

1. Project Narrative

A. PROPOSED REZONING

This Rezoning request seeks to modify the existing zoning designation from CI-2 (Industrial) to Planned Area Development (PAD) using a combination of RS-5, RH, and NC equivalent Zoning Districts on an approximately 493.7-gross acre subject property (“the Property” or “Site”) located at the northwest corner of Smith Enke Road (SR-238) and Green Road in Maricopa, Pinal County, Arizona.

The Property is currently utilized as a working dairy and was recently approved for a Major General Plan Amendment (GPA20-05, Res. 20-45) which modified the land use designations from a mix of low density residential, medium density residential, and mixed use to master planned community. The proposed PAD rezoning request to allow for the development of a mixed-use master planned community with single family residential, medium density residential, high density residential, and mixed-use development at the primary intersection of Smith Enke Road and Green Road.

2. Site Context Study

A. SITE LOCATION

The Site is located at the northwest corner of Smith Enke Road (SR-238) and Green Road, approximately 1.5 miles west of SR-347 in the City of Maricopa, Pinal County, Arizona. The Site is approximately 493.71-acres in size and consists of 6 parcels, APN#s: 510-15-006, 510-15-003A, 510-15-003B, 510-12-035A, 510-12-035C and 510-12-035B. See **Figure 1: Context Aerial** and **Figure 2: Existing Adjacent Ownership Map**.

B. SITE CONTEXT AND CURRENT ZONING

The property is currently zoned “CI-2 Industrial”, within the City of Maricopa. This zoning designation was assigned concurrent with the original annexation of property from Pinal County into the City. Surrounding zoning consists of CR-3 to the east and CI-2 to the south. The site borders the Gila River Indian Community to the north of the property, and the area east of the Site is State Trust Land. A summary of the surrounding general plan, zoning, and land uses is provided in **Table 1: Surrounding Property Designations** and **Figure 3: Existing Zoning**.

Table 1: Surrounding Property Designations

Location	General Plan	Zoning	Land Use
Site	MPC	CI-2	Active Dairy and Farming Operation
North	N/A	N/A	Vacant land that is part of the Gila River Indian Community
South	C	CI-2	Smith Enke Road (SR-238) and an active Farm
West	N/A	N/A	Ak Chin Southern Dunes Golf Club
East	RD	N/A	Vacant State Trust Land

C. EXISTING SITE CONDITIONS

The Property is currently home to an active dairy and farming operation. The property is relatively flat and generally drains from south to north. There are no major roadway improvements on the property, and the only significant site characteristic is a major wash corridor at the Site's southwest corner near Smith Enke Road (SR-238). Lands surrounding the Property consist of agricultural-related uses, small-scale industrial uses and a golf course located immediately west of the property. The western portion of the property is currently located within a broad floodplain, therefore a CLOMR is required for the development of the project site and will be processed prior to any proposed development occurring as required. Over the course of subsequent development applications, including a detailed drainage report among other necessary infrastructure studies, all required drainage regulations will be met in accordance with City of Maricopa requirements.

Access to the property is proposed off Smith Enke Road (SR-238) and Green Road. Smith Enke Road (SR-238) is classified on the City's General Plan Circulation Map as a "Freeway" and connects to SR 347 approximately 2 miles to the east. Smith Enke Road (SR-238) serves a combination of regional traffic and some local traffic. The Green Road alignment is not shown on the City's General Plan Circulation Map and currently exists as a dirt road with no formal street improvements. Discussions with City staff indicate that Green Road will be improved as a "Collector" north of Smith Enke Road (SR-238) and may extend west along the Hiller Road alignment to connect to SR 347, serving as a bypass route for regional traffic circulation.

D. EXISTING LAND USE

The recent approval of the General Plan Land Use Designation on the property amended the Site's land use designation to MPC (Master Planned Community) across the entirety of the site. The MPC district allows for large-scale master planned developments that include a variety of residential products and densities along with supporting commercial and employment land uses to meet the daily needs of residents. Additional uses appropriate for this land use designation include open space, schools, churches, and neighborhood facilities. See **Figure 3: Existing General Plan Land Use Map**.

The Site is also located within an identified Growth Area as mapped within the General Plan. This application is consistent with the City's Growth Strategy. The Growth Area element of the General Plan contemplates commercial/employment and residential growth. This mix of uses is provided for within the zoning request and as illustrated in the proposed Conceptual Development Plan.