

# GENERAL PLAN AMENDMENT

“Seven Ranches Estates”

Case: GPA22-14

The Seven Ranches Estates

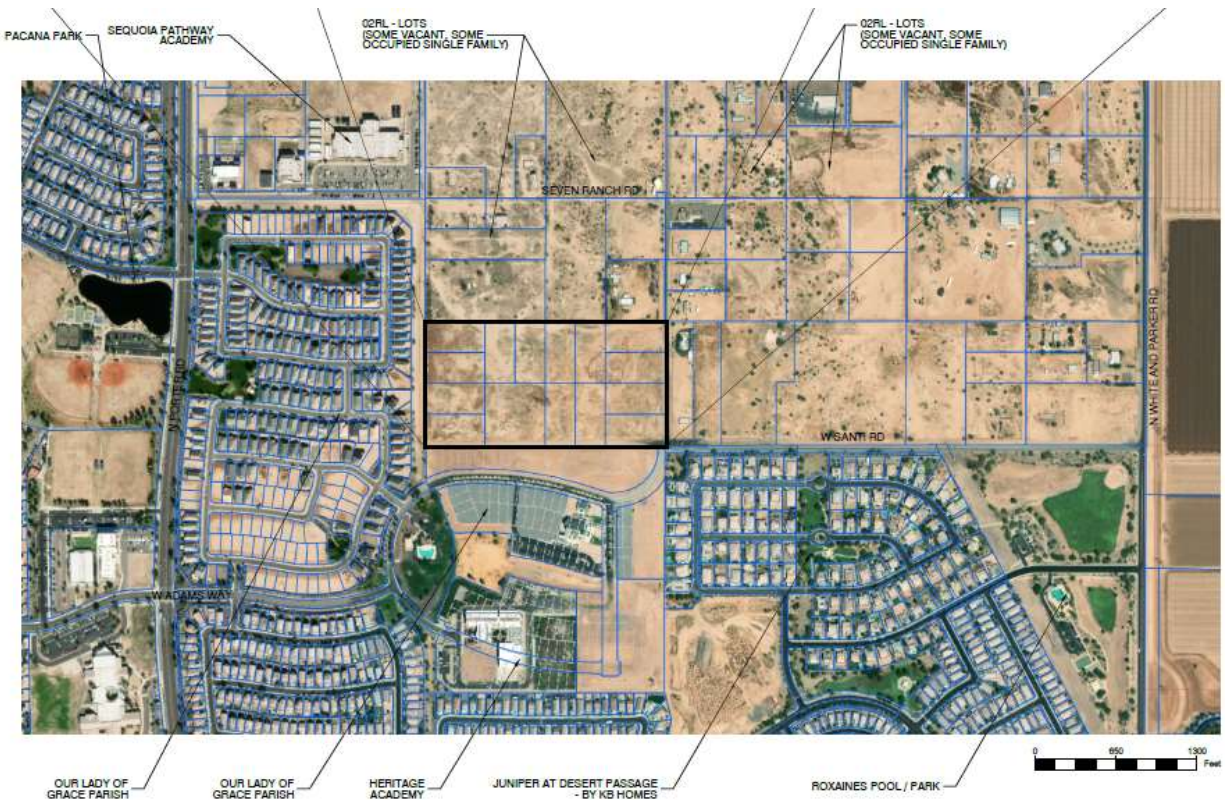
The City of Maricopa

February 12, 2023

# 1.0

## SITE CONTEXT STUDY

### 1.1 SITE AND LOCATION



The site is situated between Our Lady of Grace Parish on the south and several mostly vacant residential lots to the north. To the east and west, it is nestled between either vacant residential lots or tract home communities. The sites close proximity to schools, churches, parks, and residential communities lends itself to further single family residential development. A gated community with larger lots would offer more varied types of homes with more emphasis placed on larger single-family homes than the current smaller lot homes that are being built in the area.

#### Legal Description:

The south half of the southeast quarter of the northwest quarter of section 25, township 4 south, range 3 east of the Gila and Salt River base and meridian, Pinal County, Arizona.

The site is comprised of multiple existing lots that will be further divided into parcels. In total, the project site is 20.2 acres or 879,923.58 SF.

Parcels to be subdivided include:

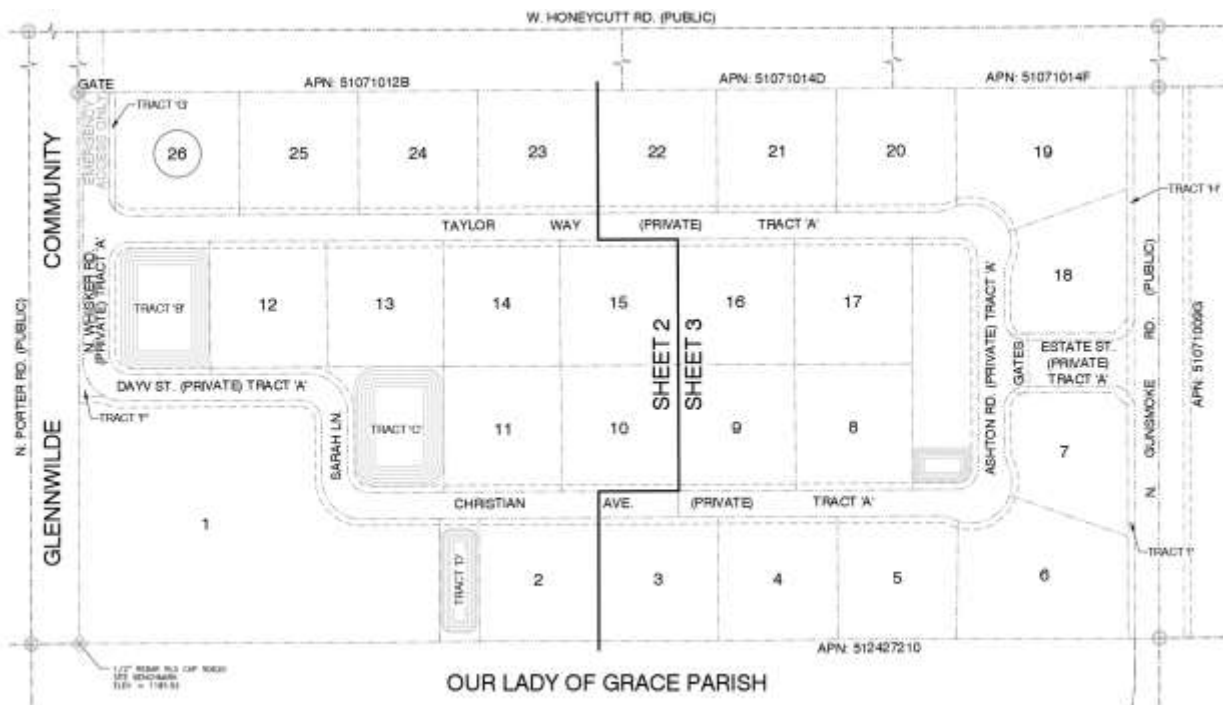
51071026G + 51071026H + 51071026J + 51071026K + 51071026M + 51071026N + 51071026P + 51071026S + 51071026T + 51071026V + 51071026W + 51071027A + 51071027B + 51071028A + 51071028B.

8 land tracts shall be designated as follows:

### TRACT AREA AND LAND USE

<u>TRACT</u>	<u>AREA (ACRES)</u>	<u>USE</u>
A'	2.44	PRIVATE STREETS
B'	0.89	LANDSCAPE & DRAINAGE
C'	0.17	LANDSCAPE & DRAINAGE
D'	0.56	LANDSCAPE & DRAINAGE
E'	0.03	LANDSCAPE
F'	0.023	LANDSCAPE
G'	0.08	LANDSCAPE
H'	0.08	LANDSCAPE
<u>TOTAL ACRES</u>		<u>4.295 AC</u>

The rest of the site will consist of 26 lots, approximately half and acre each, excepting lot 1 which will be 2.5 acres and lots 19 and 6 which will be slightly larger than half an acre given their odd shape in relation to the given setbacks.



## SITE PHYSICAL CHARACTER

The site area is sparse, flat desert scrubland consisting of wild mesquite, shrubs, and desert grasses. The terrain is mostly level with small buildups and depressions scattered throughout. The site is surrounded on all sides by gravel / permeable surface roads. Regions to the north and east of the site are mostly large vacant lots or mostly vacant lots with a small ranch house. To the south, there are new suburbs and the Our Lady of Grace Catholic Church. To the west there are several schools, parks, and single-family neighborhoods.

The site is located in FEMA Flood Plain Zone X.

## SITE CONSTRAINTS

The pre-existing roadways and avenues along the south, east, and west sides of the property necessitate a realignment of traffic patterns and fire access for the gated community. We have solved this by adding a fire access gate along Whisker Rd on the east side of the community. There are no known constraints to the site relating to major underground or overhead utilities or historical land uses.

## HISTORICAL LAND USES

There are no records or evidence indicating the presence of Historical Land Uses within the Site nor are there any known sites on the property with significant historical background or historical credentials. Based on various aerial photographs, as well as other sources, the site has not been previously utilized.

## SURROUNDING USES

As previously stated, the property to the south, across W Santi Rd, is Our Lady of Grace Parish. To the southeast is the residential community "Juniper at Desert Passage" by KB. To the west is the residential community "Raintree Estates". To the sites direct north and west are various ranch home.

Beyond the perimeter of the property:

## PROXIMITY RELATIONSHIPS

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### EDUCATION

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SEQUOIA PATHWAY ACADEMY:	0.20 MILES
HERITAGE ACADEMY:	0.10 MILES
CHAMPIONS AT LEADING EDGE:	0.40 MILES
SADDLEBACK ELEMENTARY:	0.50 MILES
LEGACY TRADITIONAL SCHOOL:	0.60 MILES
A+ CHARTER SCHOOL:	0.80 MILES
SUNRISE PRESCHOOL:	0.40 MILES
CENTRAL ARIZONA COLLEGE:	0.70 MILES
MARICOPA HIGH SCHOOL:	2.70 MILES

### FAITH

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OUR LADY OF GRACE CATHOLIC:	0.06 MILES
MT. MORIAH METHODIST:	0.04 MILES
FAITH BAPTIST:	0.20 MILES
DISCOVER CHRISTIAN:	0.40 MILES
PROPEL CHRISTIAN:	0.40 MILES
CHURCH OF LATTER DAY SAINTS:	1.80 MILES

### SHOPPING CENTERS

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THE WELLS SHOPPING CENTER:	0.90 MILES
THE SUITES AT HONEYCUTT RD:	2.20 MILES
THE SHOPS AT MARICOPA FIESTA:	2.50 MILES

### PARKS

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PACANA PARK:	0.40 MILES
GLENNWILDE GROVES PARK:	0.10 MILES
ROXAINES POOL AND PARK:	0.50 MILES
COPPER SKY REGIONAL PARK:	1.90 MILES

## EXISTING ROADWAY AND CIRCULATION

W Maricopa-Casa Grande Highway is only 1 mile away in the southerly direction. Honeycutt road is only half of a mile in the northerly direction. Both roads straight shot to the Highway 347 - N John Wayne Pkwy. The two primary roadways that would lead into the neighborhood gate at the front entry (N Gunsmoke Rd) would be W Santi Road in the east-west direction and N Gunsmoke Rd in the north-south direction.