



39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Ph: 520.568.9098
 Fx: 520.568.9120
www.maricopa-az.gov

STAFF REPORT

CASE NUMBERS: GPA24-03 & PAD23-07

To: Planning and Zoning Commission

Through: Rick Williams, Development Services, Planning Manager

From: Derek Scheerer, Development Services, Senior Planner

Meeting Date: June 23, 2025

REQUEST SUMMARY

PUBLIC HEARING: Minor General Plan Amendment, GPA24-03 Hartman Ranch: A request by CVL Consultants on behalf of property owner Cole Maricopa 193, LLC, to amend the General Plan Future Land Use Map for approximately 9 +/- acres from existing Commercial (C) to Master Planned Community (MPC) for the future development of residential subdivisions, generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. **DISCUSSION AND ACTION.**

PUBLIC HEARING: 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.**

APPLICANT/PROPERTY OWNER

CVL Consultants
 Julie Vermillion
 4550 N. 12th St.
 Phoenix, Arizona 85014
 602.285.4765
jvermillion@cvlci.com

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

COUNCIL PRIORITIES CONSIDERED

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

PROJECT DATA

Site Gross Acres	193 +/- gross acres
Site Addresses	Unassigned
Existing Site Uses	Vacant and Agricultural
Proposed Site Use	Residential
Existing General Plan, Land Uses	Commercial (C) and Master Planned Community (MPC)
Proposed General Plan, Land Uses	Master Planned Community (MPC)
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

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.

The applicant is requesting a Minor General Plan Amendment to the Future Land Use Map and a Rezone request. These requests are to convert 9 +/- acres of land designated as Commercial (C) to Master Planned Community (MPC) and 193 +/- acres of land from Hartman Ranch PAD CR-3 to Hartman Ranch PAD. The subject property is located at the southeast corner of W. Steen Rd. and N. Anderson Rd.

The City of Maricopa General Plan states that the purpose of the Master Planned Community (MPC) designation is as follows:

- **Master Planned Community** designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

The proposed request would change 9 +/- acres from Commercial (C) to Master Planned Community. See descriptions of the Master Planned Community designation above.

The considerations for the General Plan Land Use Map Amendment considers the Plan Administration section of the General Plan itself. Criteria include the following:

- **Land Use Criteria**

Staff Analysis: Per the General Plan's Land Use Criteria, any land use change that moves from Commercial (C) designation to less intense residential or commercial category for 80 acres or more shall result in a Major Amendment to the city's General Plan. As presented, the proposed change of approx. 9 ac. from Commercial (C) to the less intense Master Planned Community (MPC) designation does not trigger the requirement for a Major Amendment and is therefore being processed as a Minor Amendment.

Per the applicant's GPA Narrative (see Exhibit B – Project Narrative) and Land Use Analysis (see Exhibit D), the proposed land use change to Master Planned Community is to allow for an environment that promotes a flexible and dynamic combination of land uses to support the city by creating an assortment of residential development opportunities and providing diverse and high-quality housing in an underdeveloped portion of Maricopa. Per the General Plan, residential growth is encouraged for areas of Maricopa east of White and Parker Rd., which includes the subject property. The applicant has justified the requested land-use changes as noted below:

- This development is to allow flexibility in the different land uses (residential, mixed use, and commercial) throughout the 309-acre overall Hartman Ranch site. (This amended portion and the original portion.)
- This request improves the balance between housing types and residential lot sizes within the City limits by providing a variety of lot sizes including multiple types of diverse and attainable housing to those looking to live, work, and play in the City of Maricopa.
- Locations and alignments of streets, points of access, trails, walls, amenities and open space areas will be reviewed under a Preliminary Plat submittal(s).

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 inline 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 Minor General Plan Amendment to the Future Land Use Map from Commercial (C) to Master Planned Community (MPC).

2. 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.

Each request builds upon land use and development entitlements to make the proposal possible. Each approval is dependent upon the subsequent approval. The development proposal cannot move ahead without the rezoning, nor can the rezoning move ahead without the approval of the General Plan Land Use change.

Minor General Plan Amendment:

Currently, the site falls under various General Plan Future Land Use designations (as noted above) that do not support the proposed development pattern as described in the PAD Narrative (Exhibit A). As such, an amendment to the General Plan designation is required. Amending the General Plan Land Use Map requires consulting the Plan Administration section of the General Plan. Criteria for approval include the following:

- (1) number of acres for land use change and/or
 - (2) the capital cost burdens to the city when classifying an amendment as either Major or Minor.
1. Proposed land use changes that exceed the thresholds of a Minor Plan Amendment (as defined in Table 1 – Major Plan Amendment Land Use Criteria within City Limits) are defined as Major. This proposal refers to the line for current designation of Commercial (C) to the proposed designations of Master Planned Community (MPC) which does not meet the threshold of 80 acres and is therefore a Minor Amendment.
 2. Infrastructure Criteria is also listed as an independent consideration to acreage. The context of the site may require expansion of infrastructure that warrants costly capital improvements. Expansion of infrastructure may include installation of various flood control devices/channels that will be coordinated between the applicant and the city at a later date.

In accordance with these criteria, staff classifies the proposed General Plan Land Use Map Amendment as Minor. The application was made with a Public Participation Plan that met standards prescribed within the Zoning Code, as outlined later in this report. The remaining public process includes holding a public meeting before the Planning & Zoning Commission, a recommendation by the Commission to the City Council, holding a Public Hearing before the City Council, and a decision by City Council. A recommendation should be made as to whether the amendment achieves, on balance, the goals and objectives as defined within the text of the General Plan Elements. A review of the goals and objectives are listed under the GPA24-04 *Minor General Plan Amendment Findings* section of this staff report.

Planned Area Development:

With a favorable recommendation for the General Plan Land Use Map Amendment, the Commission can consider the concurrent Zoning Map Amendment (rezone). Under Section B. Land Use Elements, subsection D. Land Use Plan – Land Use Designations of the City’s General Plan, future land use designations are listed (as previously noted). 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 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 applicant’s 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 amenizing 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

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

PUBLIC COMMENT

At the time of writing this report staff has not received public comment for the request.

GPA24-03 MAJOR GENERAL PLAN AMENDMENT FINDINGS

As required by the General Plan, its goals and objectives are of consideration for the proposed request. Refer to Exhibit B – GPA24-03 Narrative and Exhibits, and Exhibit D – Land Use Analysis, for responses from the applicant regarding the listed elements applicable to this request. Through staff review of the project many aspects of this amendment were analyzed. These aspects included surrounding land uses, circulation, as well as impacts on the surrounding areas and region. Staff notes that further analysis of access to the proposed land uses, and future development must be evaluated by City staff at the time of development proposals. Infrastructure improvements to support access will be determined in the PAD. Drainage solutions must be coordinated with City's proposed regional CLOMR and other independent CLOMR's submitted by developments in the immediate area. With the future analysis in mind, staff found that the proposed minor amendment would have no adverse impact and will meet and fulfill the various goals and objectives stated in the city's adopted General Plan.

Further, the Master Planned Community (MPC) designation, as demonstrated in this report, would enhance the surrounding areas, complement the surrounding residential land uses and carry forth Maricopa's Vision stated within the General Plan. After reviewing the application and the request for a Minor Amendment it is staff's opinion that the City of Maricopa General Plan Future Land Use Map be amended to reflect a Master Planned Community (MPC) land use on the proposed site.

As required by the General Plan, the following goals and objectives are of consideration:

Goal B1.4: Minimize conflicts between land uses.

Staff Analysis: The proposal will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As indicated in the narrative, all proposed land uses are compatible with, and will not negatively impact the existing adjacent neighboring uses.

Goal B2.2.: Assure the development of a diverse housing stock in both dwelling type and density.

Staff Analysis: The proposed PAD establishes different housing options specific to affordability along with time and market sensitive diversity with the full range of housing opportunities including higher-density smaller lot residential uses, larger lot residential uses, and non-traditional residential single-family uses under the integrated flexibility of the companion PAD application.

Objective B1.4.6: Transition all property zoning designations from pre-existing districts to existing zoning districts in a manner that best achieves the goals of this General Plan.

Staff Analysis: The companion PAD rezone request evaluates the goals of the General Plan and provides scope and objectives and includes an analysis of how the proposed zoning helps to achieve the goals of the City's General Plan. The proposed General Plan amendment will pull approximately 193 +/- acres out of a legacy Pinal County zoning PAD and into a current City of Maricopa zoning designation.

PAD23-01 ZONING MAP AMENDMENT REQUIRED FINDINGS

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

Staff recommends **approval of case # GPA24-03 Hartman Ranch**, subject to the conditions of approval stated Exhibit A to the Ordinance – Conditions of approval attached to this staff report, and as amended by the Planning and Zoning Commission.

Staff recommends **approval of case # PAD23-07 Hartman Ranch**, subject to the conditions of approval stated Exhibit A to the Ordinance – Conditions of approval attached to this staff report, and as amended by the Planning and Zoning Commission. Each case will require an independent motion by the Commission.

ATTACHMENTS

Exhibit A to the Ordinance: Conditions of Approval

Exhibit B to the Ordinance: Legal Description

Exhibit A: PAD23-07 Narrative and Booklet

Exhibit B: GPA24-03 Narrative and Exhibits

Exhibit C: Site Context Study

Exhibit D: Land Use Analysis

Exhibit E: Citizen Participation Report

Exhibit F: Zoning Maps

Exhibit G: General Plan Land Use Maps

-- End of staff report --