

A photograph of a desert landscape at sunrise. The sun is low on the horizon, creating a bright glow and long shadows. A large saguaro cactus stands in the foreground on the left. The sky is filled with soft, golden light and scattered clouds. In the background, there are low mountains and some sparse vegetation.

SUNRISE RANCH

PLANNED AREA DEVELOPMENT

STANDARDS AND GUIDELINES REPORT

APPLICATION NUMBER: PAD25-04

2ND SUBMITTAL: JANUARY 22, 2026

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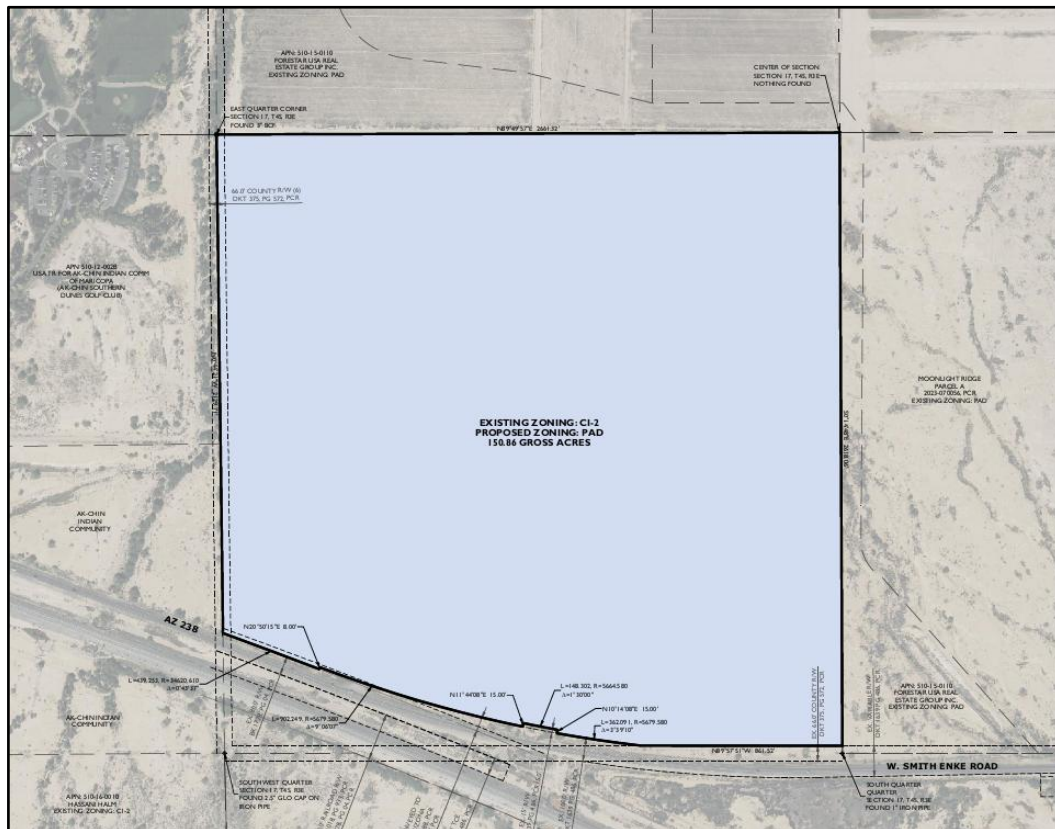
2. Description of Request

Dozerland, LLC (“The Applicant”), is submitting a request to rezone approximately ± 150.86 gross acres of land within the City of Maricopa (the “City”), just north of West Smith-Enke Road and east of Green Road (“The Property” or “Site”). The request seeks to amend the current Industrial Zone (“CI-2”) to a Planned Area Development (“PAD”) that adopts Medium/High Density Residential (e.g., condos, townhomes, etc.) with an allocation of Medium Density Residential (e.g., mix of single-family lots) to provide a variety of housing options. The proposed PAD overlay is intended to enable a well-balanced, master-planned community that supports market-responsive single-family and multifamily residential development. The proposed community will be known as *Sunrise Ranch*, a name that reflects the project's vision of growth, connection, and a new chapter in Maricopa's evolving landscape.

A. Proposed Rezoning

The proposed PAD will transform a vacant industrial site into a master-planned residential community. This request introduces a deliberate mix of High Density Residential and Medium Density Residential zoning districts to accommodate a range of housing types and lot configurations that align with current market preferences. The PAD incorporates modified development standards, including reduced setbacks, increased lot coverage, and varied lot widths, to create a flexible and efficient neighborhood framework. This will support multiple single-family housing formats while ensuring compatibility with the adjacent land uses. With integrated open space, trail connections, and access to arterial roadways, the site is positioned to deliver a consistent, connected, and walkable neighborhood that addresses Maricopa's growing housing demands. The community will be branded as *Sunrise Ranch*, reflecting both its desert character and its function as a new model for residential opportunity in the region.

Proposed Zoning Map



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 Maricopa 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 11.80 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 multifamily 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 higher-intensity multifamily housing along the perimeter

of the site and shifting to medium-density single-family neighborhoods toward the interior. This approach creates a balanced and context-sensitive community design.

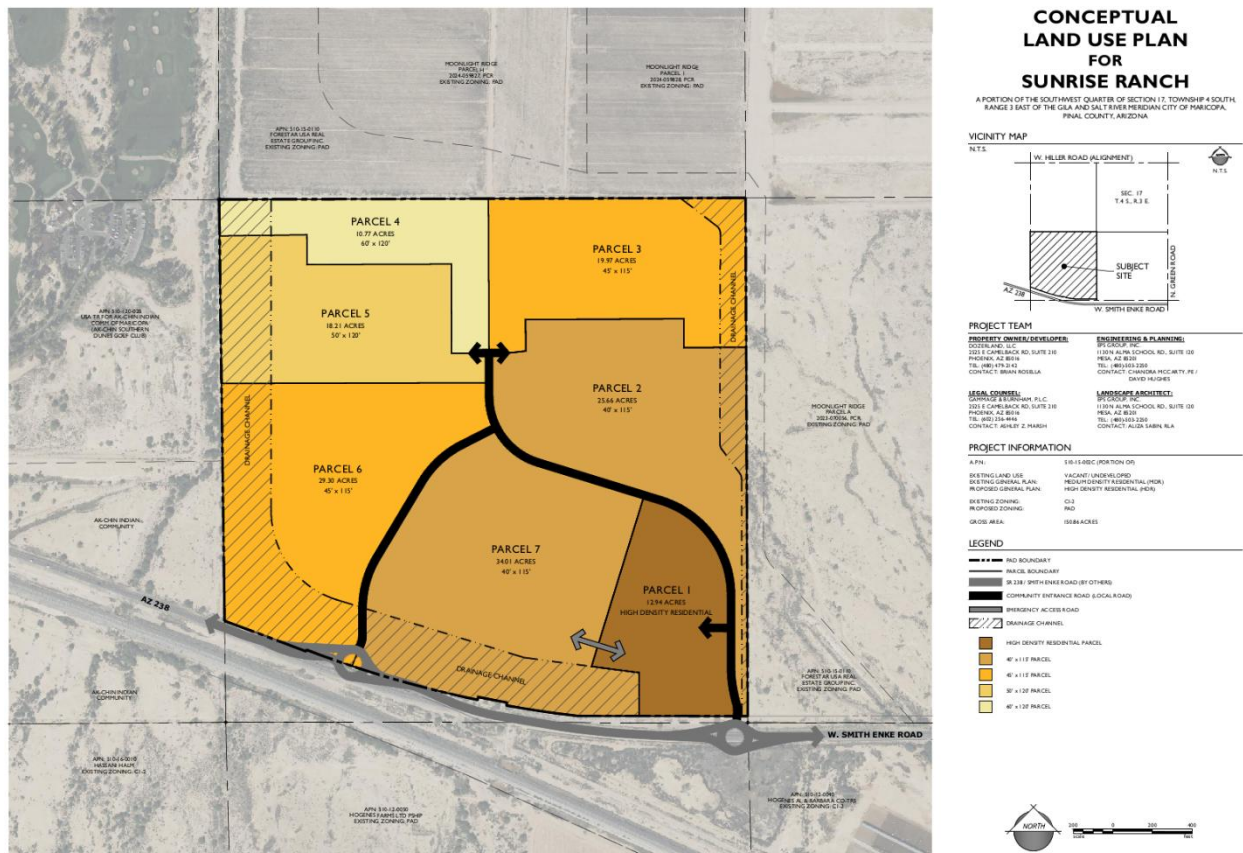
The proposed project is located within a designated growth area identified in the General Plan. This designation confirms the site's strategic role in supporting future residential development alongside planned infrastructure and mobility improvements. The proposed PAD advances the City's long-term growth 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 Smith-Enke Road, 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 11.80-acre parcel is intended for multiple residential housing types such as traditional garden style, townhomes, cluster, and auto court groupings. All housing types are reserved for either owner-occupied or rental dwelling units.

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.
MINIMUM LOT WIDTH	40' MIN
MAXIMUM LOT COVERAGE	
ONE STORY	60%
TWO / THREE STORIES	55%
MAXIMUM BUILDING HEIGHT	30'
BUILDING SETBACKS	
FRONT	15' (1) (2)
INTERIOR SIDE	5'
STREET SIDE	5'
REAR	15'

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

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 For all lots under 10,000 square feet, 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.

❖ **Medium/High Density Residential Development Standards (11.80 Acres)**

At the time of the site plan review or plat process with the City the developer shall choose a comparable zoning district from the City’s zoning ordinance to develop a multifamily medium/high density housing product under the specific City zoning district chosen (i.e., the development standards). The proposed housing product will be reviewed through the City’s design and plat processes and in accordance with the approved PAD guidelines/development standards, as applicable.

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:

- Multiple residential lot types and housing formats.
- Traffic calming features at key intersections.
- Shaded pedestrian corridors with rest areas.
- 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 39 acres of functional open space enhance the visual quality and recreational value of the community while supporting critical drainage infrastructure.

Design features include:

- A primary pedestrian loop trail with shaded rest stops 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.

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.

5. Proposed Development Plan

A. Conceptual P.U.E. Development Plan

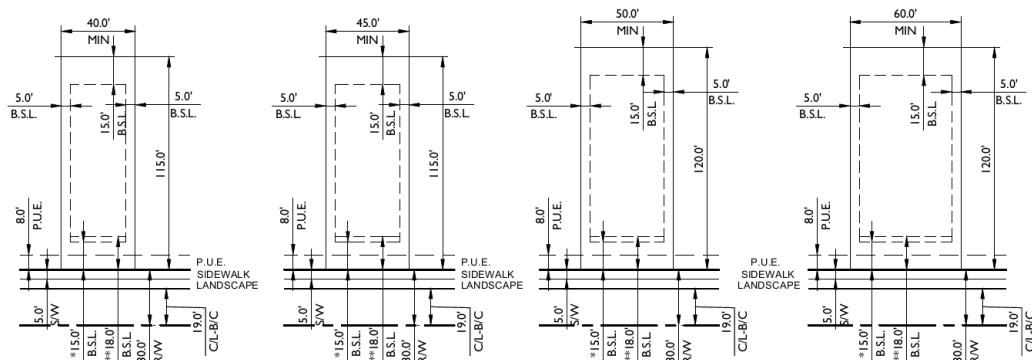
The Sunrise Ranch development is organized around a balanced, phased development program that offers a range of residential housing options and integrated open space amenities. The plan incorporates four distinct single-family product types and one high-density residential parcel to ensure housing diversity. 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 of site and provides safe circulation to and from the site.

A comprehensive trail and sidewalk system interconnects all open spaces, residential neighborhoods, and the future multifamily parcel. This system integrates with landscape corridors and parkways, supporting a high degree of pedestrian mobility and non-motorized circulation.

C. Open Space

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 40 acres, or 26.5% of the site, to drainage corridors, retention basins, pedestrian corridors, and passive park spaces to include:

- 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 a interconnected recreational network accessible to all residents.

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:

- Entry monumentation using warm-toned masonry, desert stone, and steel accent panels
- 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. 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:

- 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

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.

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

Telephone/Cable: 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 integrates the 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 appearing 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 not located within a designated FEMA 100-year floodplain, as confirmed through site-specific hydrology evaluations. There are no mapped special flood hazard areas (SFHAs) on the site, minimizing the risk of inundation. 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, 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 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.