

December 6, 2024

Hartman Ranch

Located at the southeast corner of
Steen Road and Anderson Road

City of Maricopa, Arizona

Minor GPA Site Context Study

Case#: GPA24-03



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-01107-02

Minor General Plan Amendment Site Context Study

for

Hartman Ranch

City of Maricopa, Arizona

Owner/Developer:

Cole Maricopa 193, LLC

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

**Planning/Civil Engineering
Consultant:**

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
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602-285-4765
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Site Context Study

1. Project History

The original Hartman Ranch PAD was approved in 2006 under Case Nos. PAD 05.14 and ZON 05.12. The overall ± 617 -acre master plan consisted of single-family residential use zoned CR-3 Single Residence (± 924.4 acres), one CB-2 General Business parcel intended for future commercial use at the northeast corner of Peters and Nall Road and Anderson Road (± 27 acres), and two TR Transitional parcels planned to the north of Peters and Nall Road (± 10.4 acres). The PAD was approved for a minimum of 15% open space (± 138.7 acres) and a density of 3.04 dwelling units per acre (du/ac) overall.

In February of 2023 a ± 308 -acre portion of land was excluded from the Hartman Ranch master plan to establish the new Arden Trails PAD approved under Case No. PAD22-15. The Arden Trails PAD provided an updated lot mix and was approved for a minimum of 20% open space (± 61.7 acres) and a density of 4.27 du/ac overall. Arden Trails is currently moving forward in the development process with the name Hartman Trails under Case No. SUB23-04. With the exclusion of this ± 308 acres, ± 309 acres remain from the original ± 617 -acre Hartman Ranch master plan approved in 2006.

As stated above, the subject property of this PAD is a ± 193.63 -acre portion of the ± 309 acres remaining from the original Hartman Ranch master plan. The other ± 116 acres remaining of Hartman Ranch shall be subject to the original Hartman Ranch PAD (Case Nos. PAD 05.14, ZON 05.12). This remaining ± 116 acres are identified as Parcel Nos. 50206010D, 50209002G, 50209002E, and 50209002J, and are under separate ownership by the Hartman family. At this point in time, the land is primarily undeveloped agricultural land with an existing single-family residence.

Adequate access to all portions of the original master plan is ensured with specified access points provided in the updated site design. Dedicated access points are shown for the Hartman family's land to the east and south, Hartman Trails to the west, and all internal parcels within this proposal. In addition to providing vehicular access and connectivity, meandering pathways in open space corridors, trails, and sidewalks are planned to provide pedestrian connectivity throughout the community and to the west for access to Hartman Trails and the City's regional trail system.

4. Existing Conditions

The Property is located north of Peters and Nall Road, south of Steen Road, and east of the Anderson Road alignment, within the incorporated limits of the City of Maricopa. This proposal consists of approximately 193.63 acres of primarily undeveloped agricultural land identified as Parcel Number 50209002H located in Section 11, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Existing General Plan

This PAD supports the City's goals, objectives, and vision by providing an updated residential community that is compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). A small, approximately 9 acre portion of the site is designated Commercial, and a minor amendment is requested to match the primary MPC designation. The proposed Conceptual Land Use Plan and lot mix maintain consistency with the MPC category's maximum residential density of 10.0 dwelling units per acre (du/ac) with a maximum proposed density of 4.27 du/ac. (Refer to Existing and Proposed General Plan.)

Existing Zoning

As stated above, this request seeks to update the approximately 193.63-acre Property from the current zoning established by the original Hartman Ranch PAD (Case Nos. PAD 05.14, ZON 05.12) to an updated Planned Area Development for the subject portion of the Hartman Ranch community. After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce a variety of marketable lot sizes to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities. An amendment is requested to update the development standards to reflect the current proposal, allowing for a residential community with a density permitted by the primary MPC General Plan designation that will complement the surrounding areas. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning.)

Surrounding Zoning and Land Use

The proposed development is an appropriate land use for this Property that will complement the growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Steen Road and undeveloped Gila River Indian Reservation land.	N/A	N/A
South	Undeveloped land planned for the original Hartman Ranch PAD.	CR-3, C, & MU PAD	Master Planned Community, Commercial
East	Unsubdivided and unincorporated single-family residences and undeveloped land planned for the original Hartman Ranch PAD.	GR, SR	Master Planned Community, Rural
West	Undeveloped land planned for Hartman Trails (formerly Arden Trails), a master planned community.	PAD	Master Planned Community

Hartman Ranch is composed of single-family residential lots with a centrally located park connected by an integrated network of open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding master planned communities listed in the proceeding table.

The community is within the boundary of the Casa Grande Elementary and High School Districts. The schools designated to serve the subject area are Cottonwood Elementary School, Villago Middle School, and Casa Grande High School. The Maricopa Unified School District has schools in the immediate vicinity of the site which may lead to requests from future residents for open enrollment. Notice of this proposal will be provided to both the Casa Grande School District and Maricopa Unified School District for review and collaboration.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 5-mile radius of the Property. Additional neighborhoods, parks, schools, community centers, and commercial are readily available nearby within the City of Maricopa located to the northwest of the Property.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls within Zone A and Zone X (shaded).

- Zone A is defined by FEMA as: “No base flood elevations determined.”
- Zone X (shaded) is defined by FEMA as: “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.”

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Hartman Ranch is moving forward with an independent solution that mirrors Wood Patel’s study with minor modifications. A CLOMR will be prepared and submitted to FEMA by CVL for a proposed map revision of the effective Zone A along the north boundary of the site. The proposed map revision will change the effective Zone A floodplain on the Hartman Ranch development to Zone X and to Zone AE within the improvement channel.

The offsite flow that impacts site from the east will be conveyed through the site to the improved existing channel located along the north boundary of the site. The improved channel will convey offsite flow to the historical path. Development of the proposed site will not cause any adverse drainage impacts or increased drainage problems for adjacent properties upstream or downstream of the site.

The hydraulic structures for the proposed conditions will be designed in the next phases of this project per the City of Maricopa and Pinal County drainage requirements. The annotated FIRM panel demonstrating the anticipated changes to flood hazard mapping and delineations can be found in the CLOMR excerpts presented in the Master Drainage Report. Refer to the Master Drainage Report for further details.

5. Land Use Variation

The existing overall Hartman Ranch master plan contains parcels designated for a wide variety of land uses. In total, the remaining ± 309 acres of land within Hartman Ranch provide 3 separate land uses which meet the City's criteria for land use variation within the MPC land use designation. The Hartman Ranch master plan provides the land uses detailed below, including the acreage of the companion PAD amendment which joins the individual disconnected parcels of the overall master plan together.

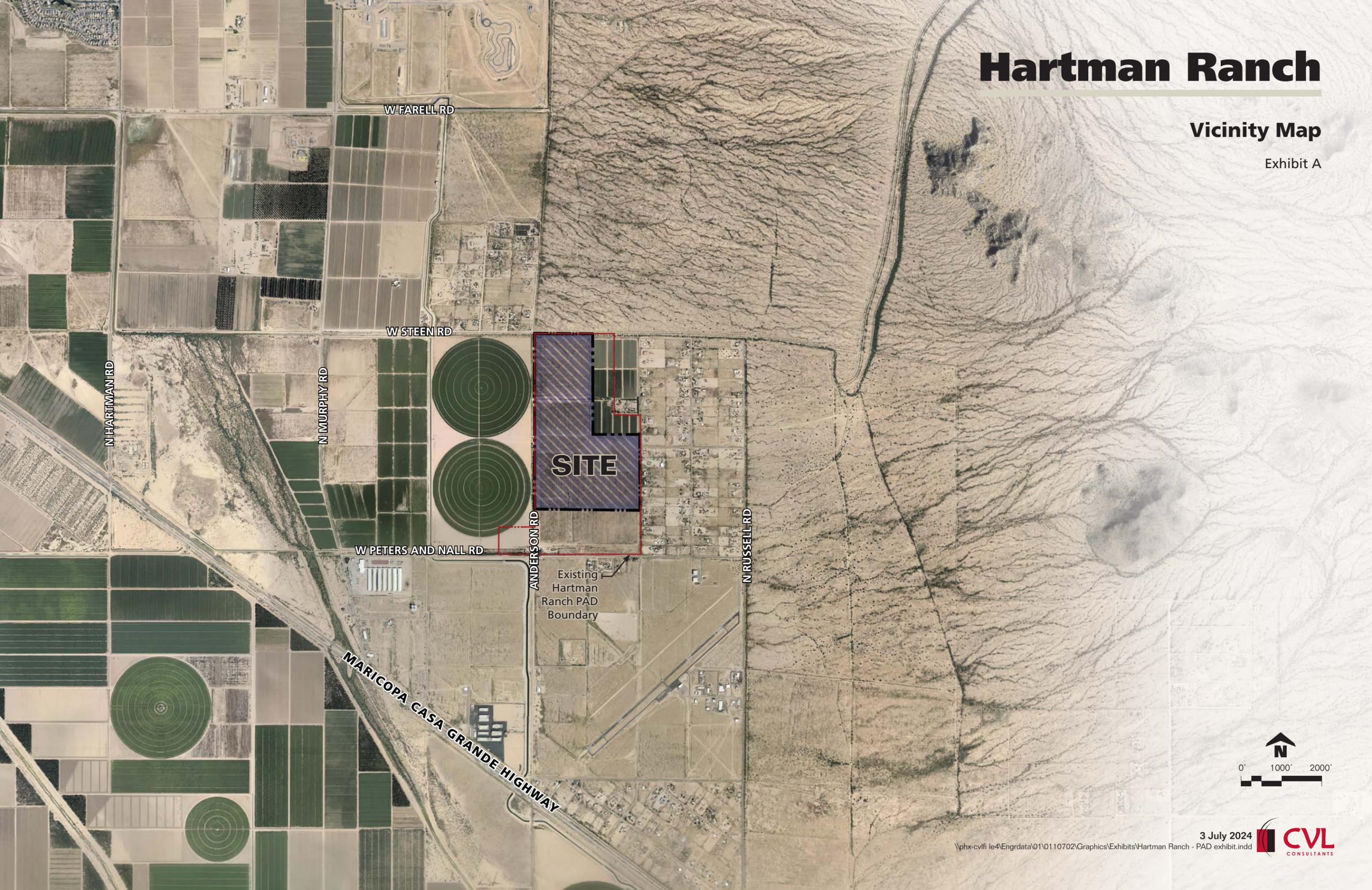
Overall Hartman Ranch			
Land Use	Acreage	Zoning	General Plan
Commercial	± 20 acres	Existing CB-2 PAD	Master Planned Community
Mixed Use	± 26 acres	Existing TR PAD	Master Planned Community
Single Family Residential	± 263 acres	Existing CR-3 PAD (± 69 acres), Proposed PAD (± 193.63 acres)	Master Planned Community

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. The existing land use variation within Hartman Ranch as a whole and the multi-modal connectivity provided by the subject amendment area fulfill the City's requirement for land use variation within Hartman Ranch.

Hartman Ranch

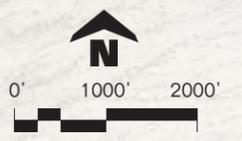
Vicinity Map

Exhibit A



SITE

Existing
Hartman
Ranch PAD
Boundary



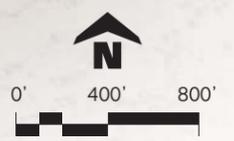
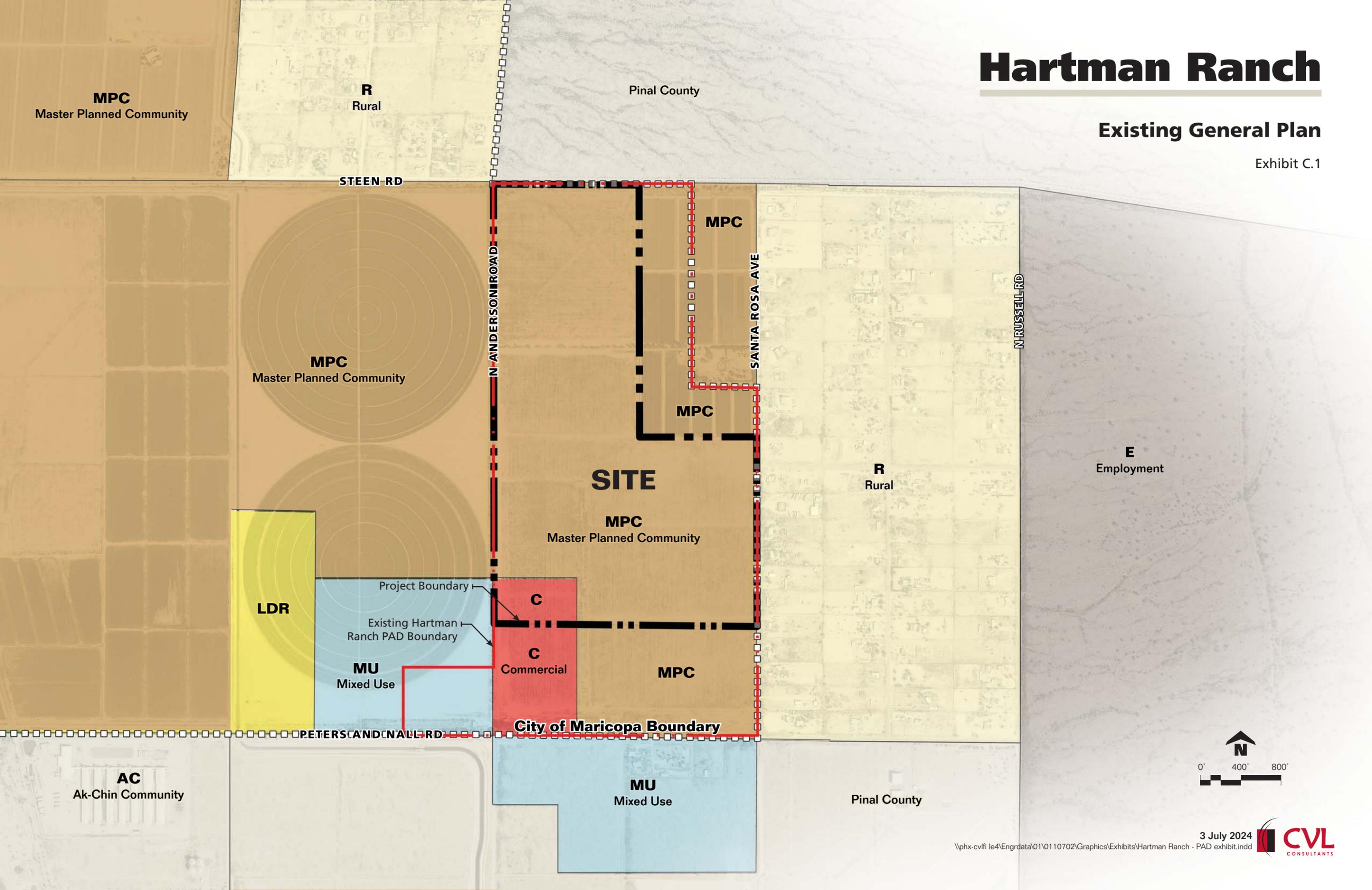
3 July 2024



Hartman Ranch

Existing General Plan

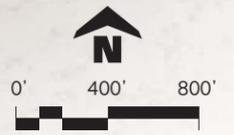
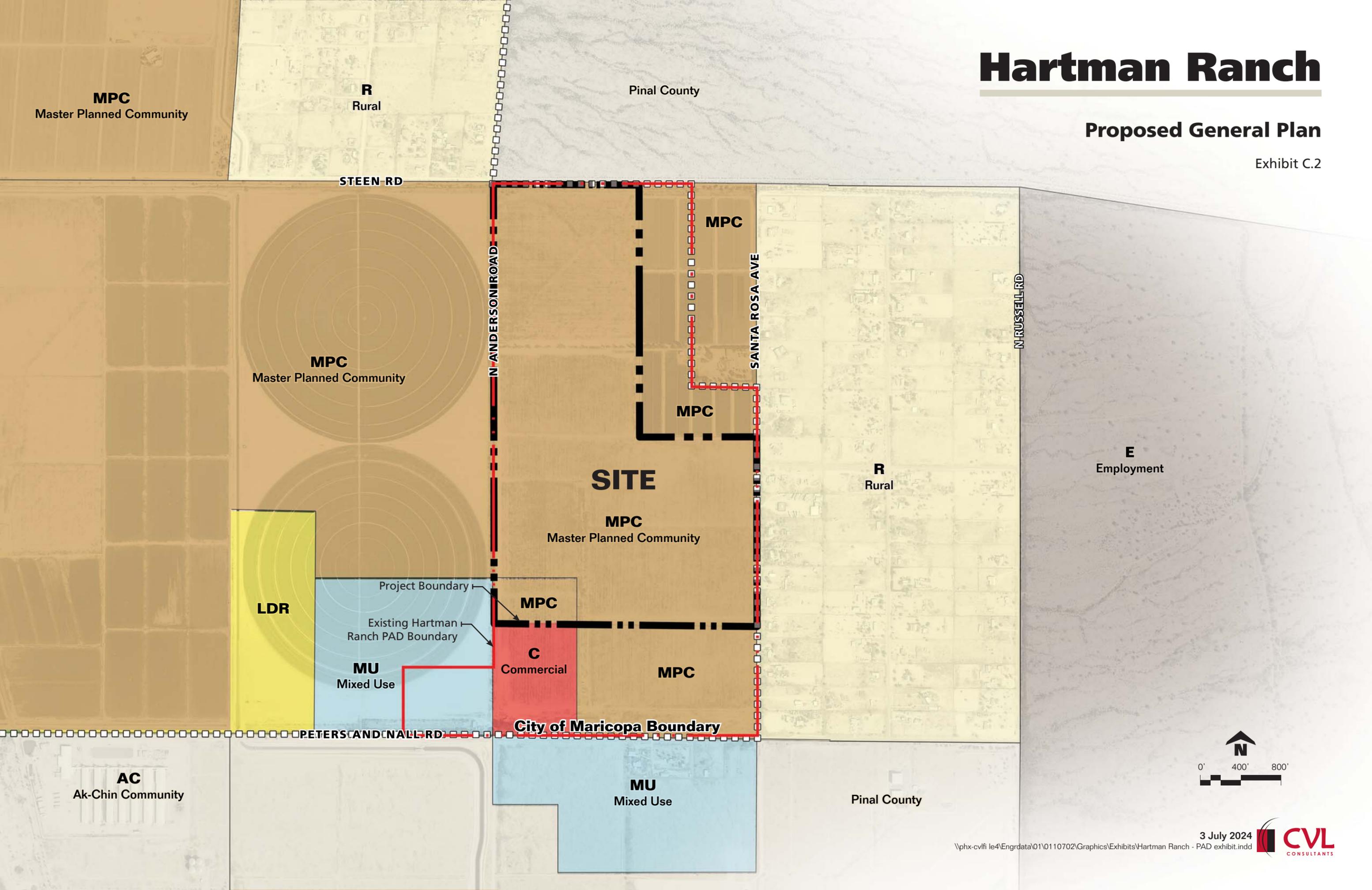
Exhibit C.1



Hartman Ranch

Proposed General Plan

Exhibit C.2



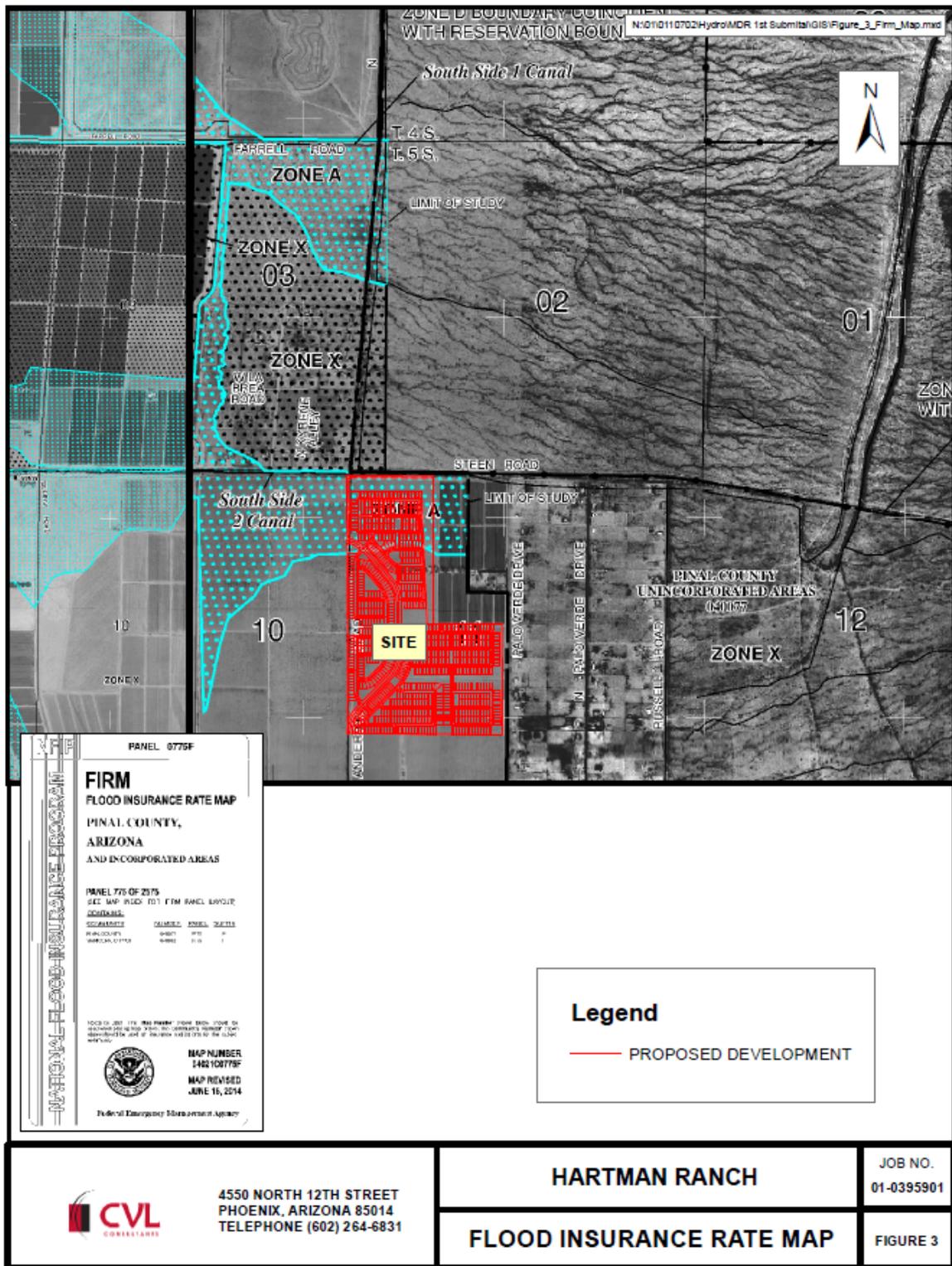


FIGURE 3: FLOOD INSURANCE RATE MAP