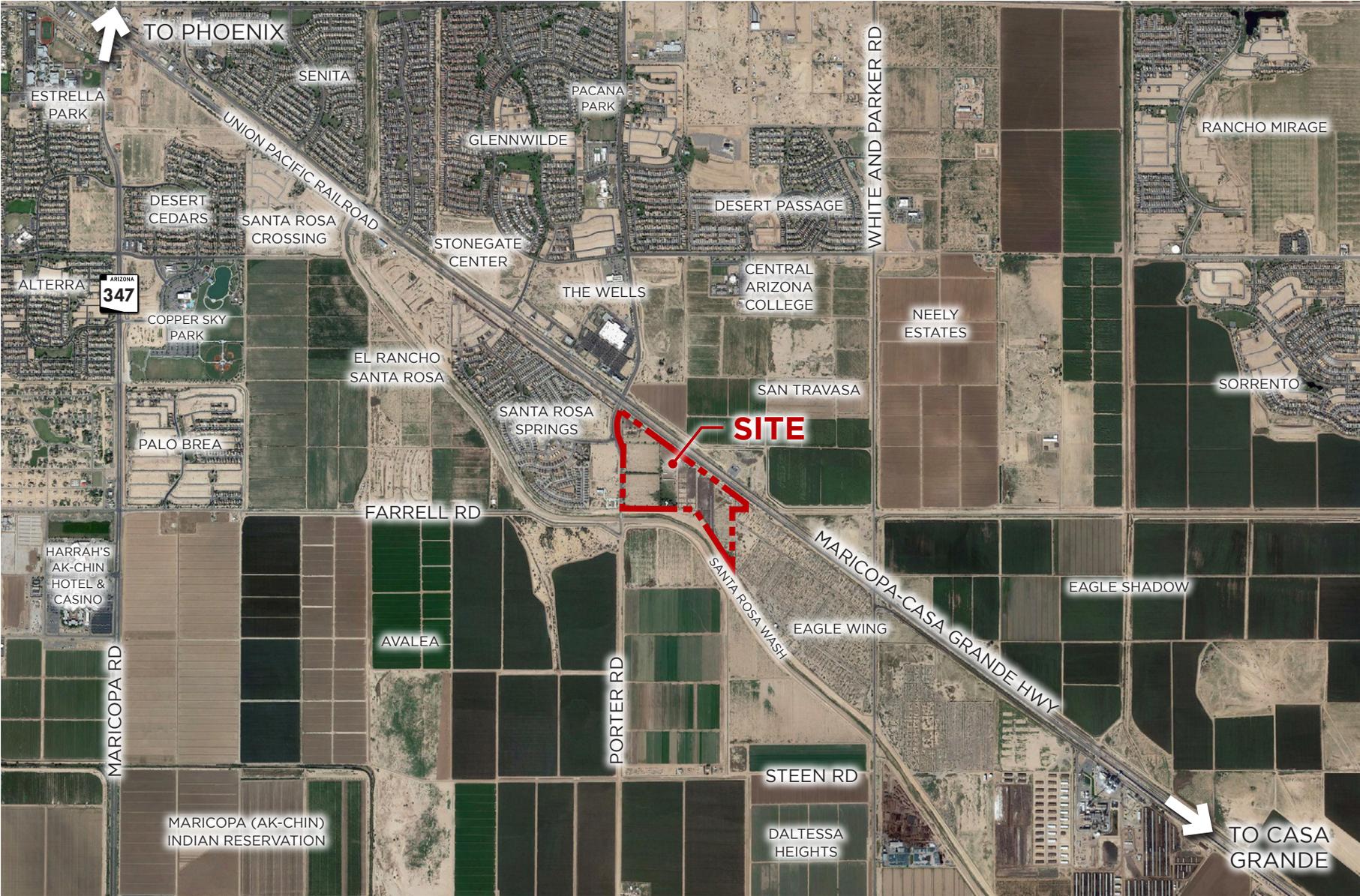
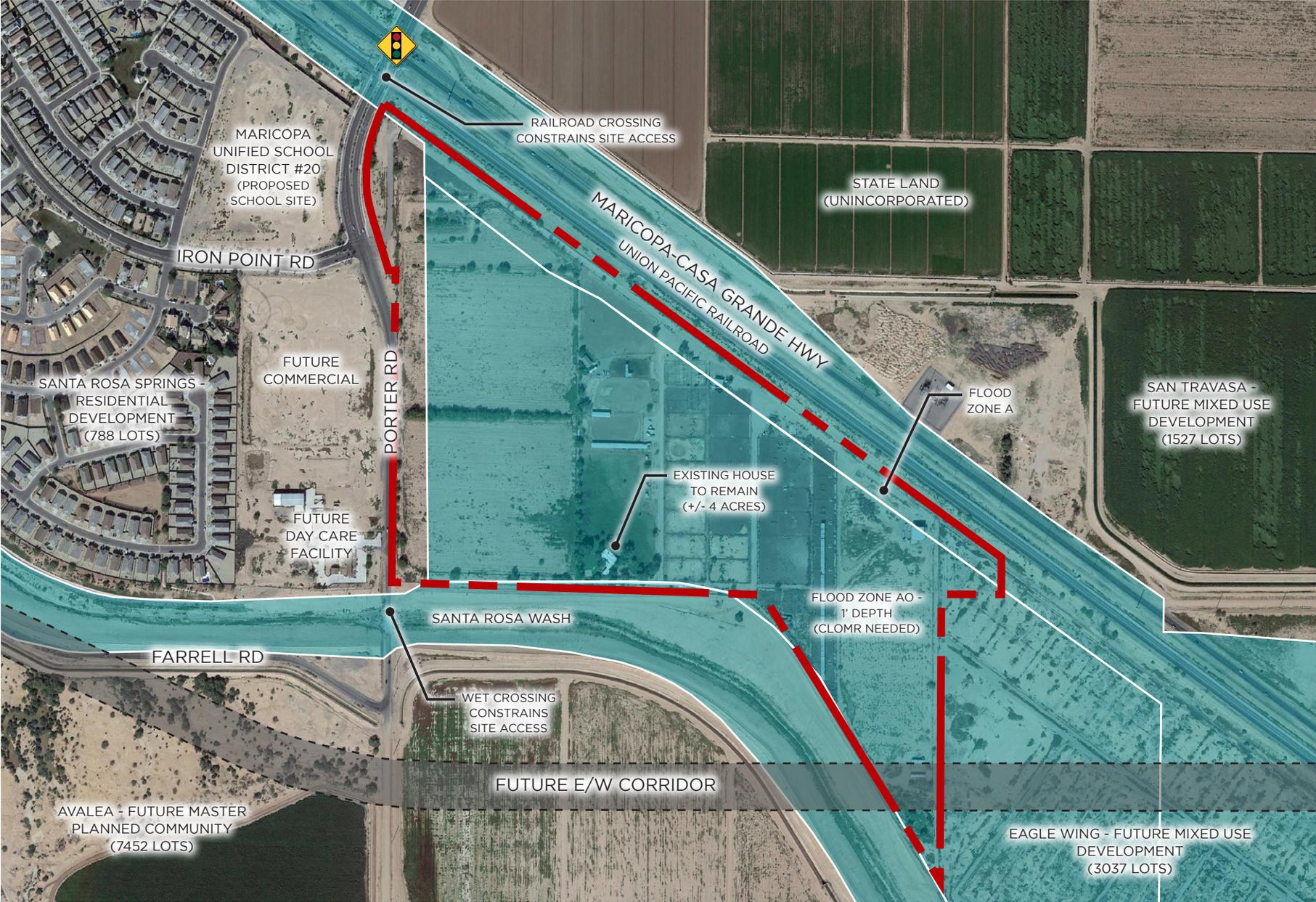


EXHIBIT 2 | SITE ANALYSIS



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

SURROUNDING USES & CHARACTER

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

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

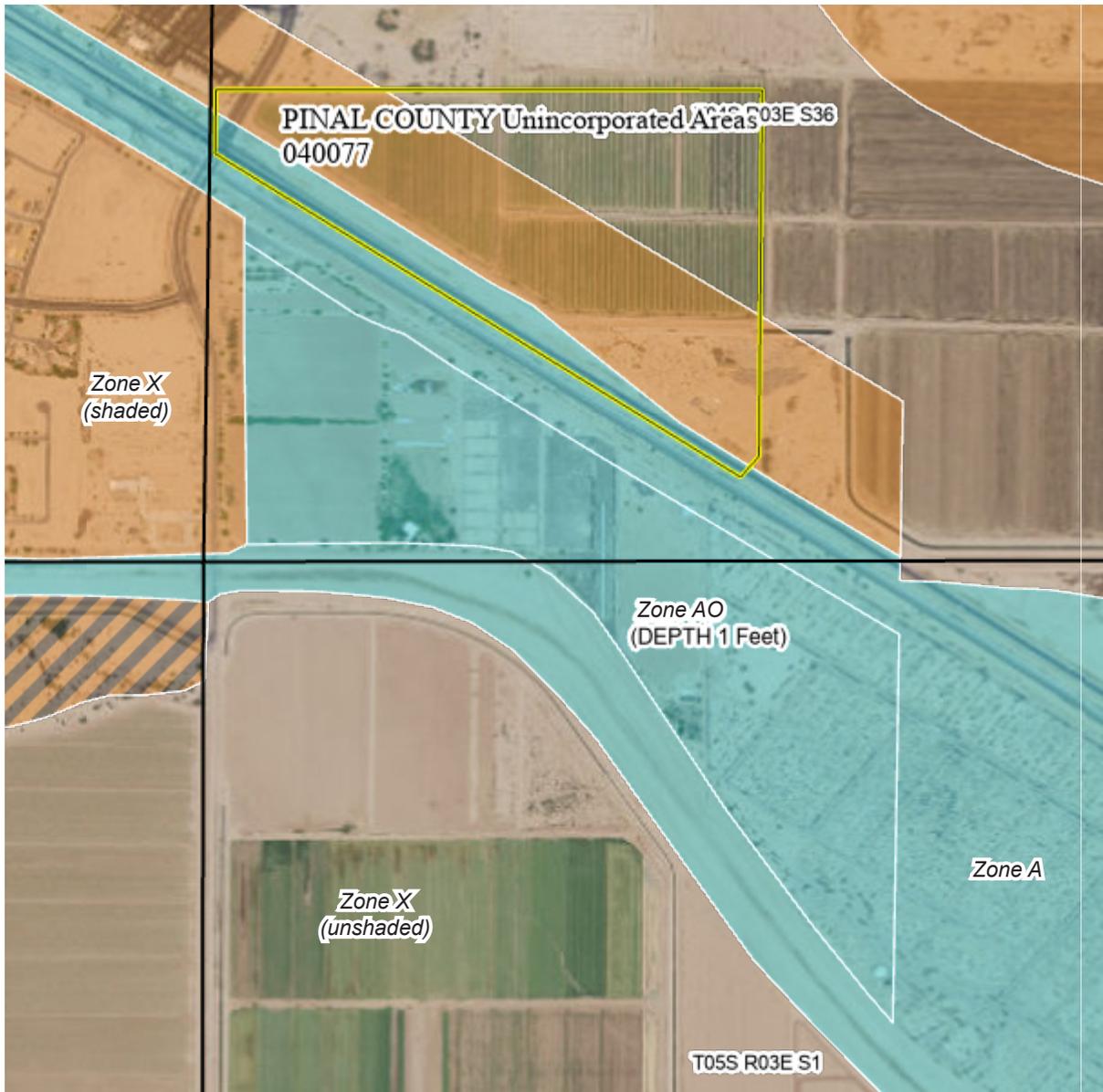
Northwest of the site, on the north side of Maricopa Casa-Grande Highway and west of Porter Road, are two (2) mixed use developments, The Wells and Stonegate Center, currently being developed. These two (2) projects include commercial, healthcare/medical office, education, single family residential and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

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

Table 1: Surrounding Uses and Zoning

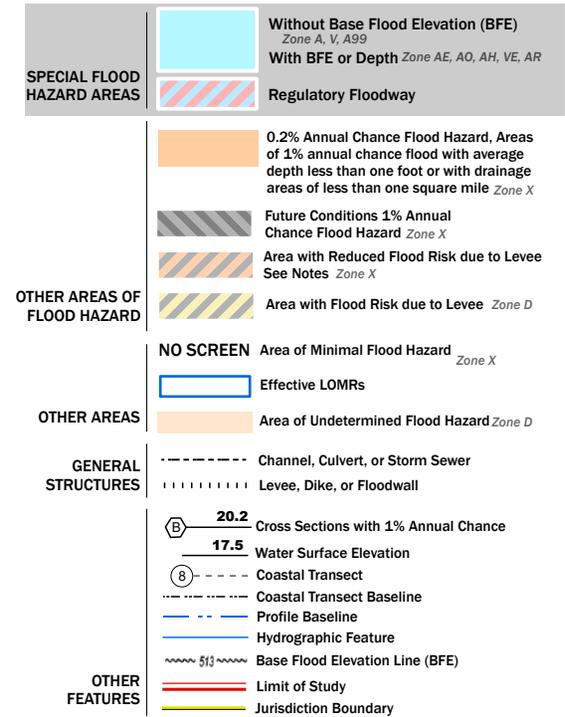
LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING LAND USE	PROPOSED LAND USE
SITE	C / OS / E	GR / CI-2	Homestead / agricultural land	Kelly Ranches - Residential Community
NORTH	C / E	GR	Agricultural land / state land	N/A
SOUTH	OS MDR	CI-2	Santa Rosa Wash Agricultural / vacant land	N/A
EAST	C /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

EXHIBIT 3 | FIRM



FLOOD HAZARD INFORMATION

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



NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PINAL COUNTY, ARIZONA AND INCORPORATED AREAS

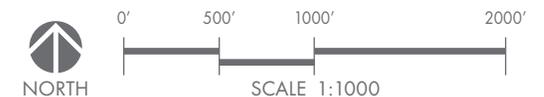
PANEL 745 OF 2575

Panel Contains:

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

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

MAP NUMBER
04021C0745F
EFFECTIVE DATE
June 16, 2014



LAND USE ANALYSIS

EXISTING & PROPOSED GENERAL PLAN LAND USE

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

Table 2: Existing General Plan Land Use

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

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

Table 3: Proposed General Plan Land Use

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

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

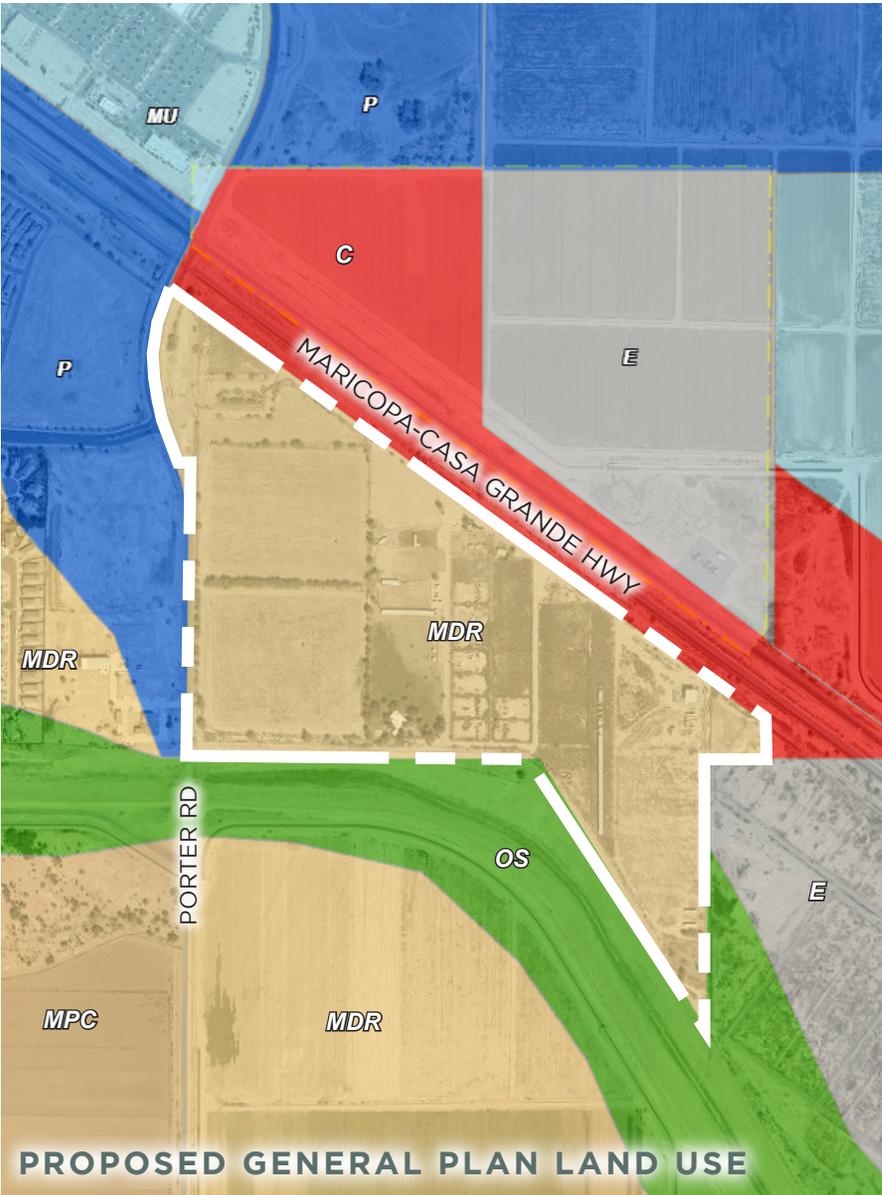
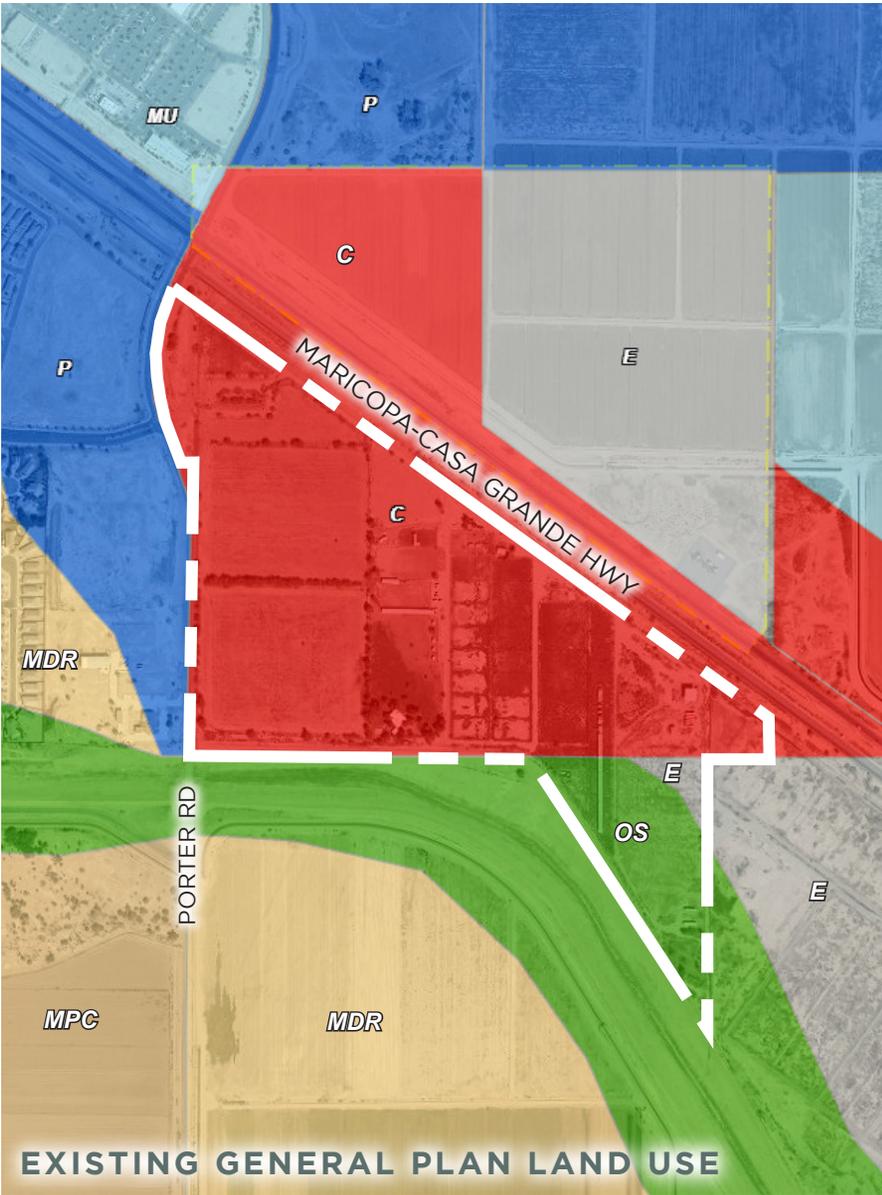
The existing land use designation of Commercial is not ideal for the subject property due to use-specific site constraints (as the result of the adjacent railroad and Santa Rosa Wash) which prohibit efficient and direct access from more than one side of the property, Porter Road to the west. Combine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

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

EXISTING & PROPOSED ZONING

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

EXHIBIT 4 | EXISTING & PROPOSED GENERAL PLAN LAND USE



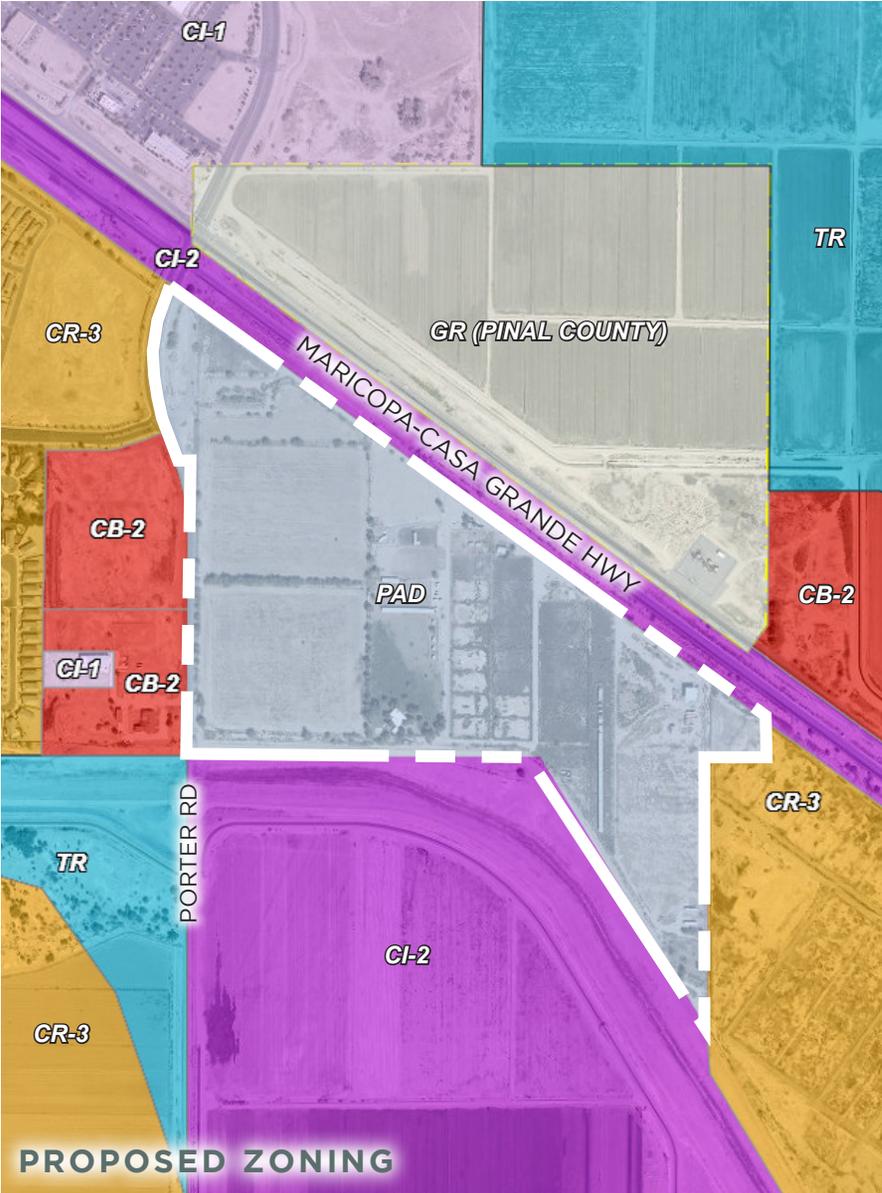
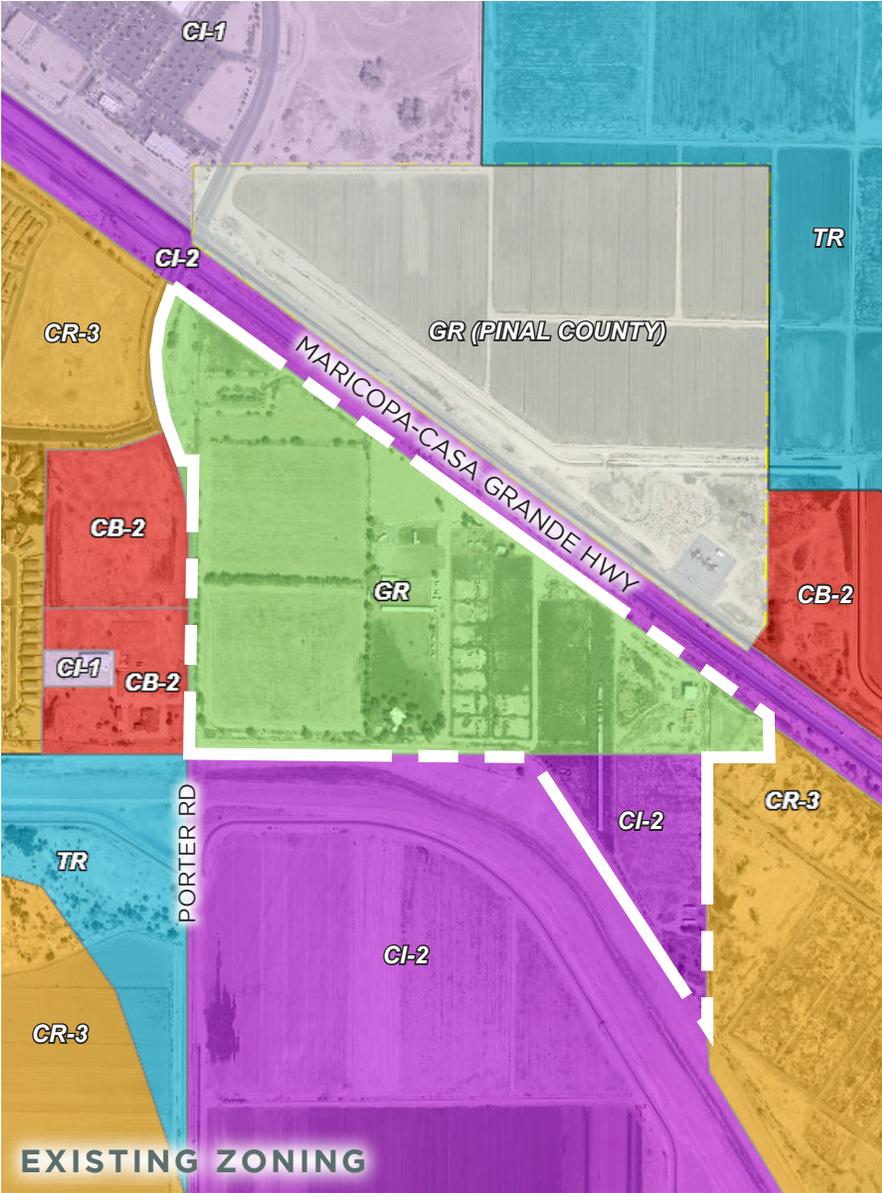
LEGEND

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

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SCALE: NTS

EXHIBIT 5 | EXISTING & PROPOSED ZONING



LEGEND

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

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

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

TR - TRANSITIONAL
PAD - PLANNED AREA DEVELOPMENT



CONCEPTUAL DEVELOPMENT PLAN

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

Land Use Compatibility

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

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

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

Drainage

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

Circulation

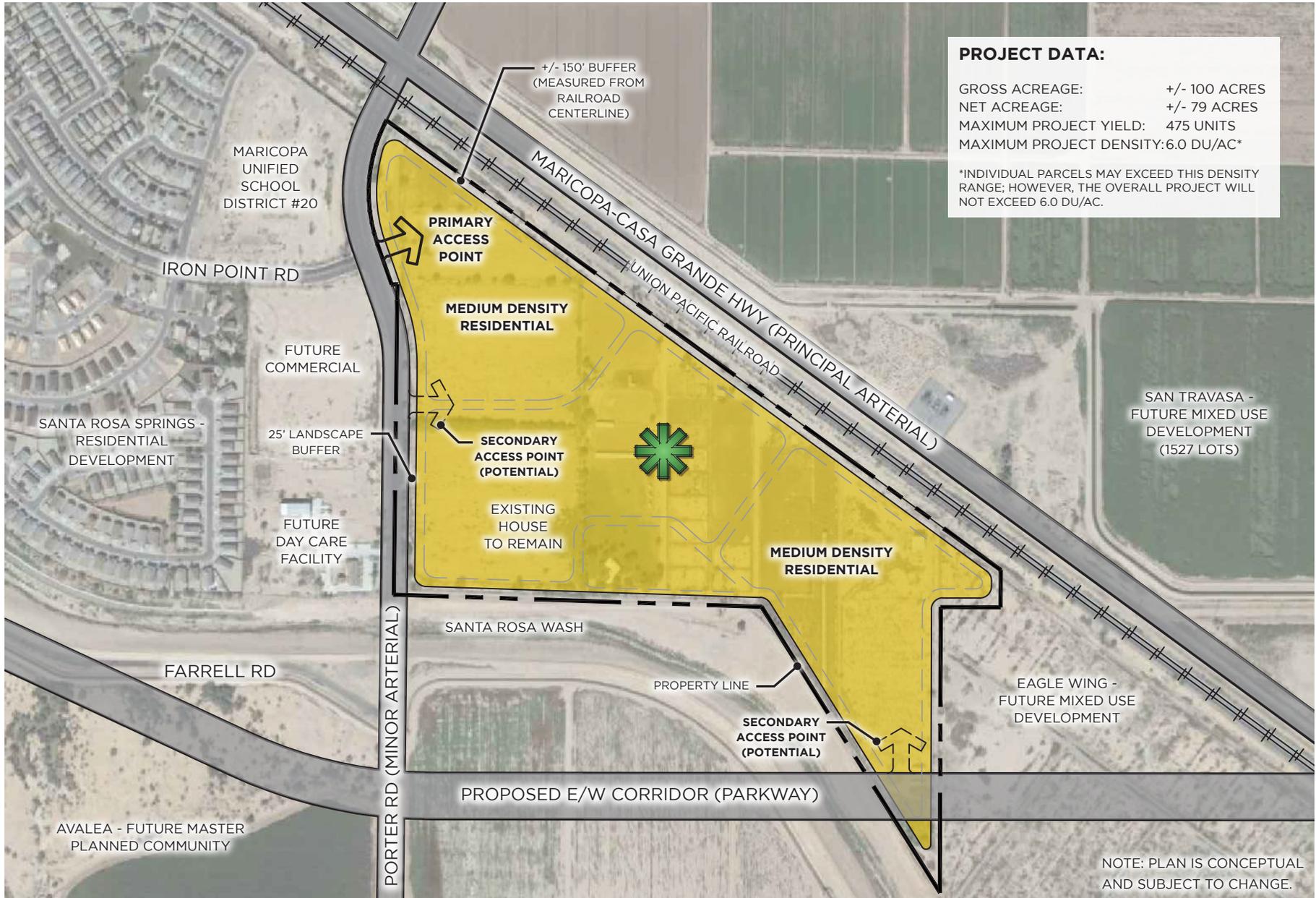
Primary vehicular access to the site will be provided from Porter Road, aligning with Iron Point Road and the Santa Rosa Springs community entry. Secondary access will be provided from Porter Road south of Iron Point Road or from the proposed future extension of Farrell Road (the planned east/west corridor).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

EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN

PROJECT DATA:

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

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



LEGEND



CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



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

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

Open Space

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

Phasing

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

Public Services & Utilities

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

Global Water Resources is anticipated to be the water and wastewater provider for the future Kelly Ranches community. Water and wastewater infrastructure currently exists adjacent to the subject property, including a sixteen-inch (16”) water main in Porter Road and a ten-inch (10”) sewer main in Iron Point Road that is stubbed to the east side of Porter Road. No offsite improvements for water and wastewater are anticipated with the future development of the subject site. Onsite improvements will tie into the existing infrastructure in Porter Road. The project developer will take the necessary steps to construct necessary infrastructure required for the successful development of a residential community aligning with General Plan Goal 5.1, *Ensure new development provides the resources to establish the infrastructure and services needed to serve that development*.

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

Table 4: Utility Providers

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

PUBLIC BENEFIT OF PROPOSED AMENDMENT

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

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

CONCLUSION

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