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STAFF REPORT

CASE NUMBER: GPA24-03

To: Honorable Mayor and City Council

Through: Rodolfo Lopez, Development Services Director

From: Derek Scheerer, Development Services, Senior Planner

Meeting Date: July 15, 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 south of the southeast corner of W. Steen Rd. and N. Anderson Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

CVL Consultants
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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. (A companion Rezone request, PAD23-07, will be presented to the City Council at a later date.) The Minor General Plan Amendment request is to convert 9 +/- acres of land designated as Commercial (C) to Master Planned Community (MPC). 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 A – GPA Narrative and Exhibits) 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 overall 309-acre Hartman Ranch site. (This amended portion and the original portion.)
- This request, along with the companion PAD rezone 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).

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 B – PAD23-07 Narrative and Booklet). 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 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.

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 June 23, 2025, Planning and Zoning Commission meeting, GPA24-03 was presented to the Commission along with its companion rezone request, PAD23-07. At the meeting the Minor General Plan Amendment was unanimously recommended for approval by the Commission while the rezone request was continued to the September 8, 2025, Planning and Zoning Commission meeting. The continuance was to allow time for the applicant and a neighboring property owner to work out a variety of property disputes.

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 A – 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 companion PAD request. 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: Along with the companion PAD rezone request, the proposal 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: Along with the companion PAD rezone request the proposal 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.

CONCLUSION

On June 23, 2025, the Planning and Zoning Commission unanimously recommended that the City Council motion for **approval** of **case # GPA24-03 Hartman Ranch** and **Resolution # RES25-25**.

ATTACHMENTS

Exhibit A: GPA24-03 Narrative and Exhibits

Exhibit B: PAD23-07 Narrative and Booklet

Exhibit C: Site Context Study

Exhibit D: Land Use Analysis

Exhibit E: Citizen Participation Report

Exhibit F: General Plan Land Use Maps

-- End of staff report --