

GENERAL PLAN AMENDMENT

“Seven Ranches Estates”

Case: GPA22-14

The Seven Ranches Estates
The City of Maricopa

February 12, 2023

1.0

LAND USE ANALYSIS

ZONING AND GENERAL PLAN DESIGNATION

The Site consists of (15) fifteen lots of land currently vacant and undeveloped, zoned 02-RL (General Rural). The existing City of Maricopa land use designation is MU “Mixed Use”.

As stated previously in Section 1 of this narrative, the applicant proposes to amend the General Plan as part of this project. It is proposed that the entire property will be developed to be light residential use.

EXISTING UTILITIES AND SERVICES

The provision of infrastructure, utilities, and public services is key to the continuing success of Maricopa. The city is in the process of expanding these services where needed in order to meet current and new development needs and create sustainable neighborhoods in the future.

WATER FACILITIES

The Site is located within the service area of Santa Cruz Water Company (SCWC), a subsidiary of Global Water Resources. In accordance with a regional master water infrastructure plan, SCWC has constructed a substantial potable water system to support this area.

WASTEWATER FACILITIES

An existing lift station located on the Site. Palo Verde Utilities Company (PVUC), a subsidiary of Global Water Resources, Inc. provides sanitary sewer services to the entirety of the Site. In accordance with the regional master plan, Global Water has constructed a substantial wastewater system to service the City of Maricopa including gravity and force-mains, lift stations, a reclaimed water facility, and an extensive recycled water distribution system.

OTHER SERVICES

Gas: Southwest Gas

Internet: CenturyLink / Orbital Communications

Fire Protection: Maricopa Fire District – Station 572

Police Department: Maricopa Police Department at City Hall

Power: Electrical District 3

PUBLIC BENEFIT AND PROPOSED LAND USE

The General Plan Land Use Designation we are requesting is Light Density Residential for the site. The residential unit count for Seven Ranches Estates will be 26 individual custom homes on their respective lots, which is fitting for the low-density designation. Lot purchasers will submit plans to the committee representing the community for initial approval prior being sent to the City of Maricopa for final approval.

Based on feedback from City residents as well as the Housing Plan, the City of Maricopa has a high demand for diverse and attainable housing within close proximity to the urban core of Maricopa. We are proposing a gated single family residential community with traditional integrity, large lots with emphasis on a pastoral tradition that is emblematic of the area, and integrated green spaces and activity areas that encourage social engagement and offers areas for families, dog walkers, and residents to enjoy time together.

The site is surrounded by existing residential communities and schools as well as pre-existing green areas and parks, making this development well suited to be a residential community as well.

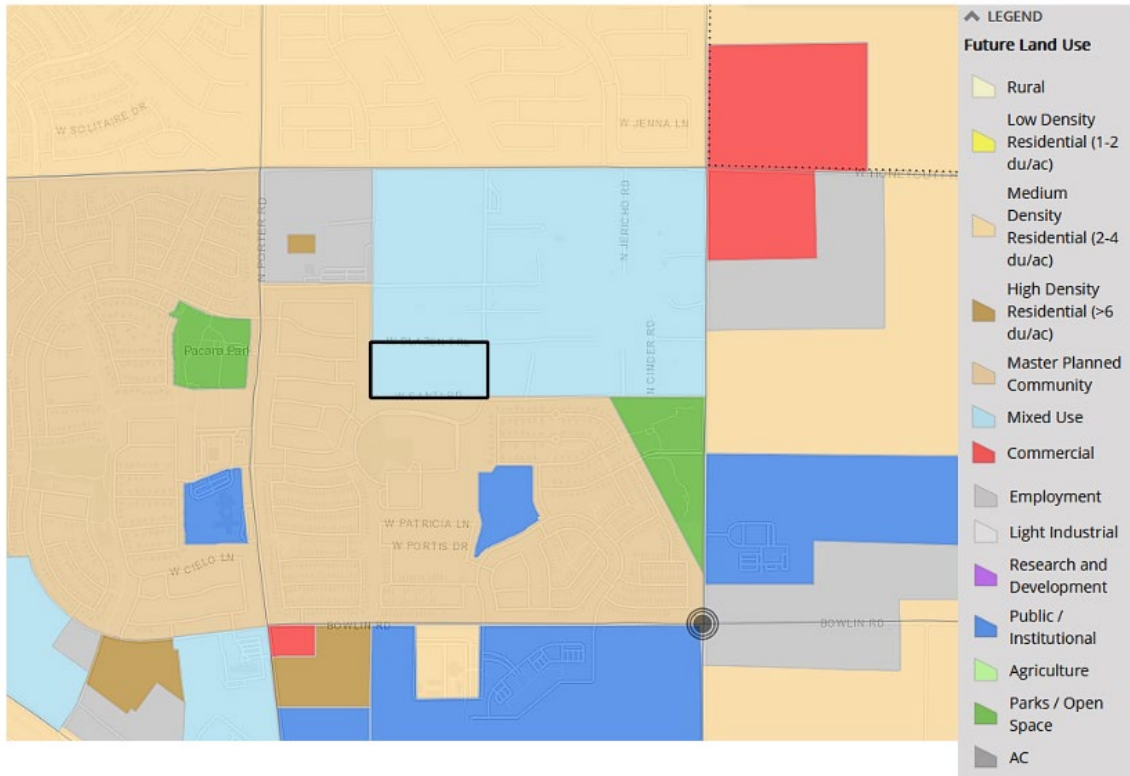


Figure 2 EXISTING LAND USE OF SITE

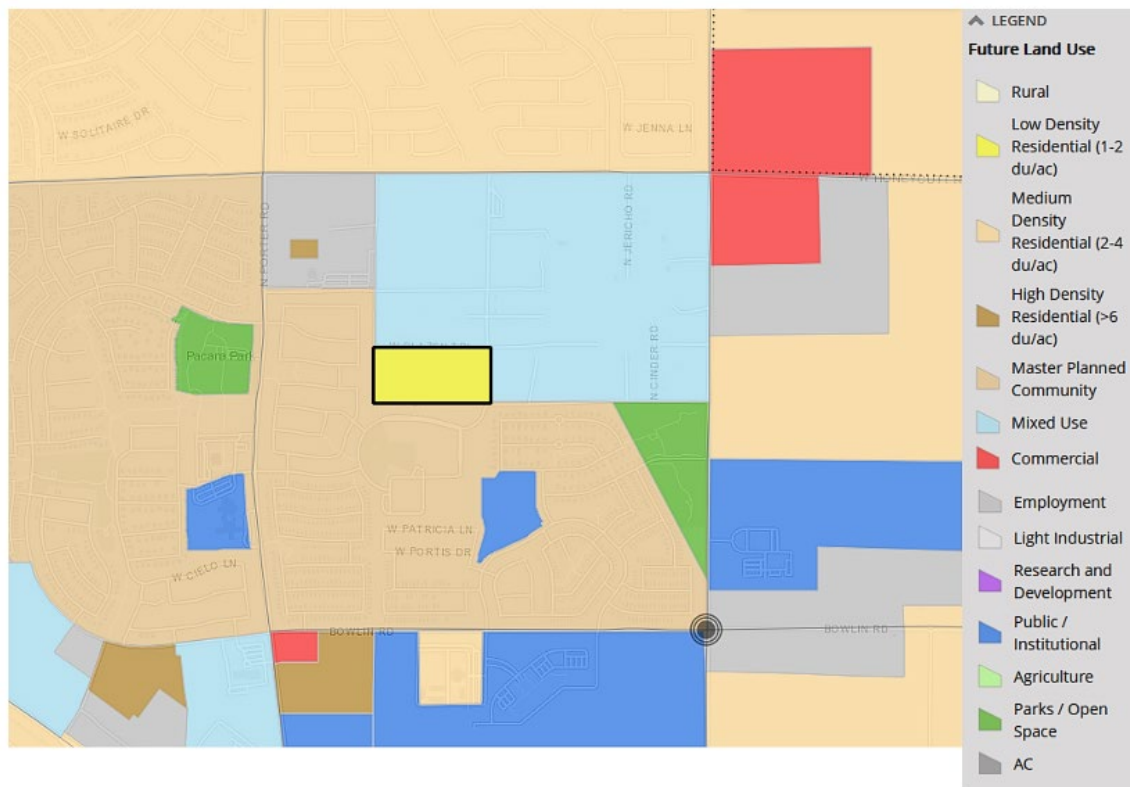


Figure 1 PROPOSED LAND USE OF SITE