

December 6, 2024
Revised: June 9, 2025
February 17, 2026

Hartman Ranch

Located at the southeast corner of
Steen Road and Anderson Road

City of Maricopa, Arizona

Citizen Participation Final Report

Case #s: PAD23-07
GPA24-03



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-01107-02

Citizen Participation Final Report

for

Hartman Ranch

City of Maricopa, Arizona

Developer

Cole Maricopa 193, LLC

8300 East Dixiletta Drive Unit 302
Scottsdale, AZ 85266
Attn: Scott Cole

Planning/Civil Engineering Consultant:

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

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This report outlines the details of the process used by the applicant to involve the public in pursuit of concurrent Planned Area Development and Minor General Plan Amendment applications pursuant to the City of Maricopa's ("City") Code Chapter 18.140, "Common Procedures."

1. Project Summary

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Cole Maricopa 193 LLC, is pleased to submit this Minor General Plan Amendment (GPA) and Planned Area Development (PAD) amendment to the City of Maricopa (City) for development of Hartman Ranch, a single-family master planned community generally located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona (the Property). The subject property of this request is approximately 193-acres of land known as Parcel No. 50209002H.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing split land use designations of approximately 9 acres of Commercial ("C") and 300 acres of Master Planned Community ("MPC") to an overall Master Planned Community ("MPC") land use. The second companion request seeks to amend the zoning of the subject ± 309 acres remaining from the original ± 617 -acre Hartman Ranch PAD approved in 2006 (Case Nos. PAD 05.14, ZON 05.12).

As the Property begins to develop, approximately 17 years after the initial approval of the Hartman Ranch PAD, there is a need to update the existing entitlements to permit lot sizes that will better suit current market demands and a site design that maintains the original intent while providing the necessary modifications to fit within the current context of the surrounding communities. This request will also serve to bring the design up to accommodate the City's latest zoning and subdivision code requirements, including the enhanced design criteria established for PAD zoning.

The ± 309 acres of land within the overall Hartman Ranch provide three separate land uses which meet the City's criteria for land use variation within the MPC land use designation. Thoughtfully designed multi-modal access points for direct vehicle, pedestrian, and bicycle connectivity is planned between the subject amendment area pursued by this application and the existing Commercial, Mixed Use, and lower density residential parcels that remain within the overall master planned community of Hartman Ranch.

With the approval of the proposed applications, the Property will be developed as illustrated on the attached Conceptual Land Use Plan. This request is consistent with the design concept, land use, open space, character, and intent of the previously approved Hartman Ranch PAD, as modified by these requests to accommodate the above-mentioned goals and address current City standards. The development team believes that this request represents an appropriate and favorable planning of the site and a positive contribution to the area.

2. Notification Summary

The following table summarizes the notification efforts that were executed for the project. The dates and confirmation of completion are identified in the table below.

Initial Notification	Date
Newspaper Publication	5/20/25
Notification Letter	5/21/25
Sign Posting	5/20/25
Neighborhood Meeting	6/5/25
Planning and Zoning Commission Hearing	6/23/25
City Council Hearing	7/15/25

Revised Notification	Date
Newspaper Publication	2/14/26
Notification Letter	2/13/26
Sign Posting	2/13/26
Planning and Zoning Commission Hearing	3/23/26
City Council Hearing	4/21/26

A copy of the mailing labels and notification map of the individuals notified are attached. The affidavits for each notification mailing, site posting and newspaper publication are provided with the associated dates. In addition, the sign-in sheet and minutes from the neighborhood meeting are attached for reference.

3. Summary of Public Notification Techniques

The notification letter was mailed to all landowners within a minimum 600' radius of the site along with the Maricopa Unified School District, Casa Grande Elementary School District, and Casa Grande Union High School District (Exhibit B, Notification Letter).

Notice of the meeting was published in the Casa Grande Dispatch in advance of the meeting date (Exhibit C, Newspaper Notices).

Two broadcast signs were posted. The signs are located on Steen Road and N Santa Rosa Avenue. The sign requirements and location map are attached to this report (Exhibit D, Sign Posting).

4. Notification Map & Mailing List

A map indicating the area of notification (Exhibit E, 600' Notification Generated Map) and the list of property owners that were notified (Exhibit F, 600' Notification Mailing Labels) are provided for reference.

All property owners within the area of notification and the applicable school districts were sent a notification letter with the neighborhood meeting and public hearing information. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

5. Sign Posting and Publication

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication was determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch. A sign was posted on the property with corresponding information. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are attached for reference.

6. Neighborhood Meeting Minutes

A neighborhood meeting was held on June 5, 2025, at the Maricopa Library and Cultural Center at 18160 N Maya Angelou Dr, Maricopa, AZ 85138 in the vicinity of the project site. The original property owners of Hartman Ranch were in attendance along with three neighbors who live directly to the east of the site. The sign-in sheet and meeting minutes are provided in this report (Exhibit G, Neighborhood Meeting Summary).

7. City Coordination

The applicant will periodically update City planning staff through to ordinance adoption by the City Council. Updates will be handled by e-mail, telephone, and in-person communications as needed.

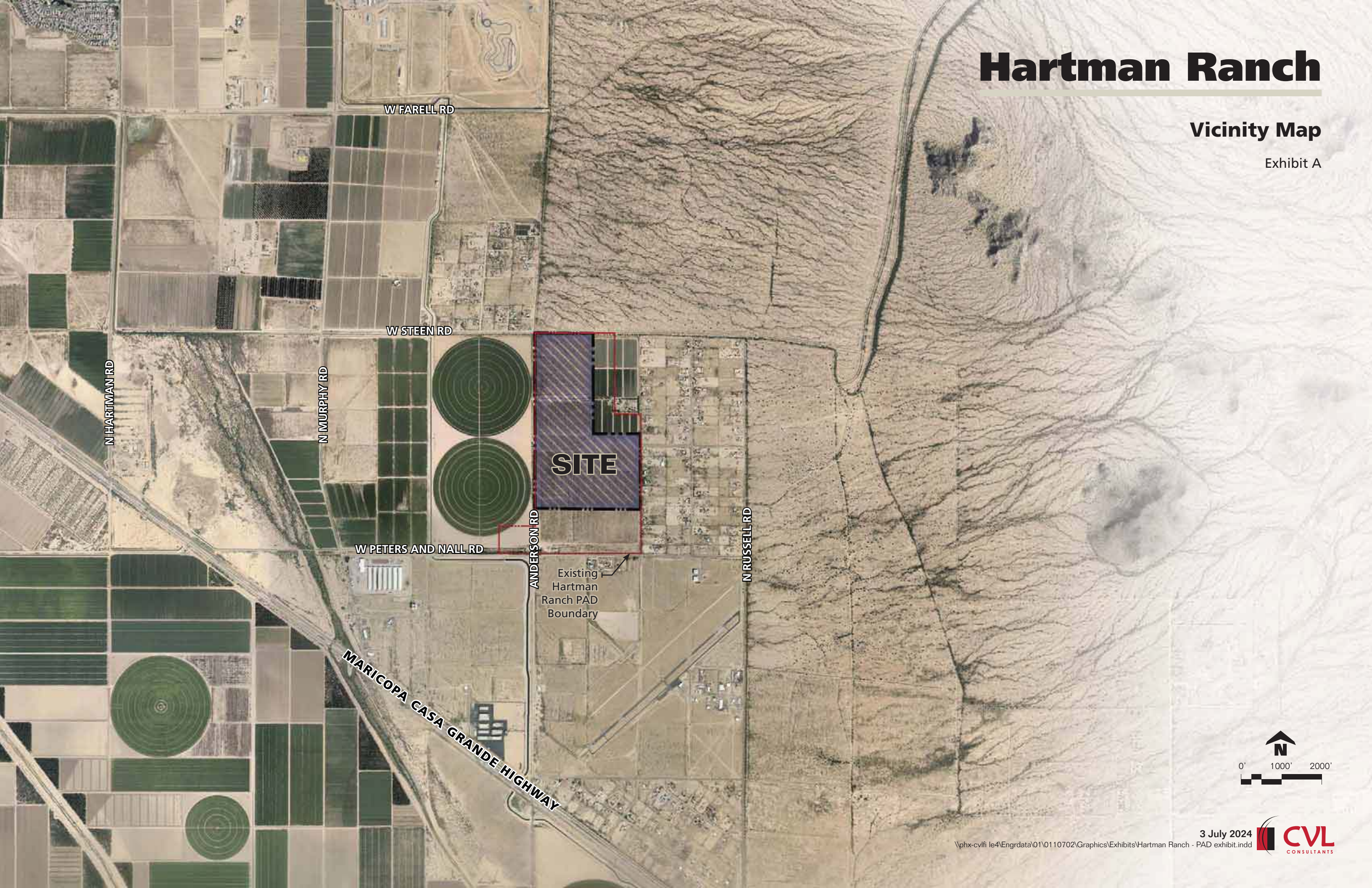
Exhibit A

Vicinity Map

Hartman Ranch

Vicinity Map

Exhibit A



SITE

Existing
Hartman
Ranch PAD
Boundary



3 July 2024

\\phx-cvlf\le4\Engrdata\01\0110702\Graphics\Exhibits\Hartman Ranch - PAD exhibit.indd



Exhibit B

Notification Letter



May 21, 2025

Subject: Hartman Ranch – Planned Area Development and Minor General Plan Amendment Request (Case # PAD23-07, GPA24-03). This ±193 acre site is generally located at the southeast corner of Steen Road & Anderson Road within the City of Maricopa incorporated limits.

Dear Neighbor,

The purpose of this letter is to inform you that concurrent Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Cole Maricopa 193 LLC. This request for Hartman Ranch proposes to update a ±193-acre portion of the original PAD established on the property approximately 17 years ago. The intention is to update the existing site design and entitlements to allow for a single-family residential community with a centrally located park and open space trail network.

Hartman Ranch is the proposed PAD amendment area containing approximately 193 acres of land identified as County Parcel No. 50209002H. The property is generally bounded by Steen Road to the north, land planned for the approved Hartman Trails community to the west, and land planned for the existing Hartman Ranch master planned community and existing single residences to the east and south. Please see the attached existing and proposed zoning and land use maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**
June 5, 2025, at 5:30 pm
Maricopa Library and Cultural Center, Maple Room
18160 N Maya Angelou Drive,
Maricopa, Arizona 85138
- **Planning & Zoning Commission**
June 23, 2025, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **City Council**
July 15, 2025, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case # PAD23-07 & GPA24-03, Project Name: Hartman Ranch - Planned Area Development and Minor General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager, CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com

May 21, 2025

Project Summary

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Cole Maricopa 193 LLC, is pleased to submit this Minor General Plan Amendment (GPA) and Planned Area Development (PAD) amendment to the City of Maricopa (City) for development of Hartman Ranch, a single-family masterplanned community generally located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona (the Property). The subject property of this request is approximately 193-acres of land known as Parcel No. 50209002H.

The first request seeks a Minor General Plan Amendment (“GPA”) to change the existing split land use designations of approximately 9 acres of Commercial (“C”) and 300 acres of Master Planned Community (“MPC”) to an overall Master Planned Community (“MPC”) land use. The second companion request seeks to amend the zoning of the subject ± 309 acres remaining from the original ± 617 -acre Hartman Ranch PAD approved in 2006 (Case Nos. PAD 05.14, ZON 05.12).

As the Property begins to develop, approximately 17 years after the initial approval of the Hartman Ranch PAD, there is a need to update the existing entitlements to permit lot sizes that will better suit current market demands and a site design that maintains the original intent while providing the necessary modifications to fit within the current context of the surrounding communities. This request will also serve to bring the design up to accommodate the City’s latest zoning and subdivision code requirements, including the enhanced design criteria established for PAD zoning.

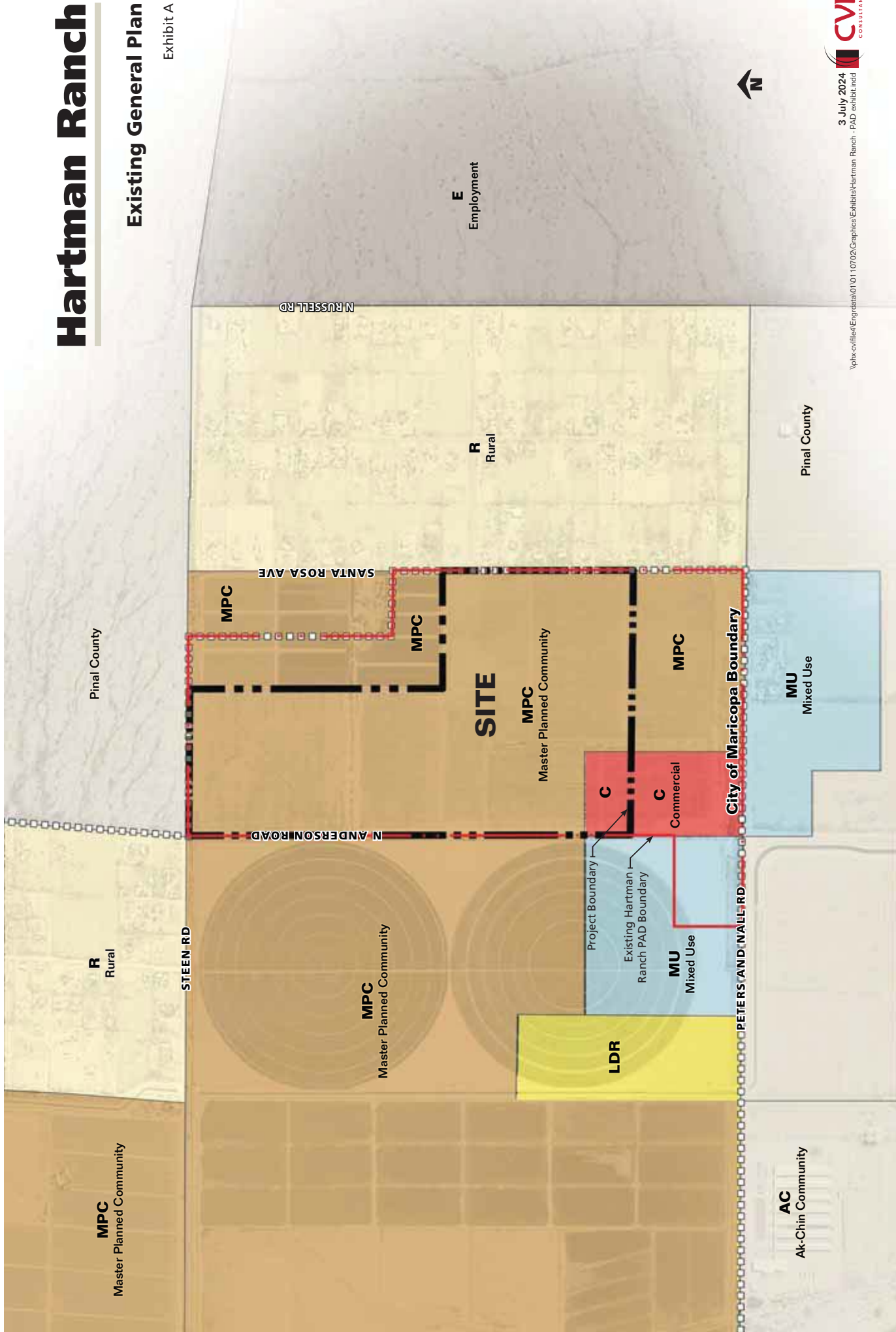
The ± 309 acres of land within the overall Hartman Ranch provide three separate land uses which meet the City’s criteria for land use variation within the MPC land use designation. Thoughtfully designed multi-modal access points for direct vehicular, pedestrian, and bicycle connectivity is planned between the subject amendment area pursued by this application and the existing Commercial, Mixed Use, and lower density residential parcels that remain within the overall master planned community of Hartman Ranch.

With the approval of the proposed applications, the Property will be developed as illustrated on the attached Conceptual Land Use Plan. This request is consistent with the design concept, land use, open space, character, and intent of the previously approved Hartman Ranch PAD, as modified by these requests to accommodate the above-mentioned goals and address current City standards. The development team believes that this request represents an appropriate and favorable planning of the site and a positive contribution to the area.

Hartman Ranch

Existing General Plan

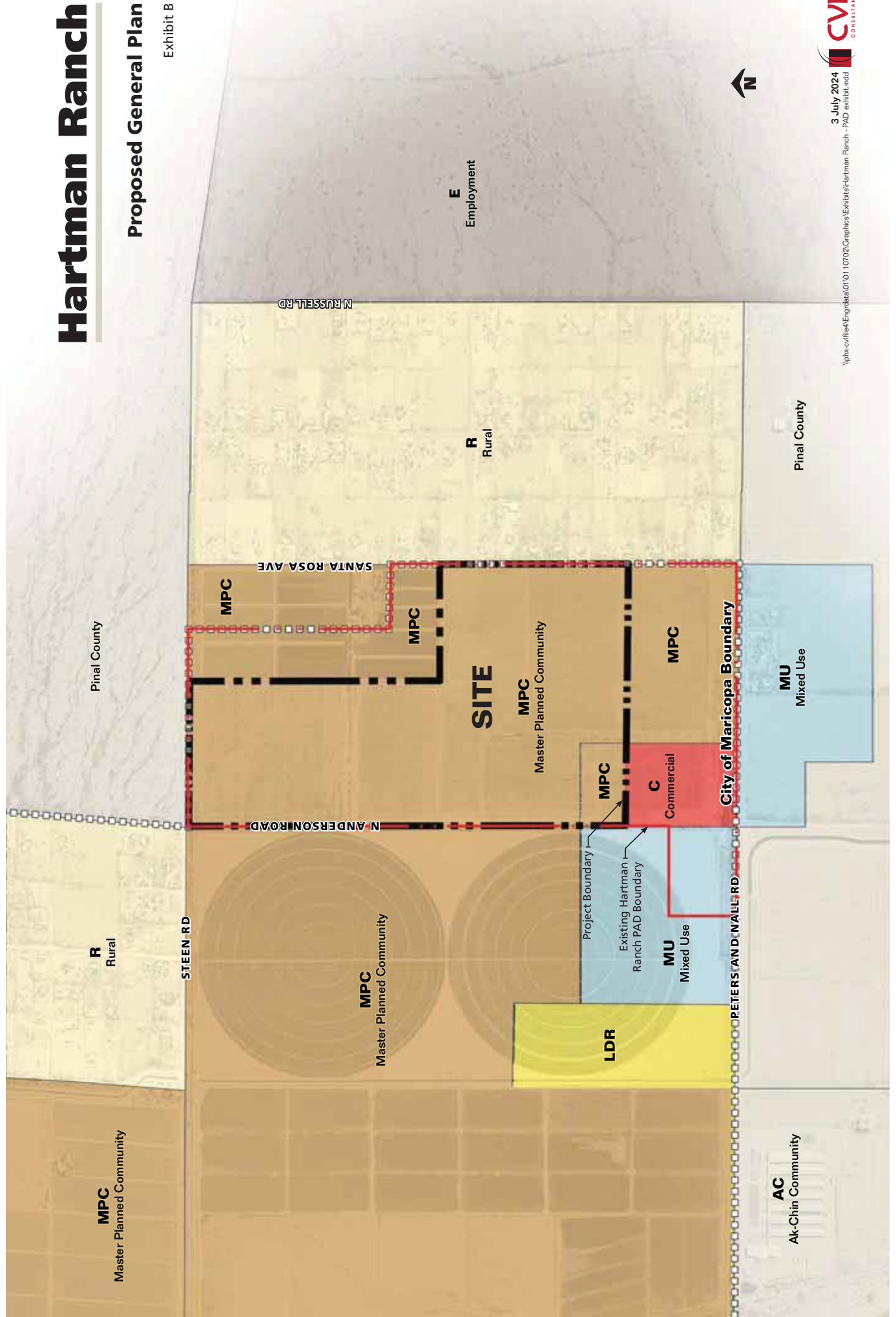
Exhibit A



Hartman Ranch

Proposed General Plan

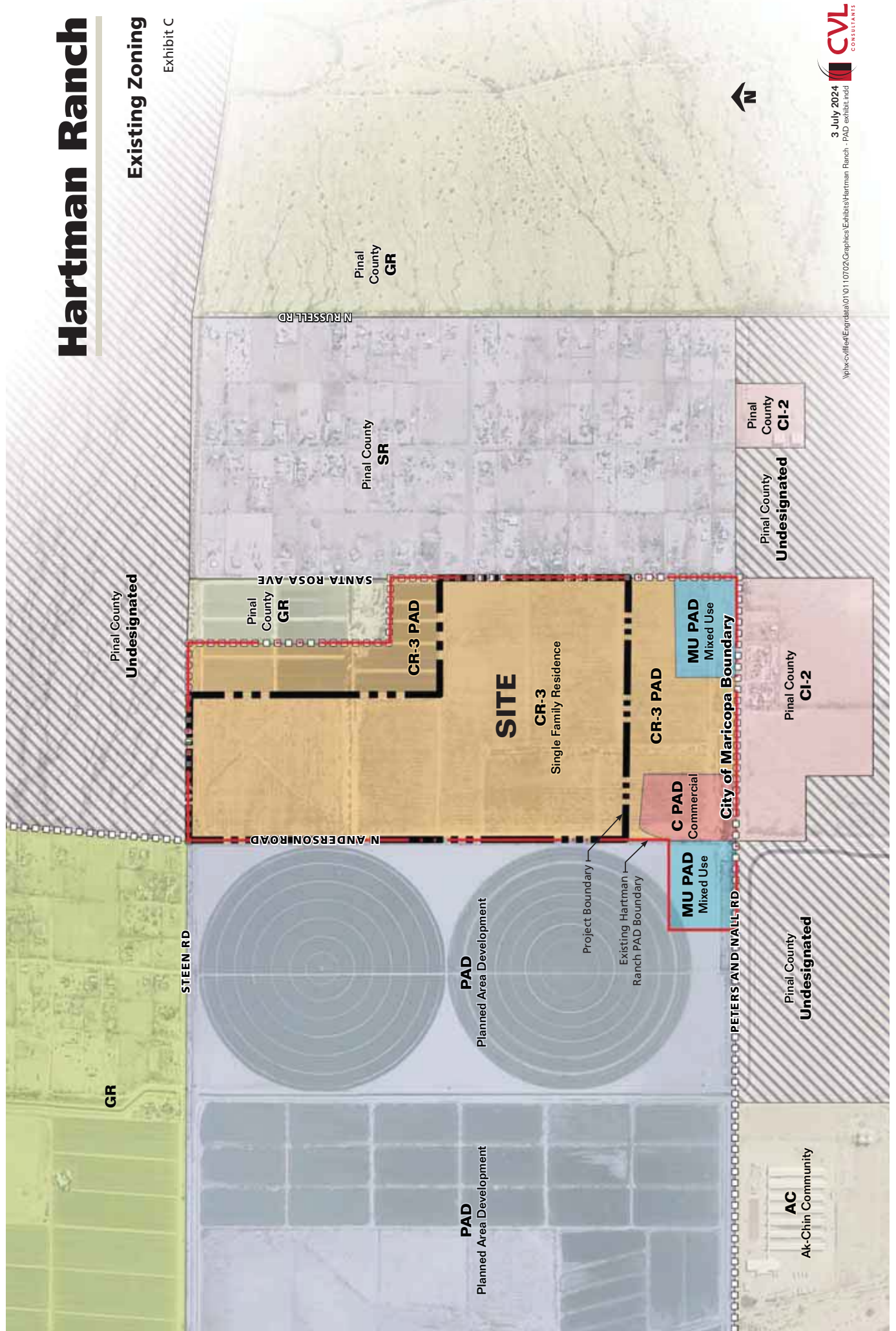
Exhibit B



Hartman Ranch

Existing Zoning

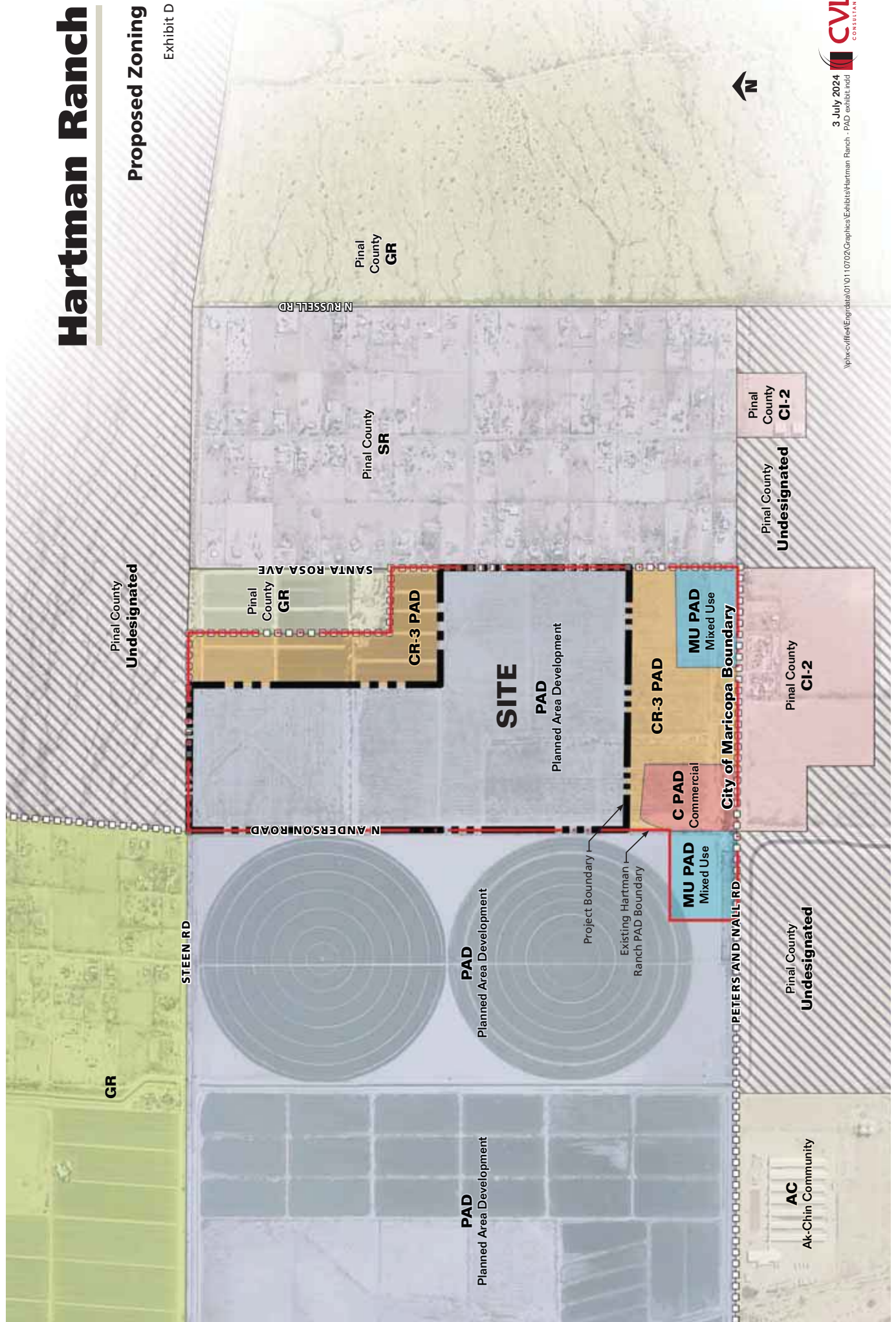
Exhibit C



Hartman Ranch

Proposed Zoning

Exhibit D





4550 North 12th Street | Phoenix, AZ 85014
602.264.6831

February 9, 2026

Subject: Hartman Ranch – Planned Area Development and Minor General Plan Amendment Request (Case # PAD23-07, GPA24-03). This ±309 acre site is generally located at the southeast corner of Steen Road & Anderson Road within the City of Maricopa incorporated limits.

Dear Neighbor,

The purpose of this letter is to inform you that concurrent Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Cole Maricopa 193 LLC. This request for Hartman Ranch proposes to update a ±309-acre portion of the original PAD established on the property approximately 17 years ago. The intention is to update the existing site design and entitlements to allow for a single-family residential community with a centrally located park and open space trail network.

Hartman Ranch is the proposed PAD amendment area containing approximately 309 acres of land identified as County Parcel No. 50209002H. The property is generally bounded by Steen Road to the north, land planned for the approved Hartman Trails community to the west, and land planned for the existing Hartman Ranch master planned community and existing single residences to the east and south. Please see the attached existing and proposed zoning and land use maps of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates are as follows:

- **Planning & Zoning Commission**
March 23, 2026, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **City Council**
April 21, 2026, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case # PAD23-07 & GPA24-03, Project Name: Hartman Ranch - Planned Area Development and Minor General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,

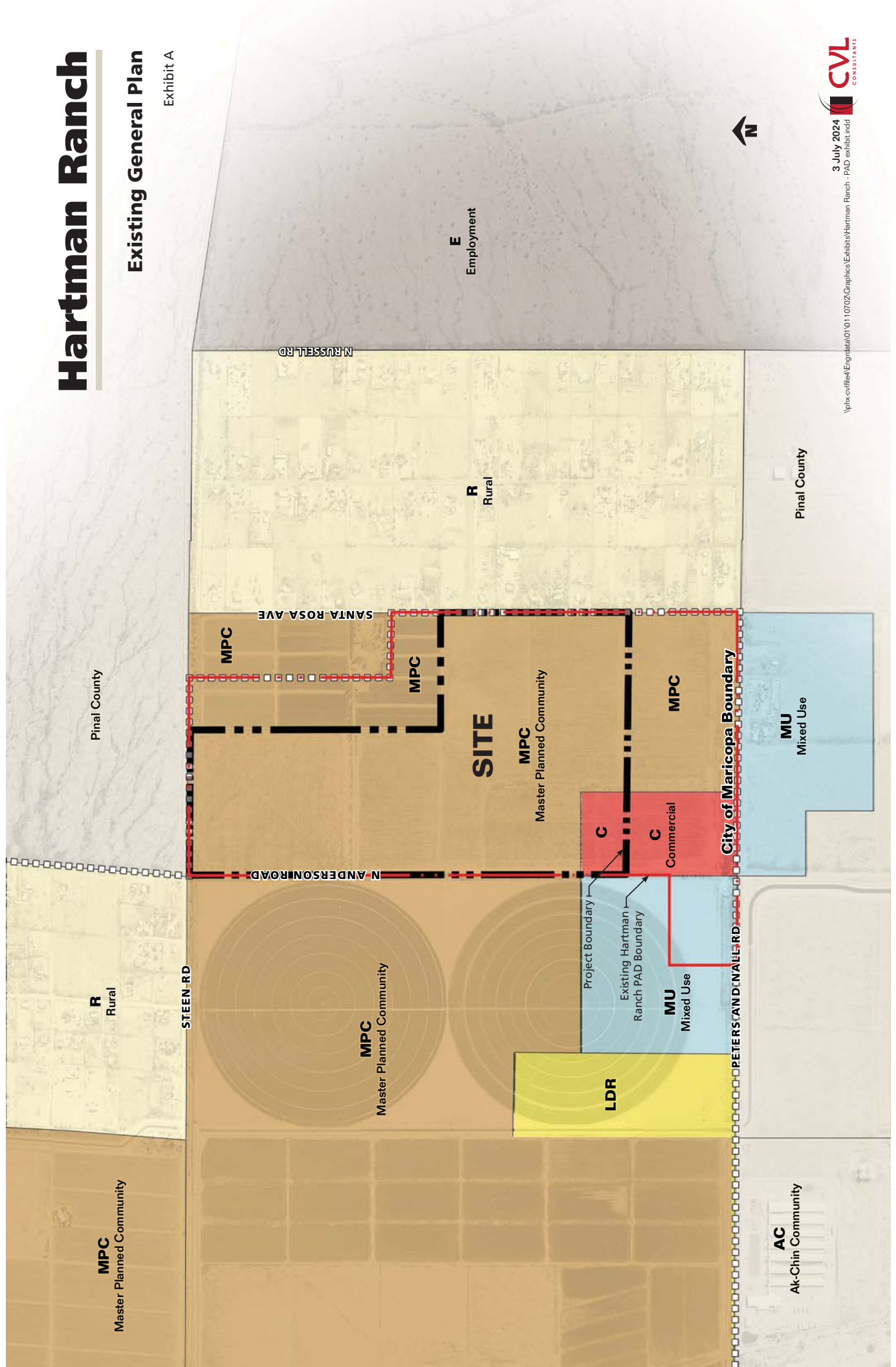
A handwritten signature in black ink that reads "Julie Vermillion".

Julie Vermillion
Project Manager, CVL Consultants
4550 N 12 Street, Phoenix, Arizona 85014
Phone: (602) 753-8311 | Email: jvermillion@cvlci.com

Hartman Ranch

Existing General Plan

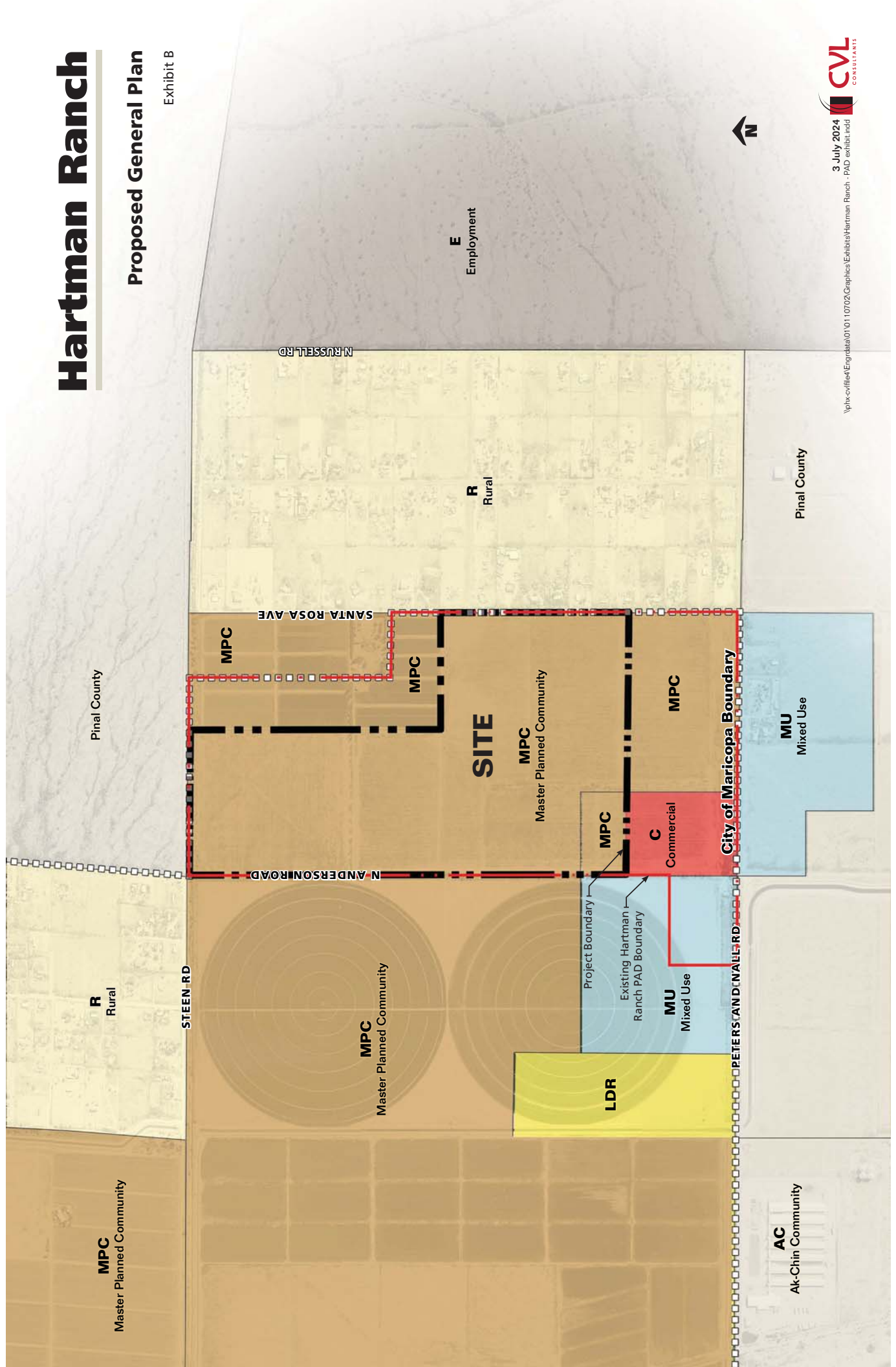
Exhibit A



Hartman Ranch

Proposed General Plan

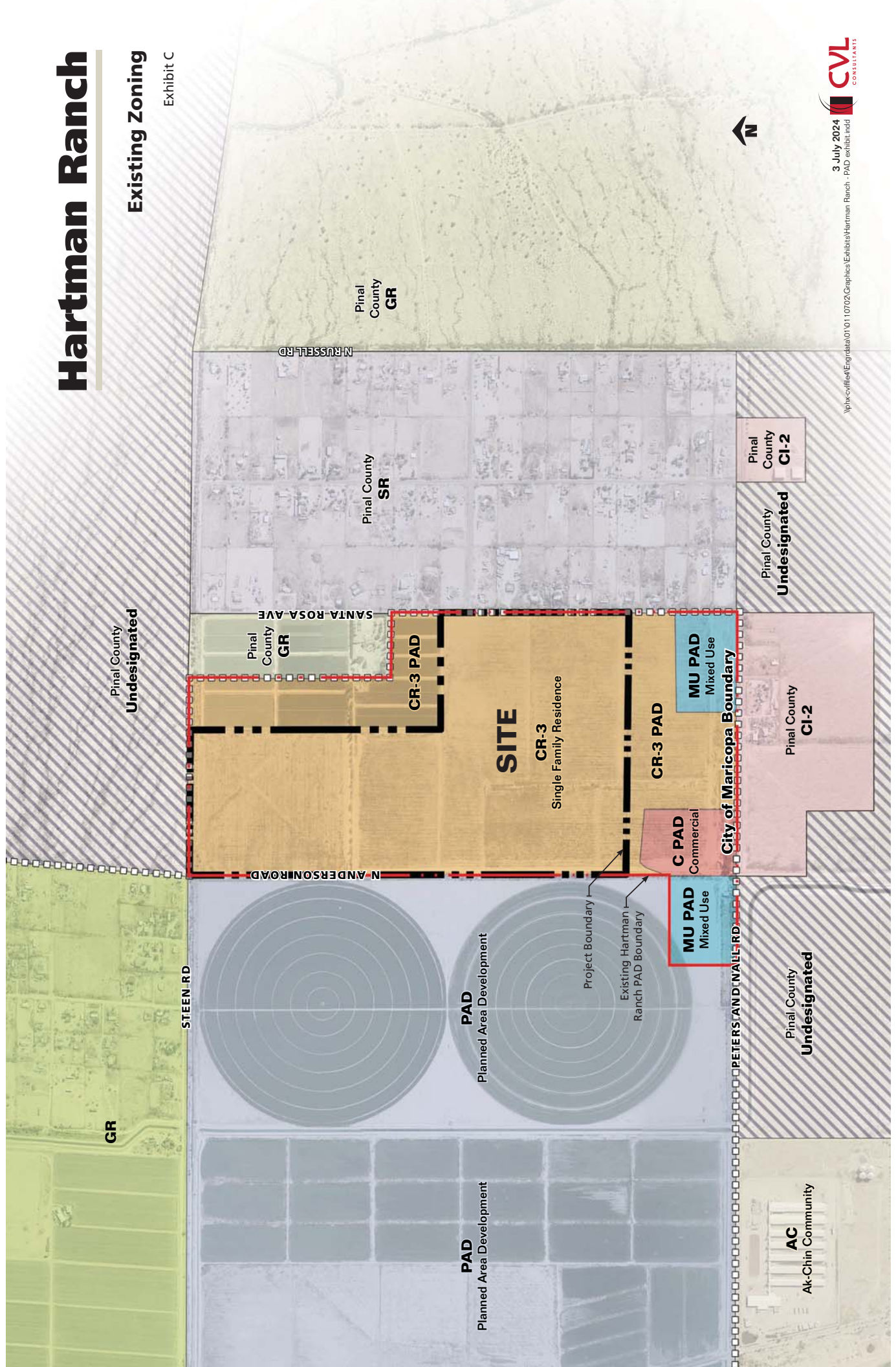
Exhibit B



Hartman Ranch

Existing Zoning

Exhibit C



Hartman Ranch

Proposed Zoning

Exhibit D

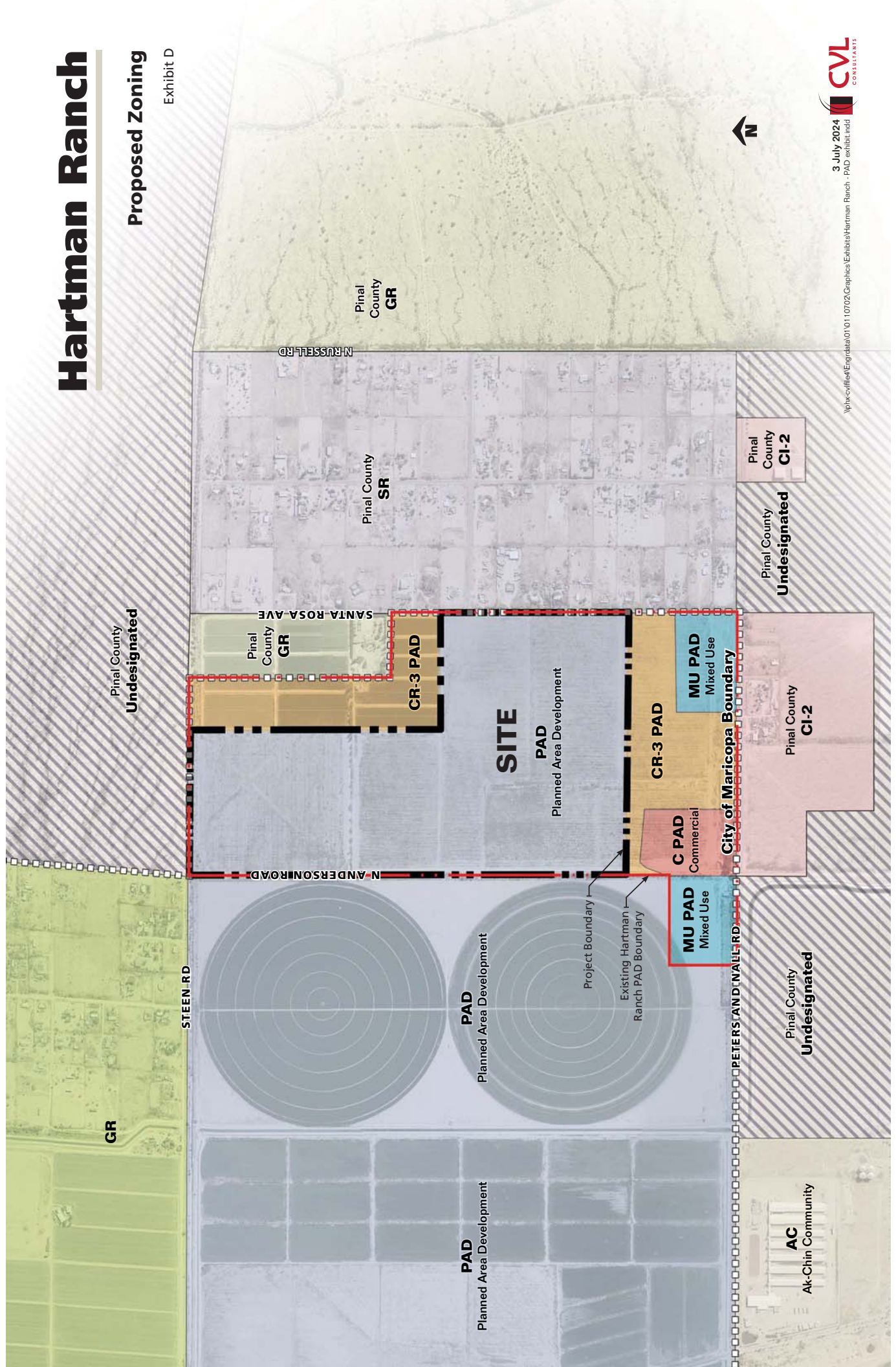


Exhibit C

Newspaper Notice

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, 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:

May. 20, 2025

NOTICE ID: nYII3ImRNNq2IDA6AxB5

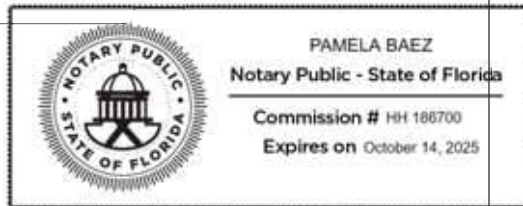
NOTICE NAME: PAD23-07 & GPA24-03

Edmar Corachia

(Signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 05/21/2025

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC MEETING
AND HEARING**

for
Planned Area Development Case
PAD23-07

& Minor General Plan Amendment
Case # GPA24-03

Neighborhood Meeting

June 5, 2025, at 6:00 pm

Maricopa Library and Cultural

Center

18160 N Maya Angelou Drive,

Maricopa, Arizona 85138

Planning and Zoning Commission

June 23, 2025, at 6:00 pm

City Hall, 39700 West Civic Center

Plaza

Maricopa, Arizona 85138

City Council

July 15, 2025, at 6:00 pm

City Hall, 39700 West Civic Center

Plaza

Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN

THAT the above listed meeting

and public hearings will be held at

the above referenced date, time

and location. The purpose of the

meeting is to inform residents in the

surrounding area of the proposed

request to amend a +/- 309-acre

portion of the current Hartman

Ranch PAD for the site known as

Hartman Ranch generally located

at the southeast corner of Steen

Road and Anderson Road, and for

a minor amendment to the general

plan land use from split land use

designations of Commercial and

Master Planned Community, to an

overall land use of Master Planned

Community. The intention is to

allow for development of a single-

family residential community with

centrally located park (Case #

PAD23-07 & GPA24-03).

The application is on file with

the Development Services

Department and is available for

public review and will be provided

upon request. 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

City of Maricopa Development

Services Department, Attention:

Derek Schaefer, 39700 West Civic

Center Plaza, Maricopa, Arizona

85138. Please include name,

address, telephone number and

signature.

Published 5/20/25

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, 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. 14, 2026

NOTICE ID: BosvfNRCe0UEbvO87dz7

NOTICE NAME: PAD23-07 & GPA24-03

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 02/17/2026

[Signature]

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC MEETING
AND HEARING**

for

Planned Area Development Case
PAD23-07

& Minor General Plan Amendment
Case # GPA24-03

Planning and Zoning Commission
March 23, 2026, at 6:00 pm

City Hall, 39700 West Civic Center
Plaza

Maricopa, Arizona 85138

City Council

April 21, 2026, at 6:00 pm

City Hall, 39700 West Civic Center
Plaza

Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN

THAT the above listed meeting and public hearings will be held at the above referenced date, time and location. The purpose of the meeting is to inform residents in the surrounding area of the proposed request to amend a +/- 309-acre portion of the current Hartman Ranch PAD for the site known as Hartman Ranch generally located at the southeast corner of Steen Road and Anderson Road, and for a minor amendment to the general plan land use from split land use designations of Commercial and Master Planned Community, to an overall land use of Master Planned Community. The intention is to allow for development of a single-family residential community with centrally located park (Case # PAD23-07 & GPA24-03).

The application is on file with the Development Services Department and is available for public review and will be provided upon request. 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 City of Maricopa Development Services Department, Attention: Derek Scheerer, 39700 West Civic Center Plaza, Maricopa, Arizona 85138. Please include name, address, telephone number and signature.

Published 2/14/26



PAMELA BAEZ
Notary Public - State of Florida

Commission # HH 732409

Expires on October 19, 2029



Exhibit D

Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Steen Rd & Anderson Rd, in the City of Maricopa, on 05/20/25.

See attached photo exhibit.

For applicant:

COE & VAN LOO

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 05/20/25 by Meghan Liggett.

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

Marybeth Conrad

Notary Public



My Commission expires: 10-25-28



ZONING



CITY OF MARICOPA- PLANNING DIVISION

Proposal: Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03):

NEIGHBORHOOD MEETING

Date: June 5, 2025
Time: 5:30 P.M.
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

**PLANNING AND ZONING COMMISSION
(PUBLIC HEARING)**

Date: June 23, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: July 15, 2025
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:
Derek Scheerer 520-316-6980 Email: Derek.Scheerer@maricopa-az.gov

Posting Date: May 20, 2025

May 20, 2025 at 10:29 AM
+33 004988, 111 920504
13727-13865 N Santa Rosa Ave
Maricopa AZ 85138
United States



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03).

NEIGHBORHOOD MEETING

Date: June 5, 2025
Time: 5:30 P.M.
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: June 23, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: July 15, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

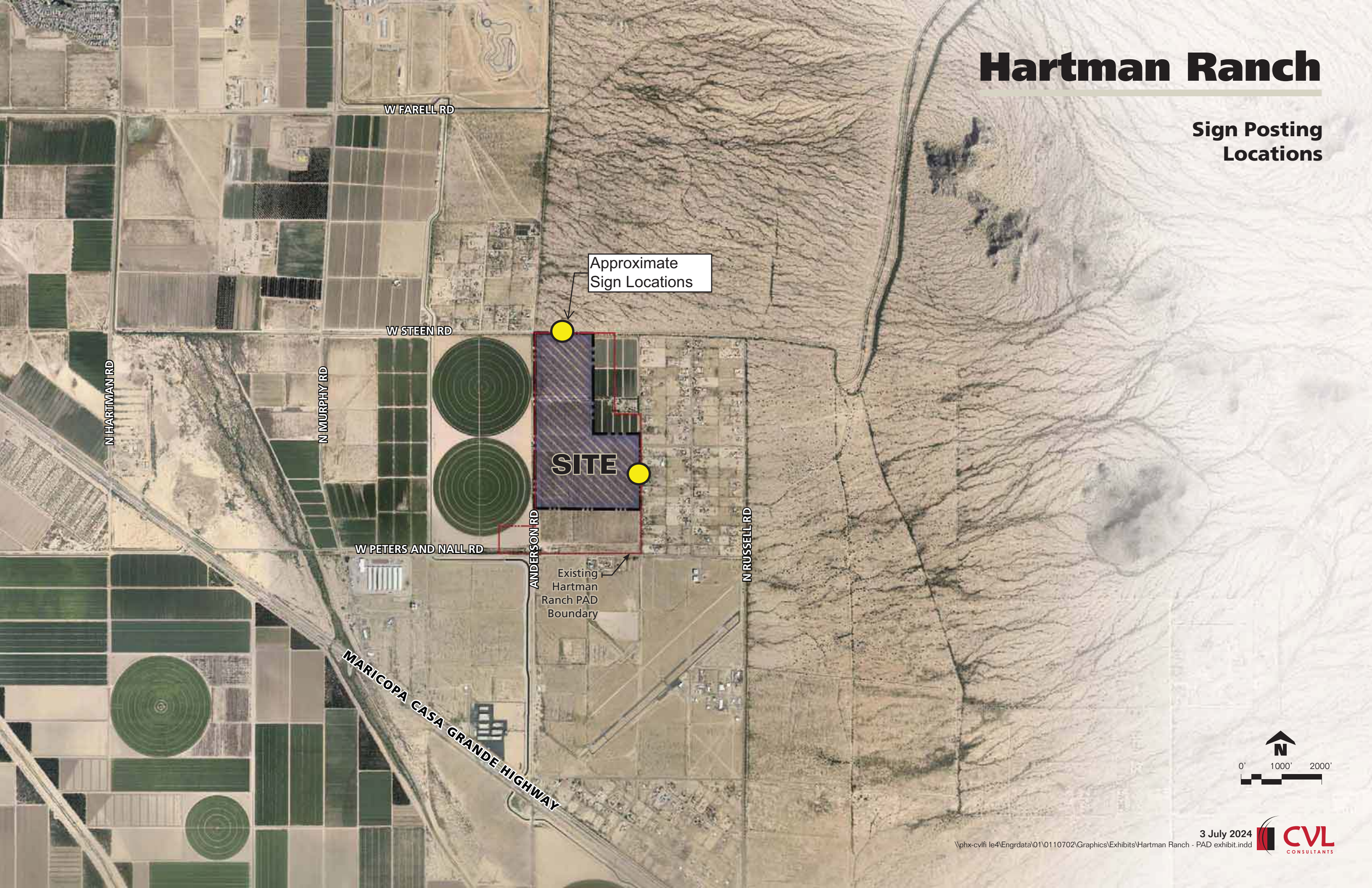
**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
Derek Scheerer 520-316-6980 Email: Derek.Scheerer@maricopa-az.gov**

Posting Date: May 20, 2025

May 20, 2025 at 9:34 AM
+33 014143-111 926188
Maricopa AZ 85138
United States

Hartman Ranch

Sign Posting
Locations



Approximate
Sign Locations

SITE

Existing
Hartman
Ranch PAD
Boundary



3 July 2024

\\phx-cvlf\le4\Engrdata\01\0110702\Graphics\Exhibits\Hartman Ranch - PAD exhibit.indd



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Steen Rd & Anderson Rd, in the City of Maricopa, on 02/13/26.

See attached photo exhibit.

For applicant:

COE & VAN LOO

Dynamite Signs

Sign Company Name

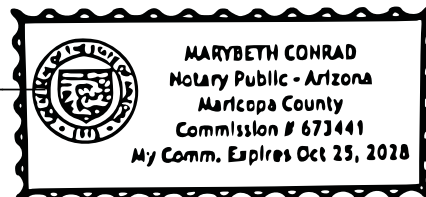
Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 02/13/26 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03).

NEIGHBORHOOD MEETING

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Time: 5:30 P.M.
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

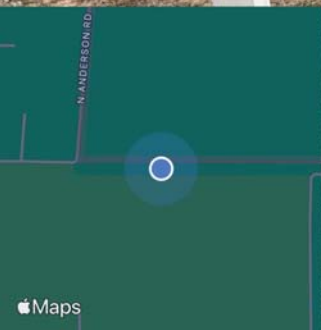
Date: March 23, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: April 21, 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:
Derek Scheerer 520-316-6980 Email: Derek.Scheerer@maricopa-az.gov

Posting Date: May 20, 2025



Feb 13, 2026 at 11:21:07 AM
Maricopa AZ 85138
United States



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03).

NEIGHBORHOOD MEETING

Date: June 5, 2025
Time: 5:30 P.M.
Location: Maricopa Library & Cultural Center, Maple Room
18160 N Maya Angelou Drive
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: March 23, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: April 21, 2026
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

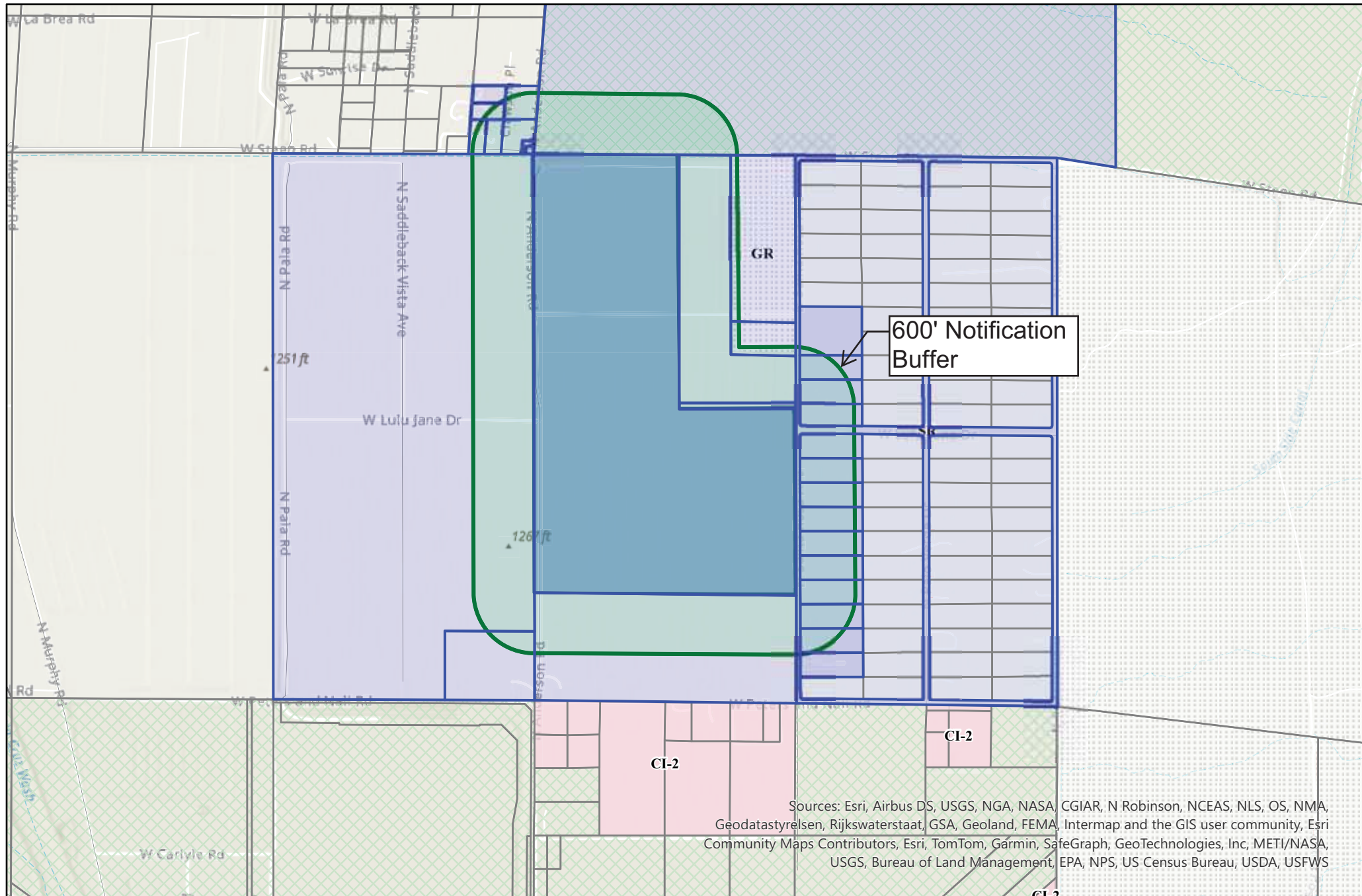
FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
Derek Scheerer 520-316-6980 Email: Derek.Scheerer@maricopa-az.gov

Posting Date: May 20, 2025

Feb 13, 2026 at 10:56:36 AM
13727-13865 N Santa Rosa Ave
Maricopa AZ 85138
United States

Exhibit E

**Generated 600'
Notification Map
and Mailing Labels**



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

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CARDENAS ASUNCION & JOSE...
13691 N SANTA ROSA AVE
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...
14291 N ANDERSON RD
MARICOPA, AZ 85139

CLIFFORD BELINDA L & MARK ...
13765 N SANTA ROSA AVE
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...
14291 N ANDERSON RD
MARICOPA, AZ 85139

JRDC FAMILY TRUST
13247 N SANTA ROSA AVE
MARICOPA, AZ 85138

KING AMY JO
PO BOX 93325
PHOENIX, AZ 85070

COLE MARICOPA 193 LLC
8300 E DIXILETA DR UNIT 302
SCOTTSDALE, AZ 85266

HARTMAN PHILIP MCD
14291 N ANDERSON RD
MARICOPA, AZ 85138

HERMANSEN CALLY A
13955 N SANTA ROSA AVE
MARICOPA, AZ 85138

JEN ARIZONA 63 LLC
2222 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

WOOD STEVE J
13325 N SANTA ROSA AVE
MARICOPA, AZ 85138

RODAS MANOLO G
260 1ST ST
RICHMOND, CA 94801

MARICOPA CONSOLIDATED DO...
PO BOX 209
MARICOPA, AZ 85139

RUGGLES NIKKI A
13397 N SANTA ROSA AVE
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...
14291 N ANDERSON RD
MARICOPA, AZ 85139

MARICOPA CONSOLIDATED DO...
PO BOX 209
MARICOPA, AZ 85139

HARTMAN RANCH LLC
14291 N ANDERSON RD
MARICOPA, AZ 85138

BRAVO CHRISTIAN LUIS & BRA...
14081 N SANTA ROSA AVE
MARICOPA, AZ 85138

MARICOPA CONSOLIDATED DO...
PO BOX 209
MARICOPA, AZ 85139

LEE MELAINE R & LEE TRINA J
13471 N SANTA ROSA AVE
MARICOPA, AZ 85138

SMITH JACOB S
14145 N SANTA ROSA AVE
MARICOPA, AZ 85138

BRAZELTON ROBERT E & TAM...
14845 N KYRENE AVE
MARICOPA, AZ 85139

TATTRIE RICHARD L
1722 E ERIE ST
CHANDLER, AZ 85225

HARTMAN PHILIP MCD & SHIRL...
14291 N ANDERSON RD
MARICOPA, AZ 85139

BRAZELTON JESSICA M
14845 N KYRENE AVE
MARICOPA, AZ 85139

GORIS'S SOLUTIONS LLC
13619 N SANTA ROSA AVE
MARICOPA, AZ 85138

THREE AFFILIATED TRIBES OF ...
404 FRONTAGE RD
NEW TOWN, ND 58763

TERAN BERNARDO
PO BOX 292
MARICOPA, AZ 85139

SCOTT DEAN CONRAD & HAZE...
14910 N ANDERSON RD
MARICOPA, AZ 85139

TERAN BERNARDO O
PO BOX 292
MARICOPA, AZ 85139

Exhibit G

Neighborhood Meeting Summary

MEETING MINUTES

June 5, 2025

Meeting: Hartman Ranch (Case # PAD23-07, GPA24-03) – Neighborhood Meeting
Location: Maple Room, Maricopa Library & Cultural Center
18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date: Thursday, June 5, 2025
Start Time: 5:30 p.m. Estimated Ending Time: 6:30 p.m.
Attendees: Julie Vermillion with CVL Consultants (Applicant)
Derek Scheer (Case planner)
Cole Family (Property owner)
Hartman Family (Owner of the original Hartman Ranch)
Ruggles Family (Neighbor on Santa Rosa Avenue)
Christian Bravo (Neighbor on Santa Rosa Avenue)

The neighborhood meeting for the Hartman Ranch community was held at 5:30 pm on Thursday, June 5, 2025, in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned application is to amend +/- 193 acre site known as Hartman Ranch located at the southeast corner of Steen Road & Anderson Road. The intention is to update the existing site design and entitlements to allow for a single-family residential community with a centrally located park and open space trail network (Case # PAD23-07, GPA24-03).

The meeting minutes are as follows:

1. The in person meeting opened at 5:30 pm with a member of the development team available to share information related to the project. The property owner and former property owners were present along with two households that reside on Santa Rosa Avenue. Case Planner Derek Scheerer was present. Please refer to the attached sign in sheet for information.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. Questions from the attendees were taken during and after the presentation. The questions were discussed and addressed as follows:
 - a. Access to the remaining Hartman parcels.
 - i. Access points on the land use plan were highlighted and discussed to assure the Hartman family that access will be provided to their remaining property.

- b. It was discussed that the Hartman family's well will remain in place on their property and would not be disturbed.
 - c. The timeframe of development was discussed, and the property owner anticipates 2-5 years to start construction.
 - d. Water was mentioned as a potential concern, but it was noted that Hartman Ranch has an agreement in place with Global Water.
 - e. The aesthetics of the landscape buffers, streets, and channels were noted as a concern, but the applicant assured attendees that there will be an attractive landscape plan in place to beautify and soften these areas.
4. A sign-in sheet and copies of the presentation were made available. Comment forms were provided to give attendees the option to submit written concerns as part of this case file.
- a. Only one comment form was received back from the attendees, and it mentioned being dissatisfied with the street lights and light pollution coming from Phoenix along with questions about where the water is coming from for the City of Maricopa in general. These comments were not applicable to Hartman Ranch.
5. The meeting was adjourned at 6:30 pm.

END OF MINUTES

Prepared by: Julie Vermillion

Date Prepared: June 5, 2025

Attachments: Power Point Presentation.

NEIGHBORHOOD MEETING

Date and Time:	Thursday, June 5, 2025 at 5:30 p.m.
Location:	Maple Room, Maricopa Library & Cultural Center
Address:	18160 N Maya Angelou Drive, Maricopa, AZ 85138

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HARTMAN RANCH
NEIGHBORHOOD MEETING

Project Comments

Date and Time:	Thursday, June 5, 2025 at 5:30 p.m.
Location:	Maple Room, Maricopa Library & Cultural Center
Address:	18160 N Maya Angelou Drive, Maricopa, AZ 85138

Please provide the information outlined below, as well as any comments about the project.

Contact Information

Name:	Harold Runkles
Address:	13397 N Santa Rosa Ave
Phone:	520-510-6755
Email:	accessmemory@gmail.com

Comments:

I would like to
more about the
water use of Maricopa
and where it comes from...
I.E. is all of Maricopa coming
from Wells?
also please remove all lights
to Phoenix...

Hartman Ranch

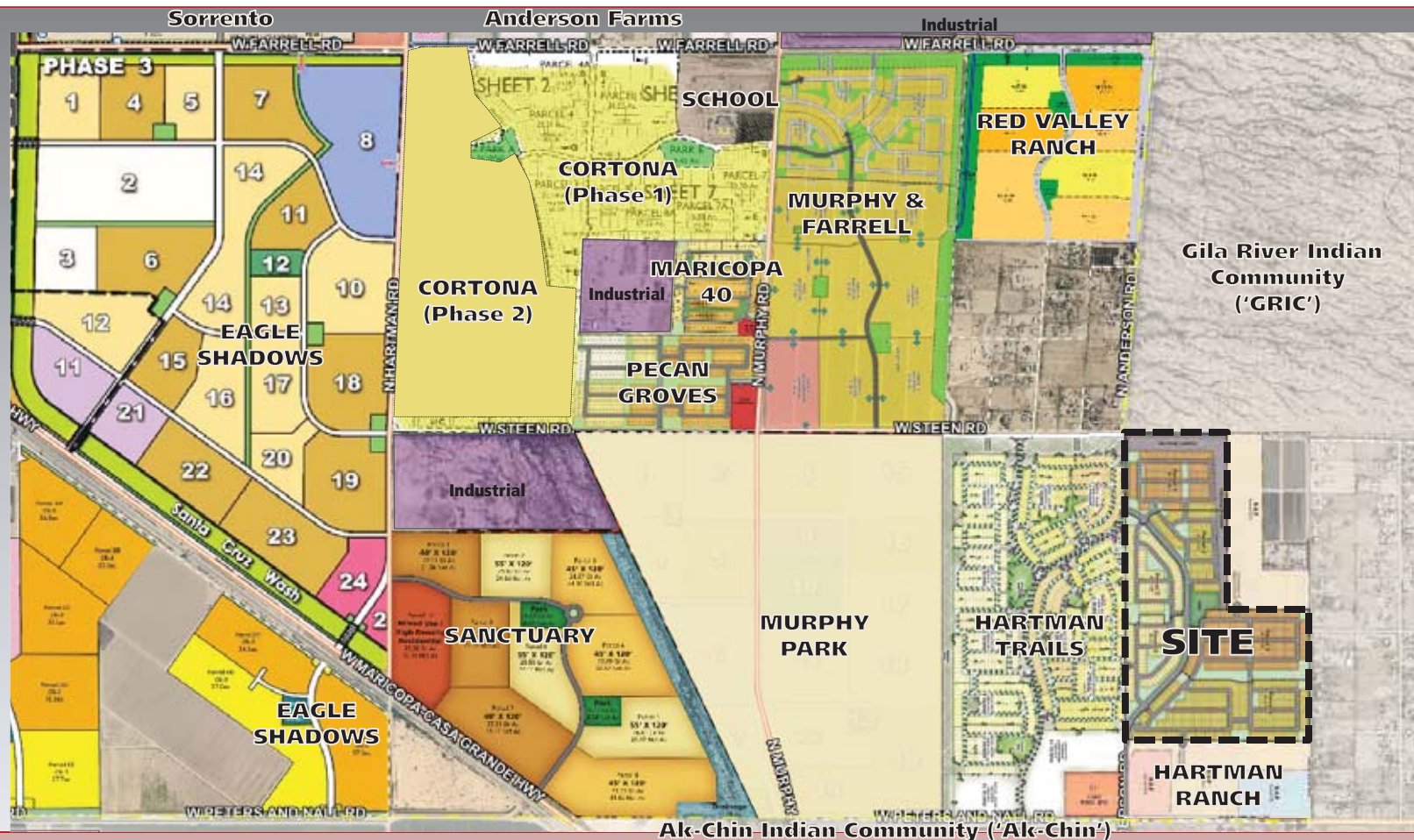
**GPA & PAD
Neighborhood Meeting
June 5, 2025**



Vicinity Map

Hartman Ranch is located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona.

Acreage: ± 193.63 acres



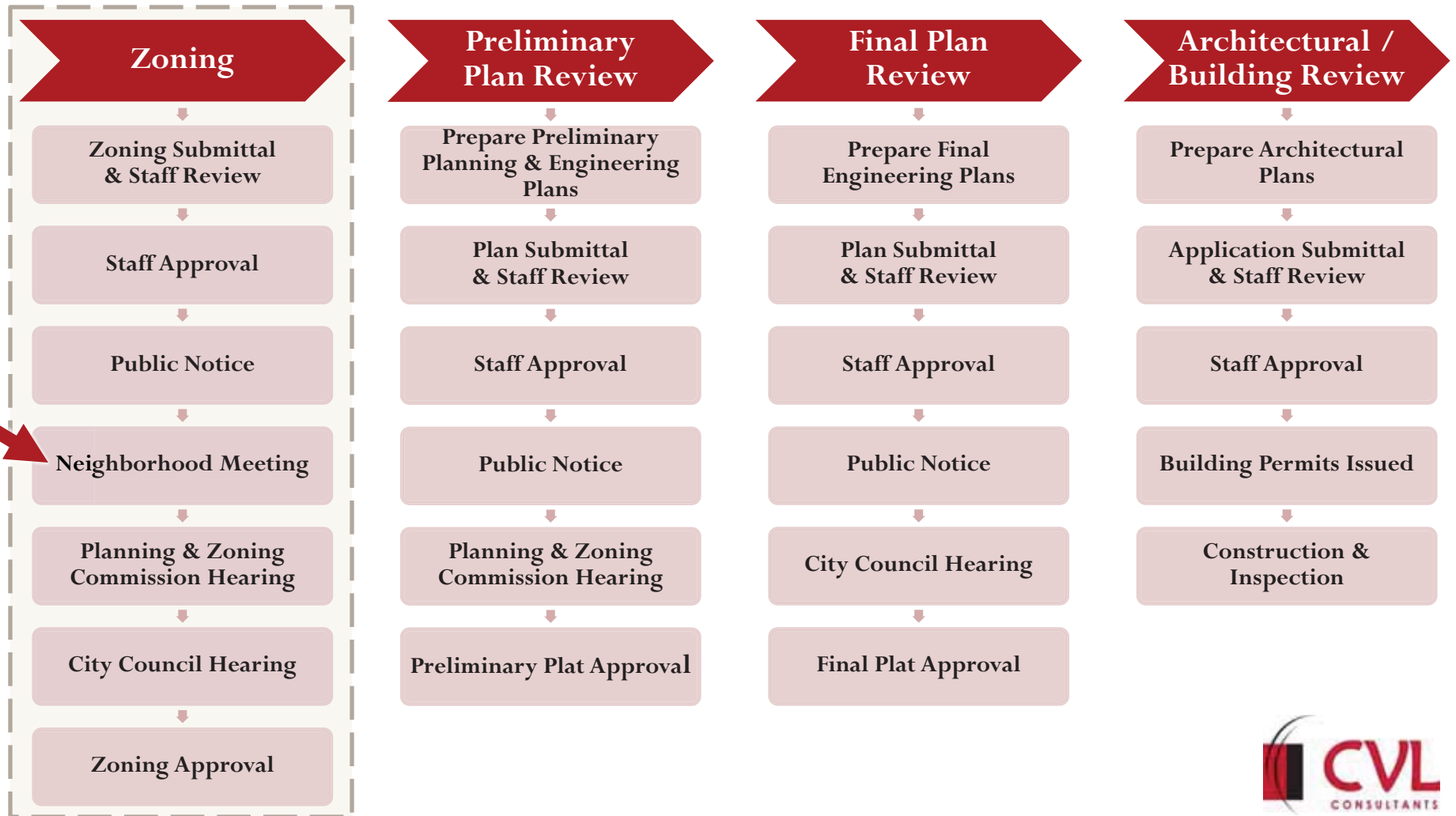
City of Maricopa Development Map

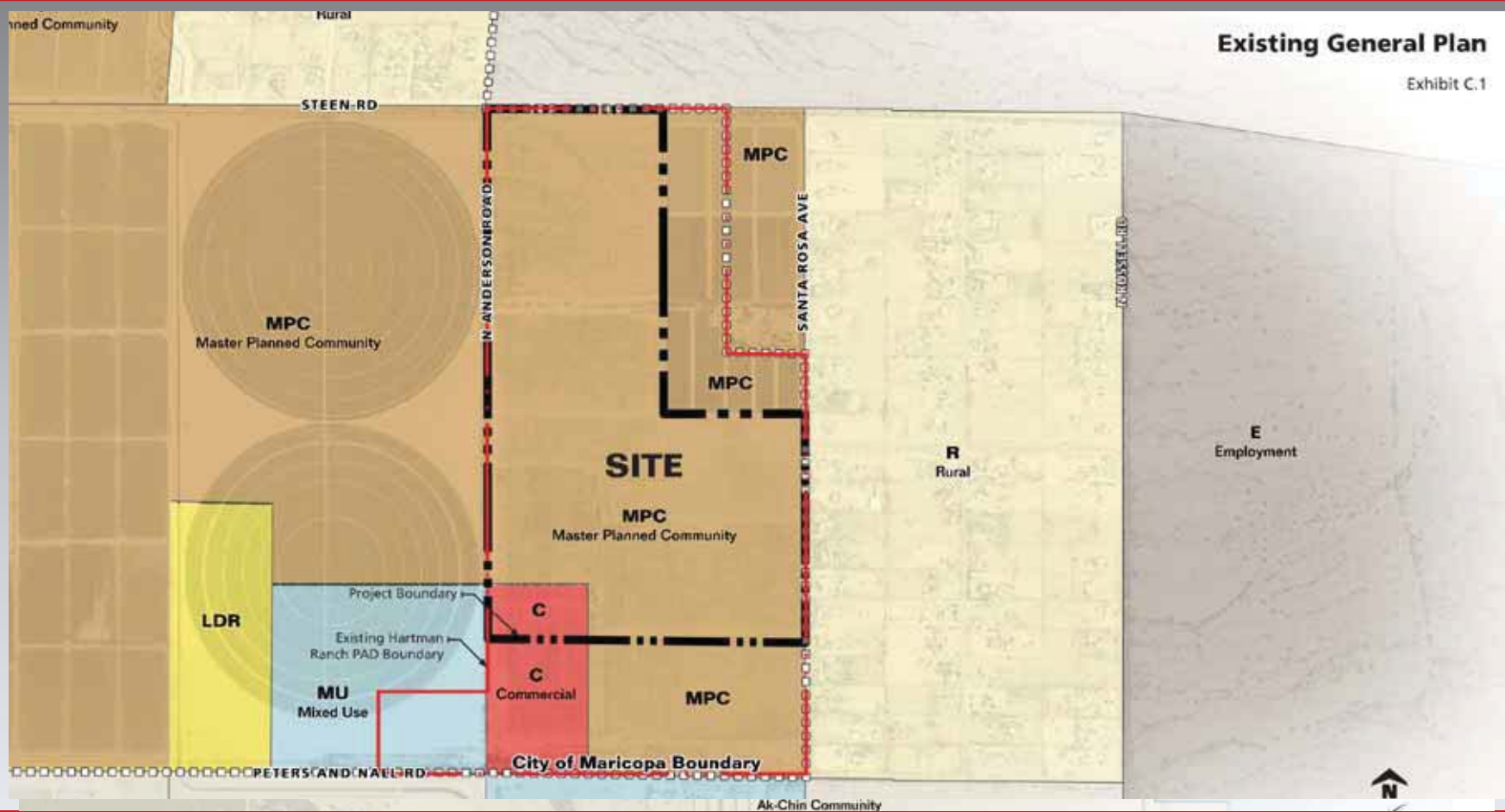
Surrounding developments include land planned for future master planned communities to the west. To the south is land planned with the original Hartman Ranch PAD and to the east are existing residences.

The colors on the map represent a variety of approved residential, open space, commercial, office, and industrial land uses.

City of Maricopa Process Overview

Current Process: Zoning

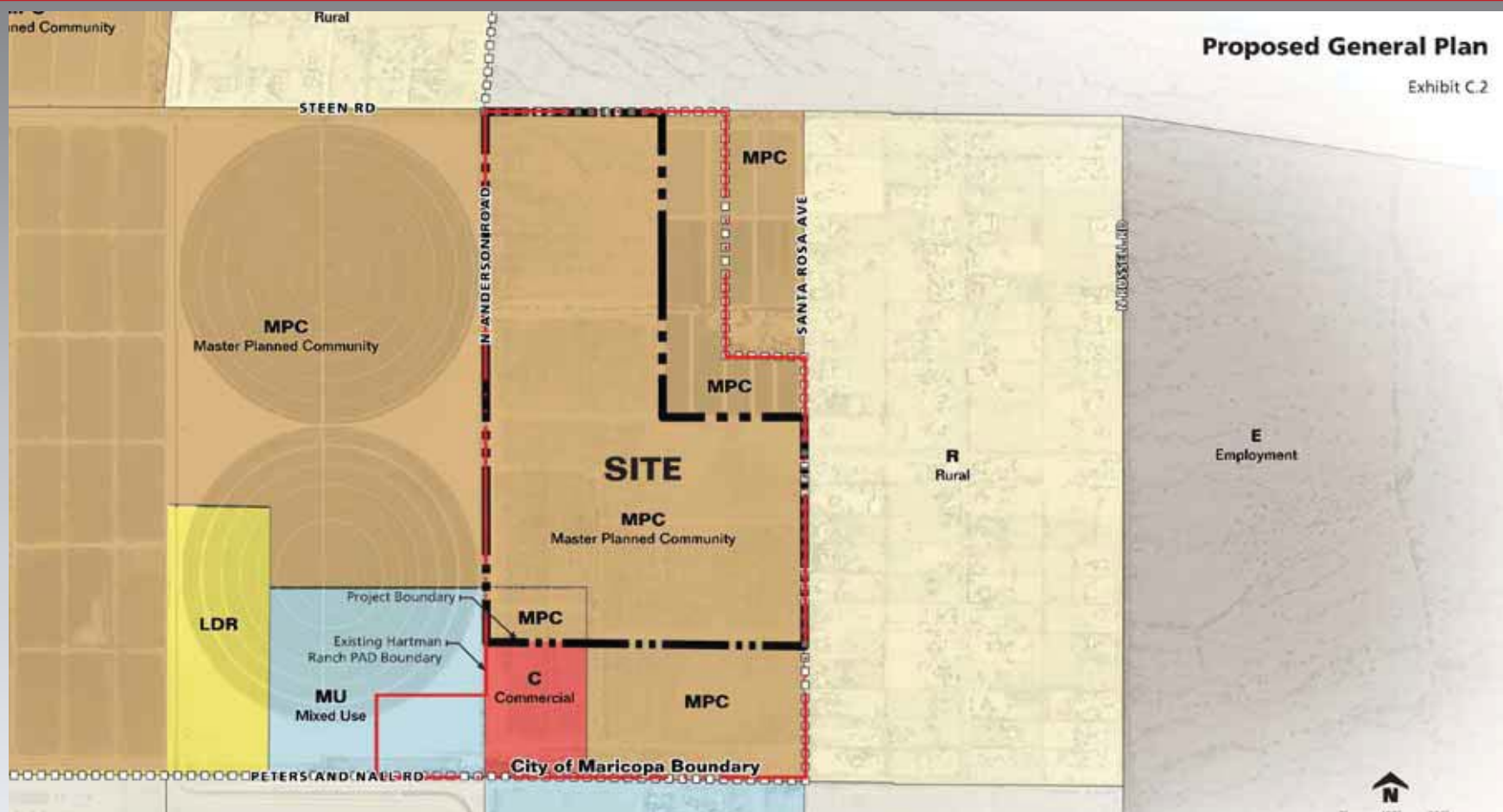




Existing General Plan

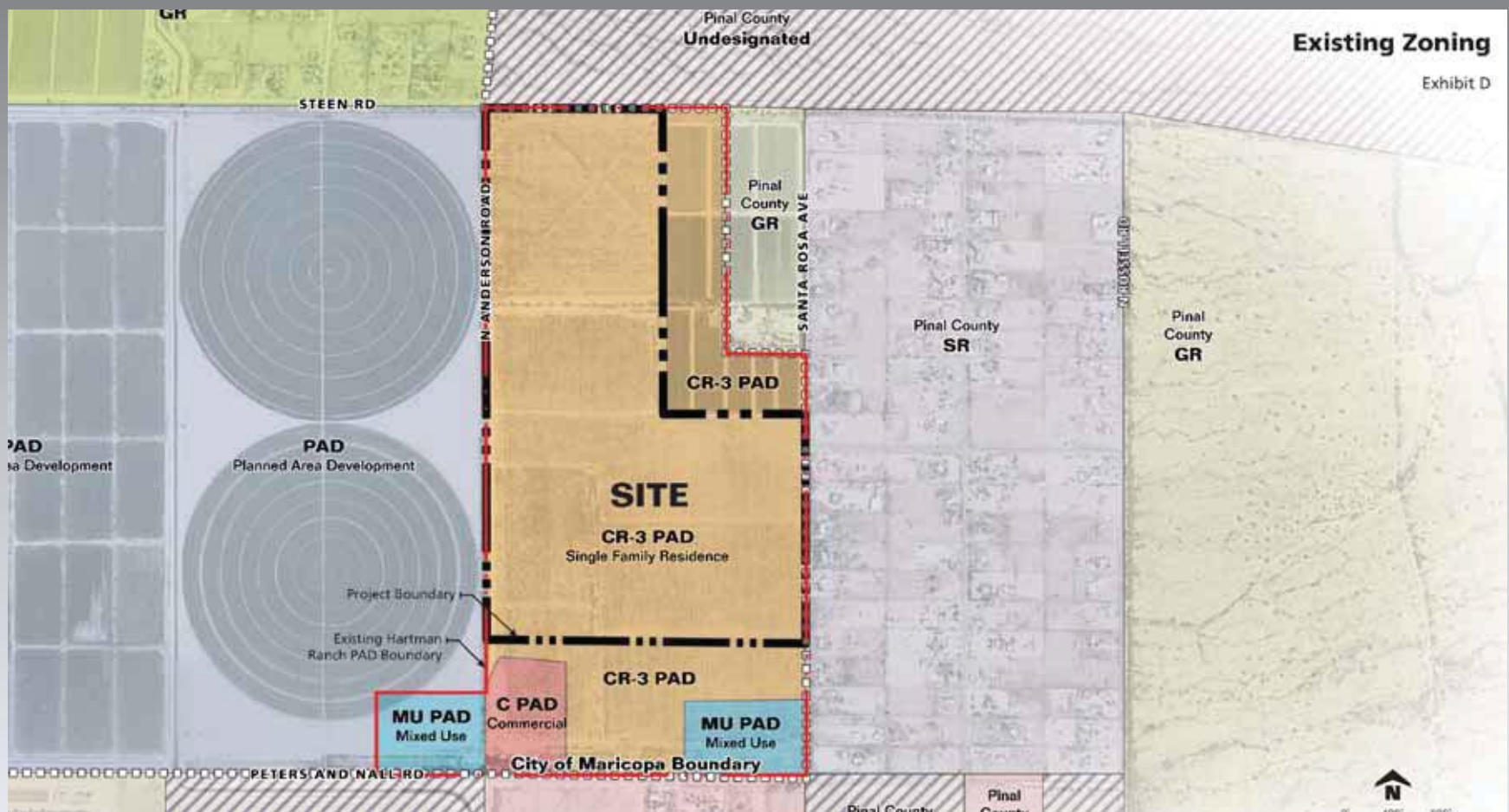
The primary land use is designated as Master Planned Community on the City's General Plan. This land use permits communities up to 10.0 du/ac.

A small approximately 9-acre portion of land at the southwest corner is designated as Commercial.



Proposed General Plan

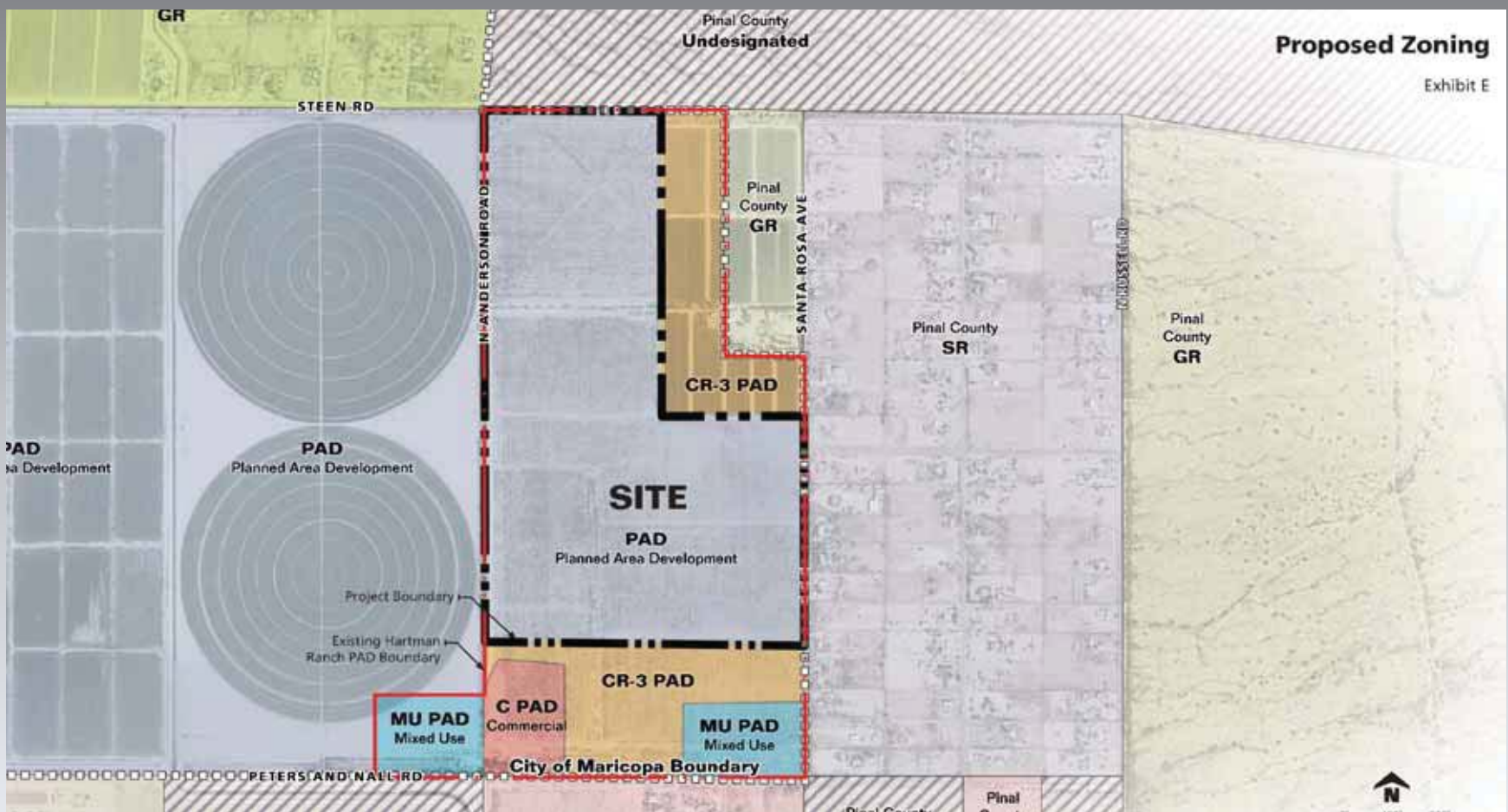
Master Planned Community is requested overall to allow the site to develop as one cohesive community.



Existing Zoning

The parcel is zoned CR-3 PAD under the original Hartman Ranch PAD.

PAD refers to Planned Area Development which is a custom zoning district created for the community.



Proposed Zoning

An amendment to the existing Hartman Ranch PAD is proposed to update the subject portion of the original plan approved in 2006 to facilitate the development of the property.

This request maintains the original intent for single family residential use.

SITE DATA

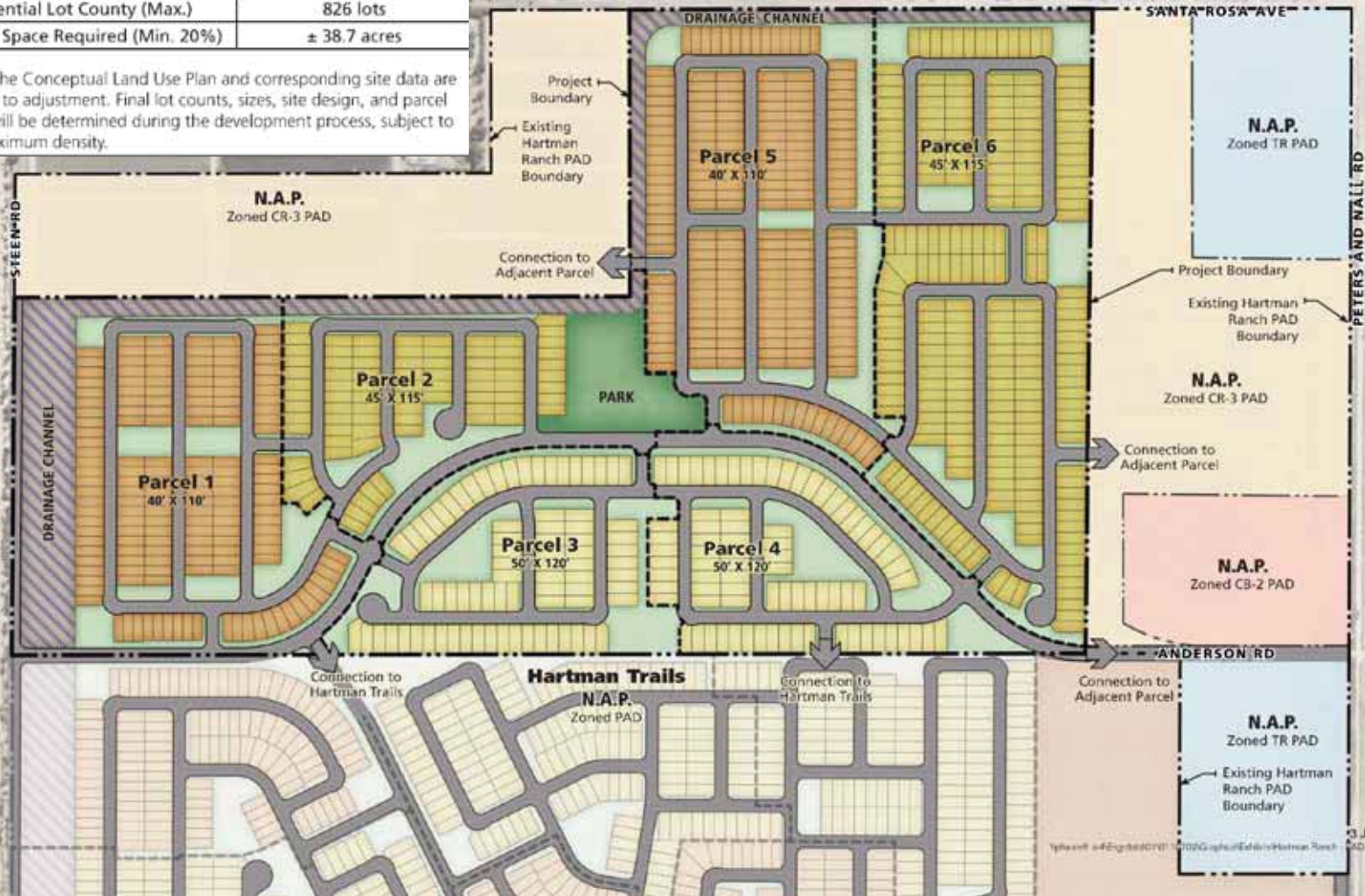
Gross Area	± 193.63 acres
Net Area	± 163.41 acres
Existing Zoning	CR-3 PAD
Proposed Zoning	PAD
Residential Density (Max.)	4.27 du/ac
Residential Lot County (Max.)	826 lots
Open Space Required (Min. 20%)	± 38.7 acres

Note: The Conceptual Land Use Plan and corresponding site data are subject to adjustment. Final lot counts, sizes, site design, and parcel areas will be determined during the development process, subject to the maximum density.

Hartman Ranch

Conceptual Land Use Plan

Exhibit B



3 July 2024
PAD created
CVL CONSULTANTS

Proposed Circulation Plan

Legend

- SANTA-ROSA-AVE

DRAINAGE CHANNEL

Parcel 5

Parcel 6

N.A.P.
Zoned TR PAD

N.A.P.
Zoned CR-3 PAD

Connection to
Adjacent Parcel 

Parcel 1

Parcel 2

PAR

Parcel 3

Parcel 4

N.A.P.
Zoned CR-3 PAD

N.A.P.
Zoned CB-2 PAD

ANDERSON RD

N.A.P.
Zoned TR PAD

→ Existing Hartman Ranch PAD Boundary

Hartman Trails
N.A.P.
Zoned PAD

Connection to
Hartman Trails

Connection to
Hartman Trails

Connection to
Adjacent Parcel

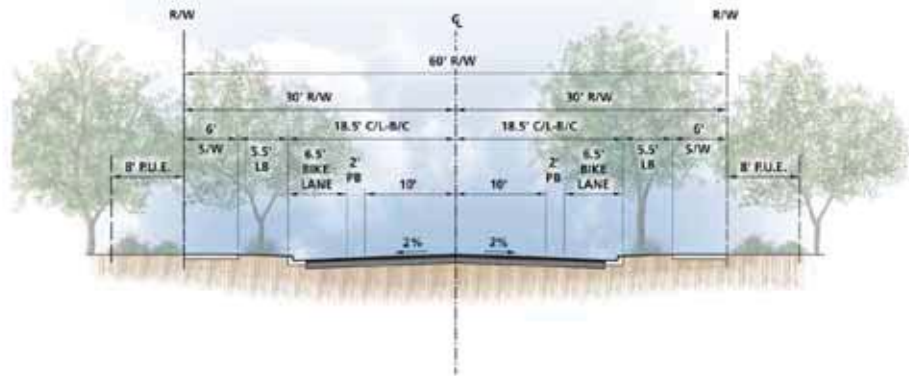


3 July 2024

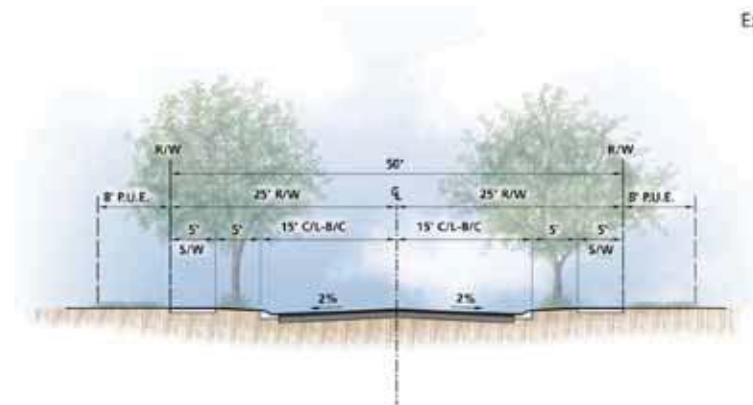


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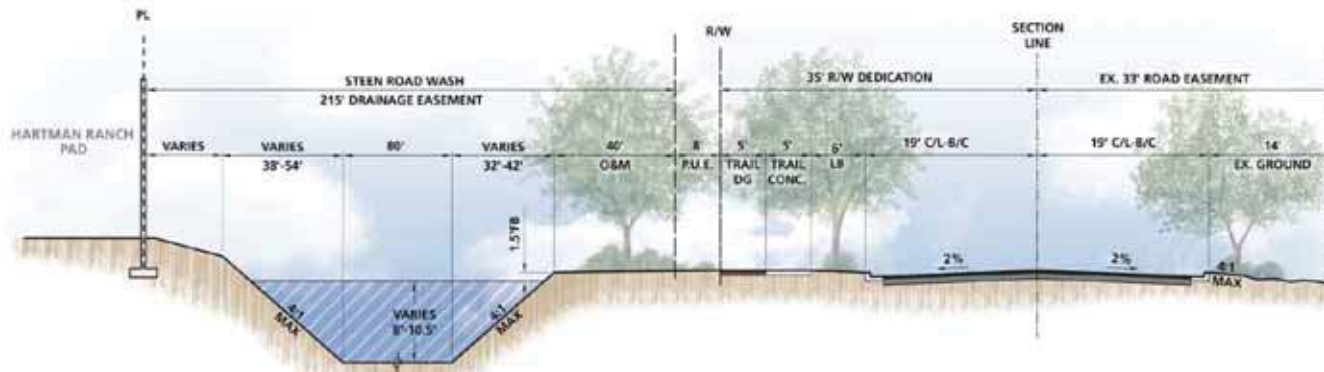
Exhibit G



STANDARD COLLECTOR - 60' ROW
LOOKING NORTH - N.T.S.

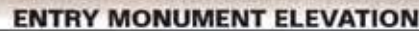


LOCAL STREET - 50' ROW
N.T.S.



MODIFIED COLLECTOR WITH TRAIL - 54' ROW
LOOKING WEST - N.T.S.

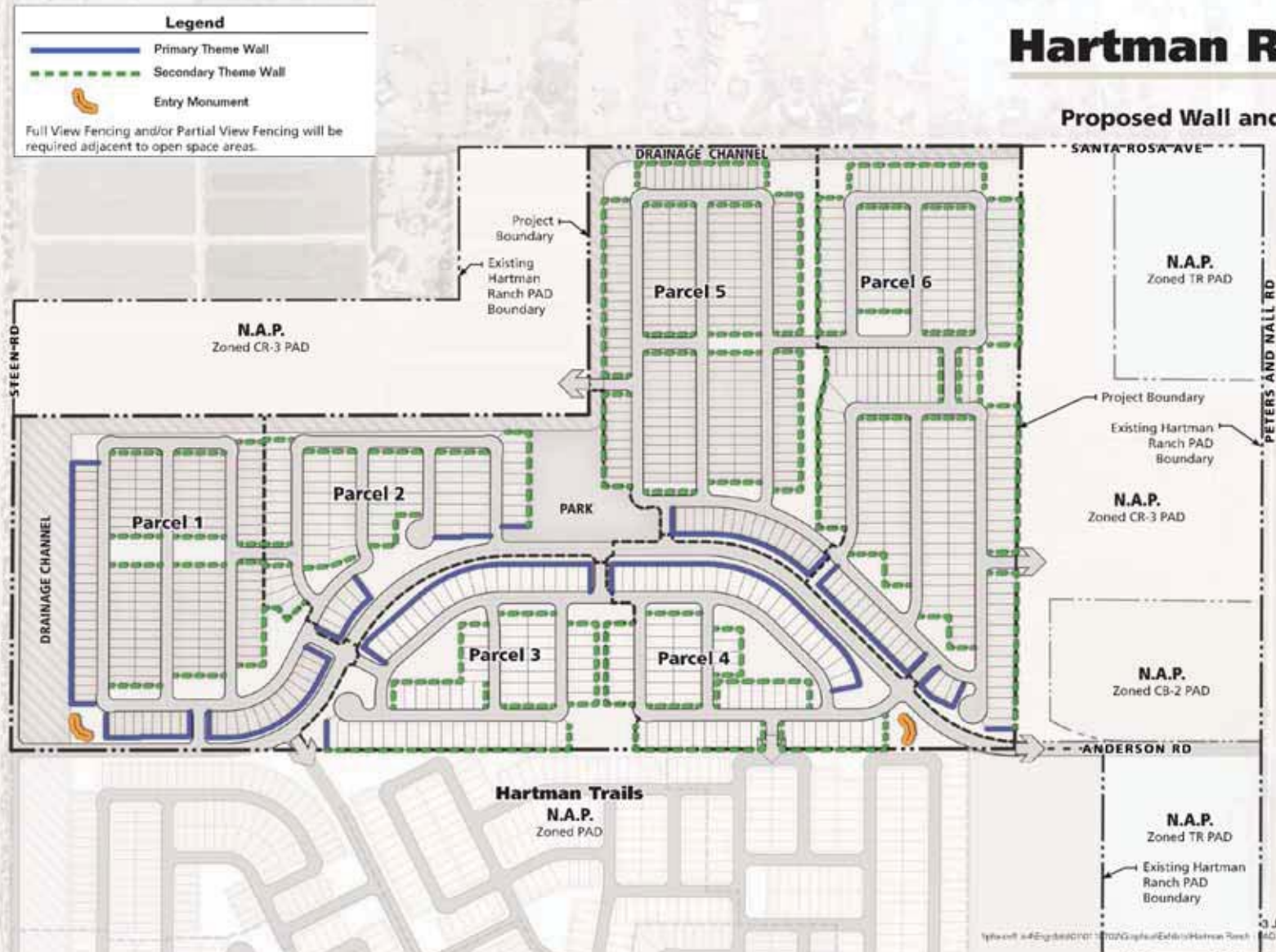
Exhibit I



Hartman Ranch

Proposed Wall and Sign Plan

Exhibit H



Benefits of Proposal

New Amenities

- New centrally located park and open space corridors with ramada, tot lot, fitness stations, sport court, picnic areas, trails, and/or comparable amenities.

Infrastructure

- Improvements on Steen Road and Anderson Road.
 - Multi-modal transportation and an attractive, landscaped streetscape with trails or sidewalk.
 - Potential contribution for turn lanes or traffic signalization when/if warranted by analysis and as approved by the City Engineer.

Questions?