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**STAFF REPORT**

**CASE NUMBER: PAD23-07**

To: Honorable Mayor and City Council  
Through: Rodolfo Lopez, Development Services Director  
From: Derek Scheerer, Development Services, Senior Planner  
Meeting Date: April 21, 2026

**REQUEST**

**Planned Area Development, PAD23-07 Hartman Ranch:** A request by CVL Consultants on behalf of property owner Cole Maricopa 193, LLC, to amend the Zoning Map for approximately 193 +/- acres from the existing Hartman Ranch Planned Area Development (PAD) CR-3 Single Family Residential to the Hartman Ranch Planned Area Development (PAD) for the future development of residential subdivisions, generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. **DISCUSSION AND ACTION.**

**COUNCIL PRIORITIES CONSIDERED**

- Safe and Livable Communities
- Well Planned Quality Growth and Development

**APPLICANT/PROPERTY OWNER**

**CVL Consultants**  
Julie Vermillion  
4550 N. 12<sup>th</sup> St.  
Phoenix, Arizona 85014  
602.285.4765  
[jvermillion@cvlci.com](mailto:jvermillion@cvlci.com)

**Cole Maricopa 193, LLC**  
8300 Dixileta Dr.,  
Suite 302  
Scottsdale, Arizona 85266

**PROJECT DATA**

Site Gross Acres	193 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Vacant and Agricultural
Proposed Site Use	Residential
Existing Zoning	Hartman Ranch Planned Area Development (PAD) CR-3
Proposed Zoning	Hartman Ranch Planned Area Development (PAD)

**SURROUNDING ZONING/LAND USE**

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	N/A (Tribal Lands)	N/A Gila River Indian Community	Vacant Desert
East	Master Planned Community (MPC), Rural (R)	Hartman Ranch Planned Area Development (PAD), Pinal County Suburban Ranch (SR)	Single-Family Residential
South	Master Planned Community (MPC), Commercial (C), Transitional (TR)	Hartman Ranch Planned Area Development (PAD)	Vacant, Agricultural
West	Master Planned Community (MPC)	Arden Trails Planned Area Development (PAD)	Vacant, Agricultural

**PLANNING AND ZONING COMMISSION June 2025**

At the June 23, 2025, Planning and Zoning Commission hearing the PAD rezone request was heard by the Commission. At that time, opposition to the request was presented by an adjacent neighboring property owner. The basis of the opposition stemmed from land use and access issues between the subject and adjacent properties. These issues were private matters outside the regulatory purview of the Commission or the City. In order to accommodate the disputing parties, the Planning and Zoning Commission voted unanimously (6-0), to continue the request to permit the applicant and the adjacent property owner time to work out their contract and land use issues. Since that time, the applicant and the neighbor have come to an agreement and the applicant is prepared to bring forward the PAD request back to the Commission for consideration.

**ANALYSIS**

The city’s General Plan is intended to provide a framework for all the interrelated functions of the City of Maricopa. The General Plan is an expression of the preferences of residents and property owners; a statement of City policy designed to achieve the citizen’s vision; a framework for future decision making; and a means of enhancing the quality of life of the citizens. The General Plan is not a tool to promote special interests; not a rigid document that is inflexible; not a detailed policy or ordinance for specific properties or areas; not a Capital Improvement Plan; and is not a zoning map. Refer to [Planning Maricopa \(General Plan\)](#) for further information.

As a part of this rezone request the applicant requested a Minor General Plan Amendment to the Future Land Use Map and a Rezone to convert 9 +/- acres of land designated as Commercial (C) to Master Planned Community (MPC). This Minor General Plan Amendment request was approved by City Council in July 2025. The subject property is located at the southeast corner of W. Steen Rd. and N. Anderson Rd.

Details of the request:

The original Hartman Ranch PAD was approved in 2006 under Case Nos. PAD05.14 and ZON05.12 using Pinal County base zoning districts with a PAD overlay. The proposed change to the Hartman Ranch PAD seeks to amend a 193 +/- acre portion of the original Hartman Ranch PAD and bring it in line with current City of Maricopa PAD zoning that will have an underlying residential zone akin to a modified RS-5 Residential zone found in the City’s current zoning ordinance. The proposed changes will include varying degrees of residential lot width sizes ranging from 40’ – 55.’ Although not depicted in the Narrative and Booklet Conceptual Land Use Plan, the proposal includes development standards for Alternative Housing Products/Clustered Developments that could include auto-court, z-lot line, or

other non-traditional housing sites. These standards have been included in the PAD to allow for their inclusion should market conditions demand their development.

Together these proposed standards seek to establish a flexible set of land use regulations with the goal of permitting land uses that are adaptable to current and future market conditions. The PAD intent is to utilize the zoning flexibility imbedded within the regulations to accommodate and encourage a variety of potential development opportunities while adhering to a cohesive framework that will form an attractive, harmonious development. As noted, the request utilizes the Single-Family Residential (RS-5) zoning district of the city's zoning ordinance as a base zone for the PAD. The proposal seeks to deviate from the base RS-5 Development Standards to accomplish the goals for diversified single-family development.

The applicant is requesting:

1. A rezone from Hartman Ranch PAD CR-3 to Hartman Ranch PAD. This zone change request will allow the applicant to pursue Preliminary/Final Plat Permits requiring site plan and architectural reviews to comply with the PAD and other applicable city codes.

#### Planned Area Development:

With the favorable recommendation for the General Plan Land Use Map Amendment, and adoption by City Council, the Commission can consider the previously concurrent Zoning Map Amendment (rezone). The Planned Area Development (PAD) zone is defined within the Zoning Code under Chapter 18.60.010 and states that "the specific purpose of the Planned Area Development (PAD) District is to provide opportunities for creative and flexible development approaches that accommodate, encourage, and promote innovatively designed developments involving a mixture of residential and/or nonresidential land uses not prescribed within the zoning districts of the city." As presented, the proposed Minor General Plan Amendment and rezone fall within the criteria of these code sections.

The proposed PAD seeks to use the existing RS-5 Single-Family Residential zoning category as base zone for the residential portion of this project and the overall Hartman Ranch. The proposal seeks to apply several variations to the RS-5 zone's development standards to accomplish the residential goals of the development. Within the PAD Narrative and Booklet, rationale for the changes of land use and the PAD variations are provided.

As noted, the PAD standards proposed by the applicant closely follow the standards of the RS-5 district with several variations to lot sizing and residential lot types that provide a unique PAD zoning district tailored to the proposed development of the site. Per Section 18.60.060 PAD Design Elements of the Zoning Ordinance, PAD applications requesting variations to the standards of the Zoning Ordinance must provide a certain number of required design elements, as listed under Section 18.60.060(C) PAD Design Elements Table, to offset the requested variations. In accordance with the Design Elements Table, the proposed PAD, as presented, must provide a minimum of score of thirteen (13) elements. As noted in the PAD Booklet, the proposal provides a total of thirteen (13) design elements and meets this requirement.

#### Density

Under Section 18.60.040.A Residential Unit Densities of the Zoning Code, land use and development regulations for the PAD zone "shall not exceed the maximum number permitted by the general plan density for the total area of the planned area development designated for residential use." The General Plan does not specify density limitations specifically for PAD zones but restricts density under the Master Planned Community (MPC) land use designation to 3-10 du/ac. The proposed maximum density of the residential portion of the PAD is 4.27 du/ac, which falls within this allowable range.

#### Building Height

The proposed PAD does not seek to amend the maximum height restrictions of the RS-5 zone that the PAD uses as a base zone.

#### Circulation

Access to the site will be from two (2) points along the northern and southern portions of the development area, following N. Anderson Rd., which meanders from the site's western border into the site then back to its western border. Additional conceptual access points along N. Anderson Rd. will allow access from this portion of Hartman Ranch to the original PAD portions along with the Arden Trails development to the west. The exact locations and appropriateness of future access points will be determined as individual areas of the site seek development proposals. As noted in the PAD Narrative and Booklet and in the applicants' Exhibits, N. Anderson Rd. will serve as the main thoroughfare within the project area and specified treatments for landscape setbacks and screening along it are codified. These treatments will help with ensuring a sense of arrival into the overall PAD area.

### Open Space and Amenities

As part of the design criteria offsets to the proposed deviations from base zone standards, the applicant proposes a robust amenity and design package for the PAD. The proposed amenities vary and can be found in Section 13 – Landscape and Open Space of the PAD Narrative and Booklet. This section delineates base requirements for overall open space areas, as well as minimums for amenities in the open space areas.

### Architecture

Although currently in the conceptual design phase, the applicant has noted that architectural designs for the various land use types shall comply with city codes. All future single-family residential development will conform to the City's Single-Family Residential Design Guidelines.

## **CITIZEN PARTICIPATION**

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Prior to recommending approval of the General Plan Minor Amendment and rezone requests, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed General Plan Amendment and rezone as required by the city's Zoning Code. The Public Participation Plan included one (1) neighborhood meeting that was held at the request of anyone who wished to participate, two (2) rounds of notification letters sent to all property owners within 600 feet of the subject area, public notice signs within the subject area, and one (1) legal notice in the Casa Grande Dispatch. A timeline of the participation events is shown below (refer to Exhibit E – Citizen Participation Report).

- May 20, 2025 - Newspaper Notice Published
- May 20, 2025 - Site Sign Posted
- May 21, 2025 - Notification Letters Sent
- June 23, 2025 - Planning and Zoning Commission meeting (deferred)
- March 23, 2026 - Planning and Zoning Commission

## **PUBLIC HEARING**

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At the March 23, 2026, Planning and Zoning Commission hearing, City Staff presented the application to the Commission. Both the applicant and a representative from the Hartman family spoke in support of the request. Additionally, both parties' express gratitude to the commission for the additional time to work out the outstanding matters between the property owners. Commissioners did not have any questions for staff or the applicants. A motion to approve the request was made by Commissioner Yocum, seconded by Commissioner Thomas, and was passed unanimously. (See Exhibit D – Draft Minutes).

## **PAD23-07 ZONING MAP AMENDMENT REQUIRED FINDINGS**

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As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission made

the following findings in their recommendation to the City Council:

1. The amendment is consistent with the General Plan.

**Staff Analysis:** *The proposed zone change to PAD under current City of Maricopa zoning standards adheres to the General Plan’s future land use designation, pending approval of the Master Planned Community designation.*

2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and

**Staff Analysis:** *The zone change amendment will allow for additional residential opportunities in the area.*

3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

**Staff Analysis:** *The zone change will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner.*

## **CONCLUSION**

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On March 23, 2026, The Planning and Zoning Commission recommended **approval** of **case # PAD23-07 Hartman Ranch**, subject to the conditions of approval stated in Exhibit A to the Ordinance – Conditions of Approval, attached to this staff report, and as amended by the Planning and Zoning Commission.

## **ATTACHMENTS**

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**Exhibit A to the Ordinance:** Conditions of Approval

**Exhibit B to the Ordinance:** Legal Description

**Exhibit A:** PAD23-07 Narrative and Booklet

**Exhibit B:** Citizen Participation Report

**Exhibit C:** Zoning Maps

**Exhibit D:** Draft March 23, 2026, Planning and Zoning Commission Meeting Minutes

-- End of staff report --