



STAFF REPORT

CASE # GPA21-03

To:	Planning and Zoning Commission
Through:	Rodolfo Lopez, Development Services Director
Meeting Date:	October 25, 2021

REQUEST SUMMARY

PUBLIC HEARING: Major General Plan Amendment, GPA21-03. A request by Iplan Consulting on behalf of W Holdings, request to amend the General Plan Future Land Use Map for approximately 995 +/- acres from undesignated land use to Master Planned Community (MPC). Generally located at the northeast corner of Anderson Rd and Miller Road, within the unincorporated area of Pinal County **DISCUSSION AND ACTION.**

APPLICANT

Iplan Consulting
Greg Davis
3317 S. Higley Rd., Suite #114-622
Gilbert, AZ 85297
Phone: 480-227-9850
Email: greg@iplanconsulting.com

PROPERTY OWNER

W Holdings
1121 W. Warner Rd. Suite 109
Tempe, AZ 85284

PROJECT DATA

- | | |
|-----------------------------------|--|
| • Site Acreage: | 995 +/- Acres |
| • Parcel #: | 510-17-011G and 005B |
| • Site Address: | N/A |
| • Existing Zoning: | CR-3 (single residence) PAD
<i>**Pinal County Zoning **</i> |
| • General Plan Land Use: | Undesignated |
| • Proposed General Plan Land Use: | Master Planned Community |

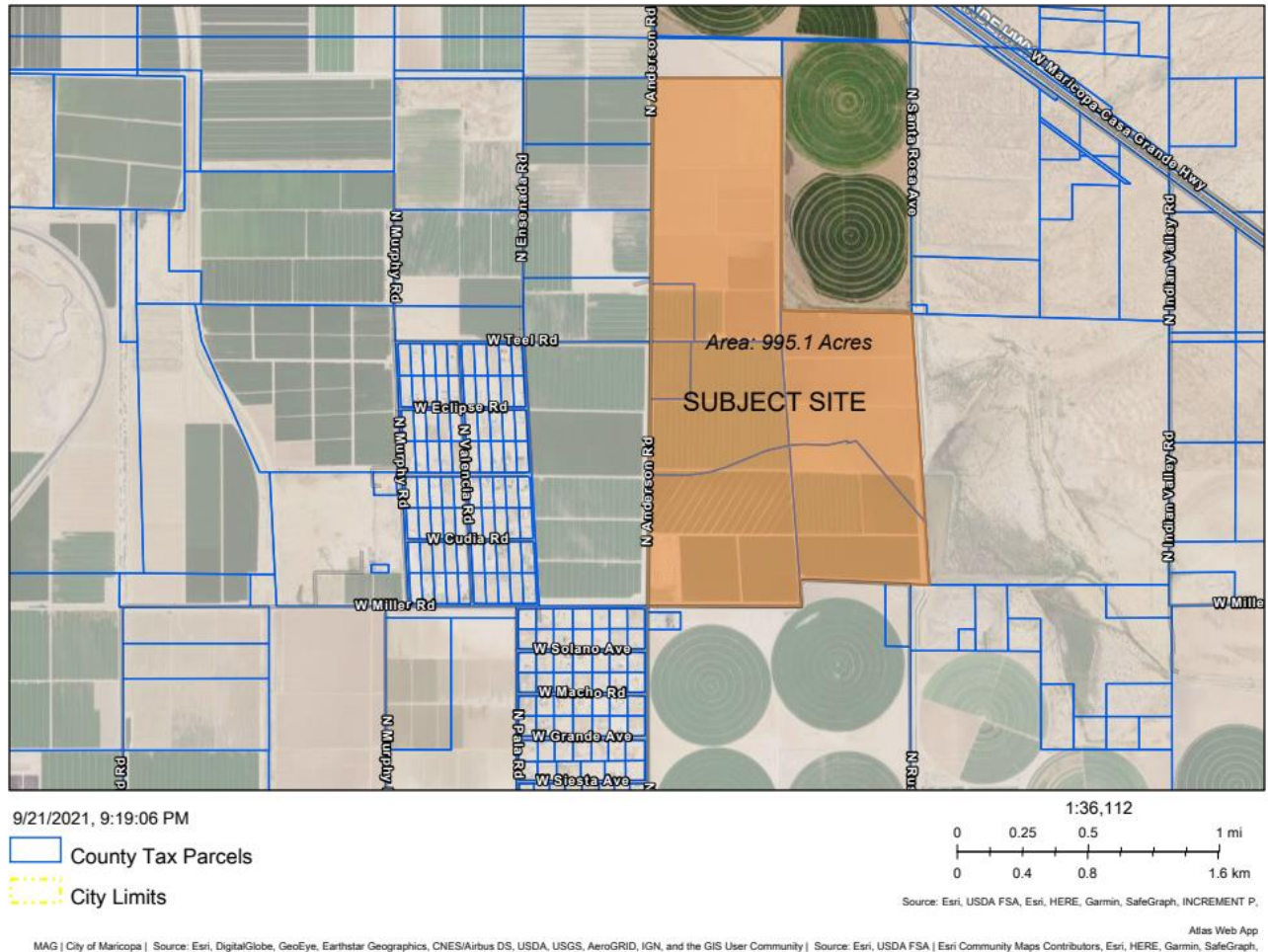
HISTORY SUMMARY

- 2005 - The site was rezoned from GR General Rural to CR-3 (single residence) PAD (Pinal County case #PZ-012-05).

SURROUNDING USES

Direction	Existing Zoning	Existing Use
North	State Land	Vacant Land
South	Single Family Residence (CR-3 PAD)	Agriculture
East	General Rural (GR)	Vacant Land
West	Single Family Residence (CR-3 PAD)	Agriculture

Santa Cruz Ranch GPA21-03



ANALYSIS

The city's General Plan is intended to provide a framework for all of 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 so it is adaptable, it is not a detailed policy or ordinance for specific properties or areas, it is not a Capital Improvement Plan and it is not a zoning map. Refer to www.planningmaricopa.com for further information.

The applicant is requesting a Major General Plan Amendment to the Future Land Use Map for 995 acres from currently undesignated land use to Master Planned Community (MPC). The subject site currently is outside the city's incorporated limits and is also outside the city's current planning area.

The subject site was previously within the Casa Grande Planning Area however, the City of Casa Grande amended its planning boundaries to allow the City of Maricopa to include the subject area within its planning boundaries. This request is solely for an amendment to the General Plan; no annexation of the land is being requested. The subject site does have an active Planned Area Development zoning through the County for a proposed Master Planned Community, refer to Exhibit A for further information. The purpose for MPC land use, according to the City of Maricopa General Plan states the following:

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

- **Number of acres for land use change and/or**

Staff Analysis: Per the General Plan's Land Use Criteria, any designation of 40 acres or more from undesignated land use designation to Master Planned Community (MPC) requires a major amendment to the city's General Plan;

- **The capital cost burdens to the City when classifying an amendment as either Major or Minor.**

Staff Analysis: The context of the site expansion of infrastructure warrants capital improvements to the area, such as half and full street improvements to Anderson Rd, Miller Rd alignment, and Santa Rosa Ave. A preliminary Traffic Report Analysis shall be conditioned as part of the formal rezoning and or platting submittal and shall be accepted by the City Engineer prior to approval. A condition will be proposed to this effect.

During the first scheduled public hearing on September 27, 2021, several residents raised concerns on the propose land use change. See list of concerns below or refer to Exhibit E:

- **Ak Chin Airport**

- Concern that future home owners of the area will experience nuisance noise from the nearby Ak-Chin airport.
 - **Applicant Response:** Property does not currently have avigation easements recorded on it for overflights nor has the ownership group been approached to provide them. This is a common tool used around airports, when necessary. If notification of potential noise nuisances is required for area residents at a later date, the developer will comply with such notification as necessary.
 - **Staff Response:** Through the process, AK Chin were notified of the request and has requested disclosure of the airport proximity. Staff recommends a stipulation be added to this affect.

- **Drainage and Flood Plain**

- Concern that the property is in floodplain and may impact adjacent properties.

- **Applicant Response:** Proposed grading improvements were already reviewed in Pinal County through its prior approvals, but will be submitted newly to the City of Maricopa through rezoning and platting. Proposed improvements to the property to protect against flooding and manage drainage will include a below grade drainage channel adjacent to the levee that contains the western edge of the Santa Cruz Wash. This improved channel will capture potential overflows along its western boundary, protecting the property to its west, which includes the proposed Santa Cruz Ranch Master Planned Community and additional down hill properties adjacent to it (See “SCR Exhibit A – Proposed Flood Solution Facilities Below Grade Channels”). The master planned community will not be allowed to drain into adjacent properties such as Santa Rosa Ranchos. All proposed grading and drainage civil plans will be developed during the platting phase of the project and reviewed and approved by the City of Maricopa Engineering Department prior to construction.
 - **Staff Response:** Drainage standards of the city requires developments to be removed entirely from any flood zone impact and shall not impact adjacent properties with any proposed improvements. The development standards of the city will be enforced if any and when this property is annexed into the city and a plat application has been submitted for review.
 - **Water Resources**
 - Concern that the project will use up the ground water and lower the water table of the area and impact individual wells.
 - **Applicant Response:** Global Water is anticipated to provide water services to the project. New residential water needs in AZ are less than 1/3 that of agricultural production on an acre-to-acre comparison basis, meaning that the residential project is anticipated to use less water than current agricultural uses of the property. Global Water’s water sources are spread out over a much larger area than this property for their overall distribution network. Nearby residential wells are not anticipated to have any discernable impact from the master planned community as the source of water for the new residences is not anticipated to be drawn from the immediate area’s water table.
 - **Staff Response:** Before platting and approval is given, the development will be required to provide to the city and state a service agreement from a water distribution facility that can provide a 100-year assured water supply certificate.
 - **Wastewater Treatment**
 - Concern on how service could be provided to the project as Global has been rumored to be in financial trouble.
 - **Applicant Response:** This master planned community anticipates providing a wastewater treatment facility onsite that will service the project that Global Water will ultimately operate. The wastewater treatment facility will bring sewer services in much closer proximity to our neighbors than currently exist, which may allow them an ability to connect at a nearer date than would otherwise be possible without the facility proposed with this project. The area water table may be partially replenished by water that has been treated and put back in the ground by our facility. This will ultimately be at the discretion of Global Water and ADWR.
 - **Staff Response:** None
 - **Roadway Improvements and Traffic**
 - Concern that traffic will overwhelm nearby communities.
 - **Applicant Response:** Most traffic trips related to this project are anticipated to travel north and east, away from nearby ranchette properties, towards the Maricopa-Casa Grande Highway and I-10 for access to City of Maricopa, Casa Grande, and metropolitan Phoenix. The ranchette properties are located in the opposite direction, to the west and southwest of the project. The project will develop all onsite streets and adjacent half-street arterial rights-of-way, in

conjunction and conformance with the preparation of a Traffic Impact Study, to be reviewed and approved by the City of Maricopa. Area transportation plans, like the Pinal County East-West Corridor Study, have contemplated major roadway improvements to improve traffic circulation between SR 347 and the I-10. with the closest major improvements anticipated for the interchanges of Farrell Road and Val Vista Road with the Maricopa-Casa Grande Hwy (see Exhibit B – Pinal County East-West Corridor Study Figures)

- **Staff Response:** The development will require a Traffic Impact Analysis to be completed and submitted by a registered traffic engineer of the state. If supported by the City Engineer, the proposed roadway recommendations and improvements shall be imposed as part of the platting process. Roadway analysis and recommendation will adhere to the ultimate build-out design per the city's Regional Transportation Plan (RTP).
- Native Resources and Environmental Protection
 - Concern about protection of burrowing owls
 - **Applicant Response:** All owls are protected by Arizona state law (ARS Title 17) and by Federal law under the Migratory Bird Treaty Act (MBTA). Fines and other penalties may result if these laws are violated. The City will require a native species inventory/environmental report to be prepared by a license professional to be reviewed and approved prior to construction of impacted areas. These animals will need to be carefully transferred to a new natural habitat per state law. This study will occur during the platting and civil studies phase of the project and all protected species will be relocated prior to site grading.
 - **Staff Response:** The information that the applicant stated is corrected, at platting submittal the city will require an environmental report that from a licensed third party recommendation any remedial action prior to disturbing the land.
- **Buffering to Adjacent Land Uses**
 - Concern about lots being too close to the larger ranchette lots.
 - **Applicant Response:** Open space and density transition buffering is anticipated during the zoning and platting phase of the project to help ease these concerns. Higher density residential and non-residential land uses are expected to be clustered at the center of the proposed master planned community, away from the ranchette neighbors.
 - **Staff Responses:** Further, the city design standards require adequate landscape buffer tracts which will be reviewed at the platting stage.

MINOR GENERAL PLAN AMENDMENT FINDINGS:

As required by the General Plan, the goals and objectives are of consideration for the proposed request. The proposal of Master Planned Community seeks to ensure the community's needs for a balance of land uses that are met through expanding quality development with a mix of residential, commercial, open space, and public facility land uses throughout its planning area. The applicant has justified the following for the requested land use change, refer to Exhibit B for Land Use Analysis:

1. Santa Cruz Ranch is surrounded by property that is also designated for Master Planned Communities and is in close proximity to important transportation corridors like the Maricopa – Casa Grande Highway.
2. The development will help ensure ease of access to the larger Phoenix metropolitan area as well as the City of Casa Grande and Interstates I-8 and I-10.

CITIZEN PARTICIPATION:

Before recommending the General Plan Amendment's approval, the applicant provided a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed General Plan Major Amendment required per the city's Zoning Code. A timeline of the participation event is shown below.

- August 7, 2021 - Neighborhood Newspaper legal notice published
- August 11, 2021 - Notification letters sent
- August 11, 2021 - Meeting Signs posted
- August 26, 2021 - Neighborhood Meeting held
- August 28, 2021 - Public Hearing Newspaper legal notice published
- September 27, 2021 - P&Z Commission (Public Hearing only)
- October 25, 2021 - P&Z Commission (Public Hearing and Action)
- November 16, 2021 - City Council (Discussion and Action)

Furthermore, the Major General Plan Amendment has state statutes that further enhance the outreach to include neighboring jurisdictions and state agencies. Please refer to Exhibit C, Citizen Participation Report for additional information.

PUBLIC COMMENT

At the time of writing this report, staff has received a formal comment from Ak-Chin Reservation and a private property owner. Refer to Exhibit D. Additional comments were made at the September 27th, Public Hearing meeting. Refer to Exhibit E for comments and responses from the applicant.

STAFF RECOMMENDATION

Staff recommends approval of Major General Plan Amendment case # GPA21-03, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

1. Prior to the City Council approval of the Major General Plan Amendment, the applicant shall submit to the city a signed waiver pursuant to Proposition 207.
2. Future Zoning cases, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request including, but not limited to submitting a Traffic Impact Analysis to the satisfaction of the City Engineer.
3. At the time of the formal platting submittal, the property owner shall be responsible for any off-site and on-site improvements identified by the City of Maricopa.
4. At the time of the formal platting submittal, the developer shall add disclosure statements on the plat and CC&R's of the nearby airport.

Exhibit A – Project Narrative

Exhibit B – Land Use Analysis

Exhibit C – Citizen Participation Report

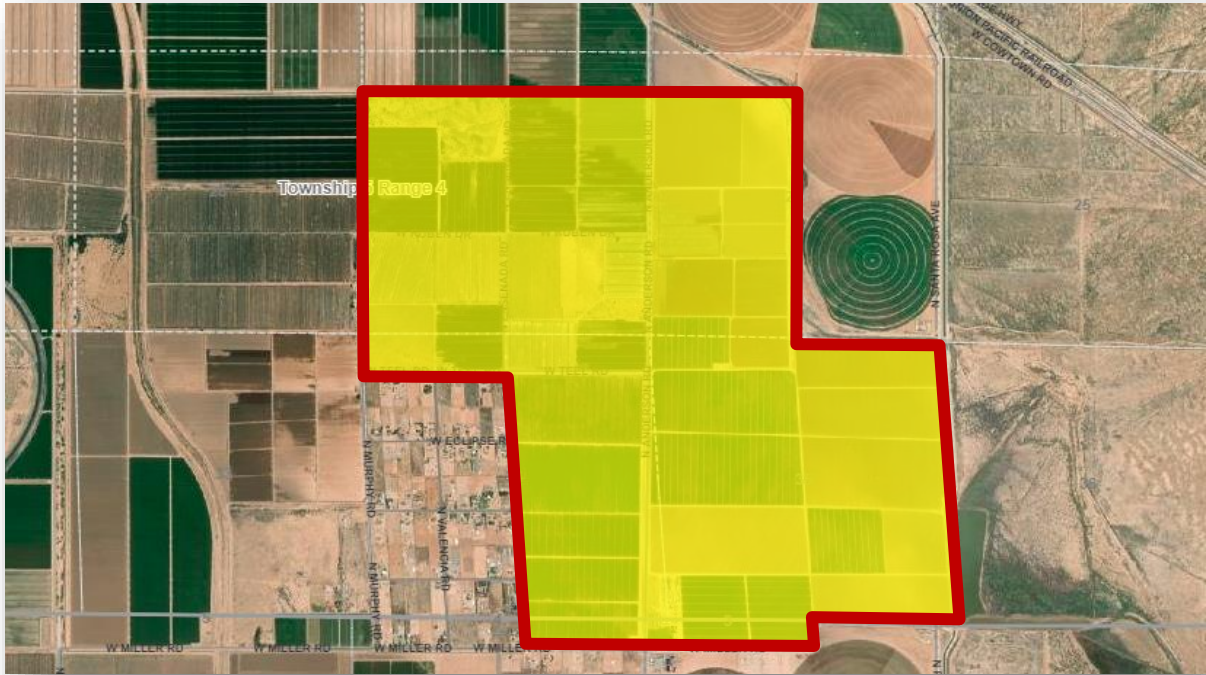
Exhibit D – Public Comments

Exhibit E – 1st Public Hearing Comments and Responses

-- End of staff report --

Santa Cruz Ranch

A Master Planned Community



**Request for a Major General Plan Amendment for a Master Planned
Community Land Use Designation on Approximately 1,886 Acres
Generally located at the SWC of Murphy and Val Vista Road Alignments**

SUBMITTED TO:
City of Maricopa Planning and Zoning Division

PREPARED BY:
Iplan Consulting

**Prepared: April 30, 2021
Revised: September 22, 2021**



PURPOSE OF REQUEST

Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area will seek to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.

The property is currently a mix of land use designations in the City’s adopted Future Land Use Plan Map, including Master Planned Community, Low Density Residential, and area currently outside of the City’s planning area. We are proposing to change the land use designation for the entire property to Master Plan Community. This application precedes forthcoming Annexation and Rezoning applications so that all of the land area will be included in the City of Maricopa’s planning area and become fully entitled within the city.

PROJECT TEAM

Land Use Entitlements:

Iplan Consulting
3317 S. Higley Road #114-622
Gilbert, AZ 85297

Contact: Greg Davis
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Phone: (480) 227-9850

Master Developer:

W Holdings
1121 W. Warner Road, Suite 109
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Phone: (480) 831-2000

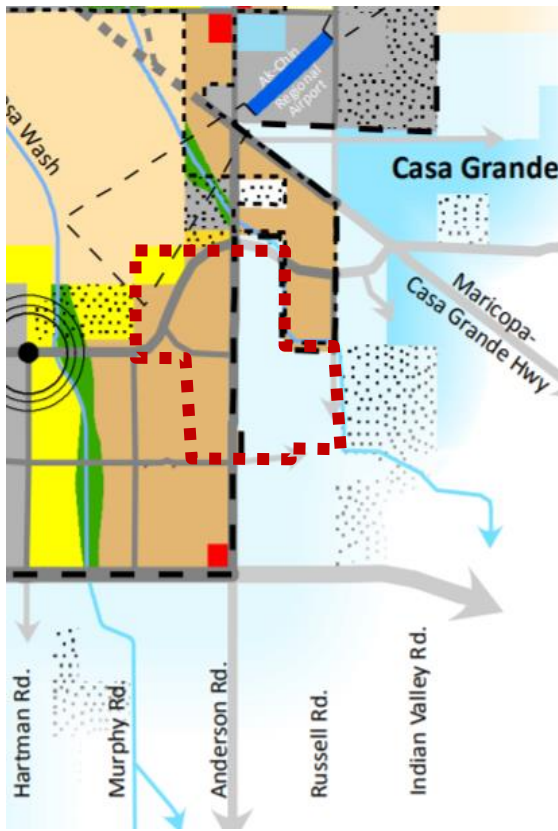
Santa Cruz Ranch



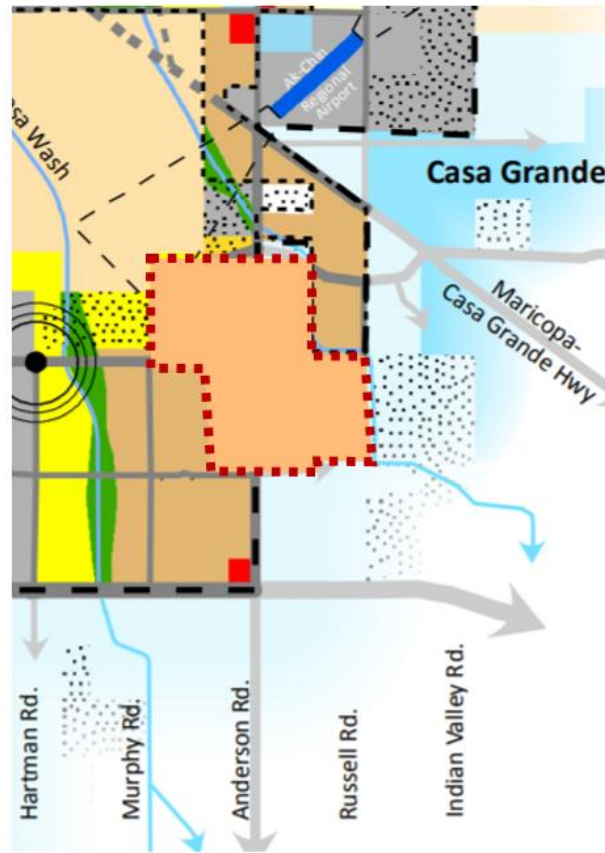
EXISTING AND PROPOSED LAND USES

The existing and proposed Future Land Use Maps for the City of Maricopa for Santa Cruz Ranch are shown below as follows:

EXISTING



PROPOSED



Master Planned Community

EXISTING SITE CONDITIONS

The approximately 1886 acre property is comprised of multiple parcels that are either vacant or used for agricultural production. It is anticipated that with development, those agricultural uses would ultimately be phased out as needed to accommodate the development. Land to our north, east, and generally south is also being used for agricultural purposes with some large lot residences nearby. Most notably, there is a neighborhood of large lot “ranchette” style residences located to our southwest. These neighbors are located on a Pinal County island within the City of Maricopa planning area. Their property is designated as “Master Planned Community” which is the same designation as our request. Generally, they are the neighbors most interested in our proposal and our immediately adjacent property to theirs is also already designated as MPC. It is not until you extend to the east and north that you have property that would be newly designated as MPC if our application were to be approved.



PUBLIC BENEFIT

There are numerous benefits to providing the MPC designation on the property. The designation is intended for large properties to be harmoniously planned, in unison, for a balance of residential and non-residential uses in a manner that supports a sustainable, well-planned community with infrastructure to support the development. The large scale, macro approach allows the City to consider projects like Santa Cruz Ranch in a broader perspective to ensure a large area like its 1886 acres is thoughtfully planned out and provides residents with not only housing, but varied housing types, commercial and employment opportunities, and parks and open spaces. Transportation and connectivity can be evaluated on a larger scale to ensure the movement of people, goods, and services are appropriate to promote quality of life and integration into the larger City and community as a whole. Santa Cruz Ranch as a proposed master planned community accomplishes this purpose in a way that a simple development plan proposal does not.

UTILITIES

The project is anticipated to ultimately use Global Water for water and sewer services. Adequate line sizing, connections and improvements will need to be installed to service the project. Dry utilities providers include Orbitel/Century Link, Electric District #3, and Southwest Gas. All utility providers will need to be coordinated with in conjunction with the future zoning case(s) and development plans prepared for the project.

FLOOD ZONE

A portion of the property is located in Flood Zone A, as indicated on Exhibit 2 – Drainage Existing Conditions. This area will need to be specially considered as the project moves through the entitlements and civil engineering process. Drainage arrows and surrounding FEMA information are depicted on this exhibit for reference.

TRANSPORTATION

The Conceptual Land Use Plan, Exhibit 1, indicated the proposed street connectivity at both the arterial and collector street level. Arterial streets alignments are indicated on the plan as: Murphy Road, Teel Road, Cow Town Road, Miller Road, and Anderson Road. The proposed “future collector” is indicated on the plan as looping through both primary land use sectors of the plan, bifurcating the MDR land use categories as well as providing some separate between commercial and non-commercial land uses. The arterial roadway network will connect the project to the nearby Maricopa – Casa Grande Highway and Interstate 10. Roadway improvements needed to access this project will be contemplated through future land use cases, traffic studies, and related development plans.

CONCEPTUAL LAND USE PLAN

The project’s prospective distribution of land uses is illustrated on the “Conceptual Land Use Plan” that has been provided as part of this application, please see Exhibit 1 – Conceptual Land Use Plan. The exhibit is very high level, as it indicates the intent of the underlying land uses beneath the actual land use designation of “Master Planned Community”.



These uses are show as follows:

Medium Density Residential (MDR) = 980 Acres

High Density Residential (HDR) = 688 Acres

Commercial (C) = 97 Acres

TTL Acreage = 1886

School, parks, open space, churches, civic facilities and other more specific land uses are anticipated to be woven into the broader land use fabric as expected from property designated as MPC. It is anticipated that a future planned area development rezoning case would illustrate in more detail what the community will look like in design form.

CONFORMANCE WITH PLANNING MARICOPA

Planning Maricopa, the City's current General Plan, seeks to ensure the community's needs for a balance of land uses are met through expanding quality development with a mix of residential, commercial, open space, and public facility land uses throughout its planning area. Santa Cruz Ranch is surrounded by property that is also designated for Master Planned Communities and is in close proximity to important transportation corridors like the Maricopa – Casa Grande Highway, helping to ensure ease of access to the larger Phoenix metropolitan area as well as the City of Casa Grande and Interstates I-8 and I-10.

The project request for a Master Planned Community land use designation is in conformance with the priorities of the Planning Maricopa document. Due to the large scale of the Santa Cruz Ranch project, it exceeds the threshold of 160 acres and allows for a true variety of residential options that will provide for a variety of lot sizes, with land area also available for schools, commercial activities, open space and opportunities for churches and other neighborhood supporting land uses to materialize as the project builds out. The companion rezoning document will more clearly illustrate the connectivity of parks and open space so that residents can enjoy outdoor activities and multi-modal forms of transportation to travel freely throughout their community.

The overall land use plan shall feature a balance of residential, commercial, public facility and open space uses with enhanced connectivity that will be vital to the quality of life for Santa Cruz Ranch's residents. The proposed commercial parcel is anticipated to be large enough to support a possible grocery-sized anchor and other out parcel development to service the immediate needs of this new community and surrounding area.

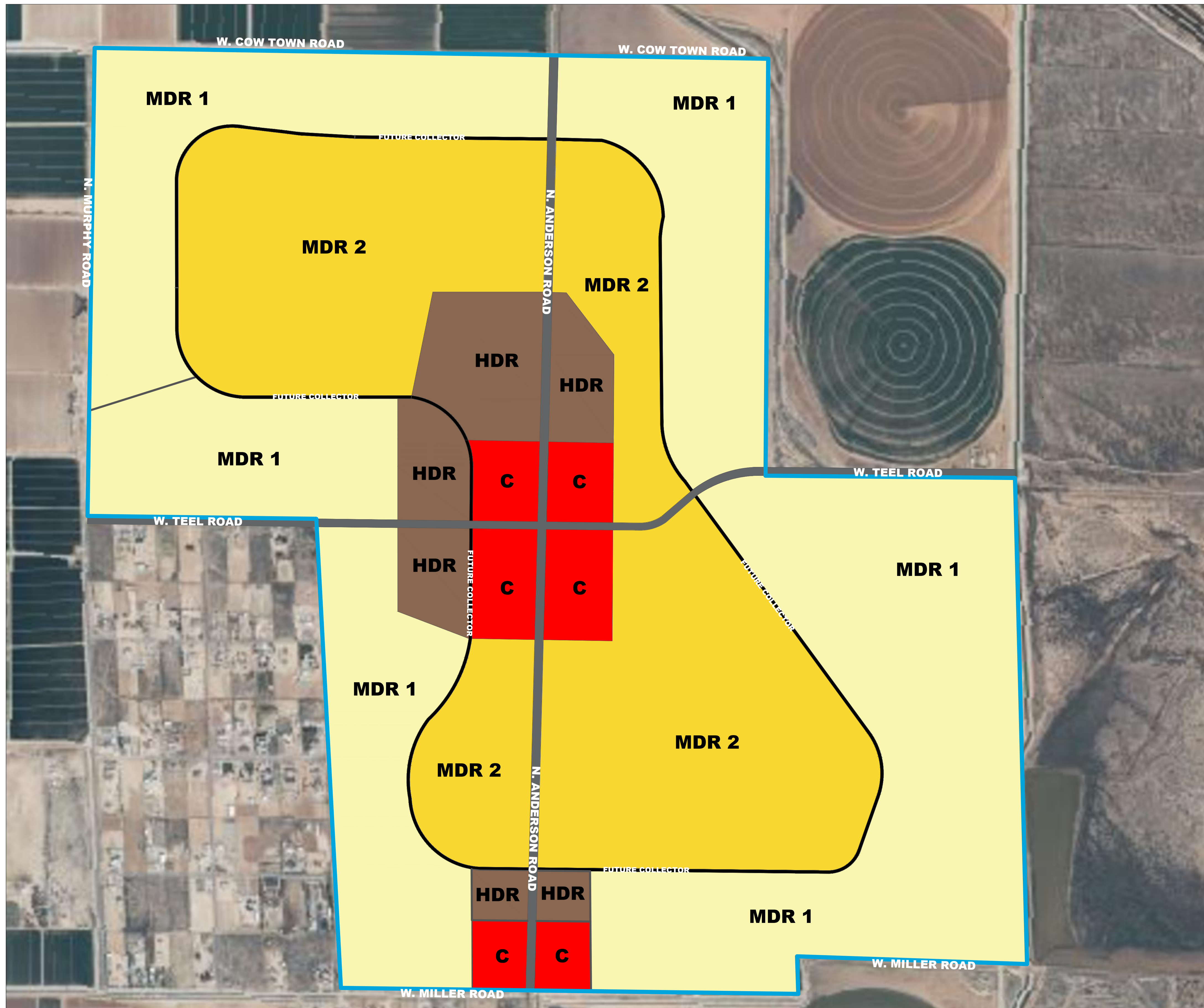
TIMING OF DEVELOPMENT

The project is anticipated to develop in a series of phases. As desired by the Master Planned Community land use designation, the developer(s) shall provide for the improvements necessary to allow the proposed neighborhoods to build out in an orderly manner. The details of these improvements will be prepared by the design team's engineers, architects, and planners and will be subject to review and approval by the City's Planning and Development Division's staff. The property is anticipated to undergo a series of property subdivision plats as well, at which time the City's Subdivision Ordinance will ensure the project meets all codes, guidelines, and other regulations.

Exhibit 1 - Conceptual Land Use Plan

SANTACRUZ RANCH

MASTER PLANNED COMMUNITY



Color	Zone	Use	Acres
Light Yellow	MDR 1	MED. DENSITY RESIDENTIAL	960 ACRES
Yellow	MDR 2	MED. DENSITY RESIDENTIAL	688 ACRES
Brown	HDR	HIGH DENSITY RESIDENTIAL	141 ACRES
Red	C	COMMERCIAL	97 ACRES
TOTAL			1,886 ACRES

- MASTER PLANNED COMMUNITY BOUNDARY LINE
- ARTERIAL ROAD
- FUTURE COLLECTOR ROAD

SCALE: 1" = 600'



PROJECT: SANTA CRUZ RANCH MASTER PLANNED COMMUNITY
JURISDICTION: CITY OF MARICOPA

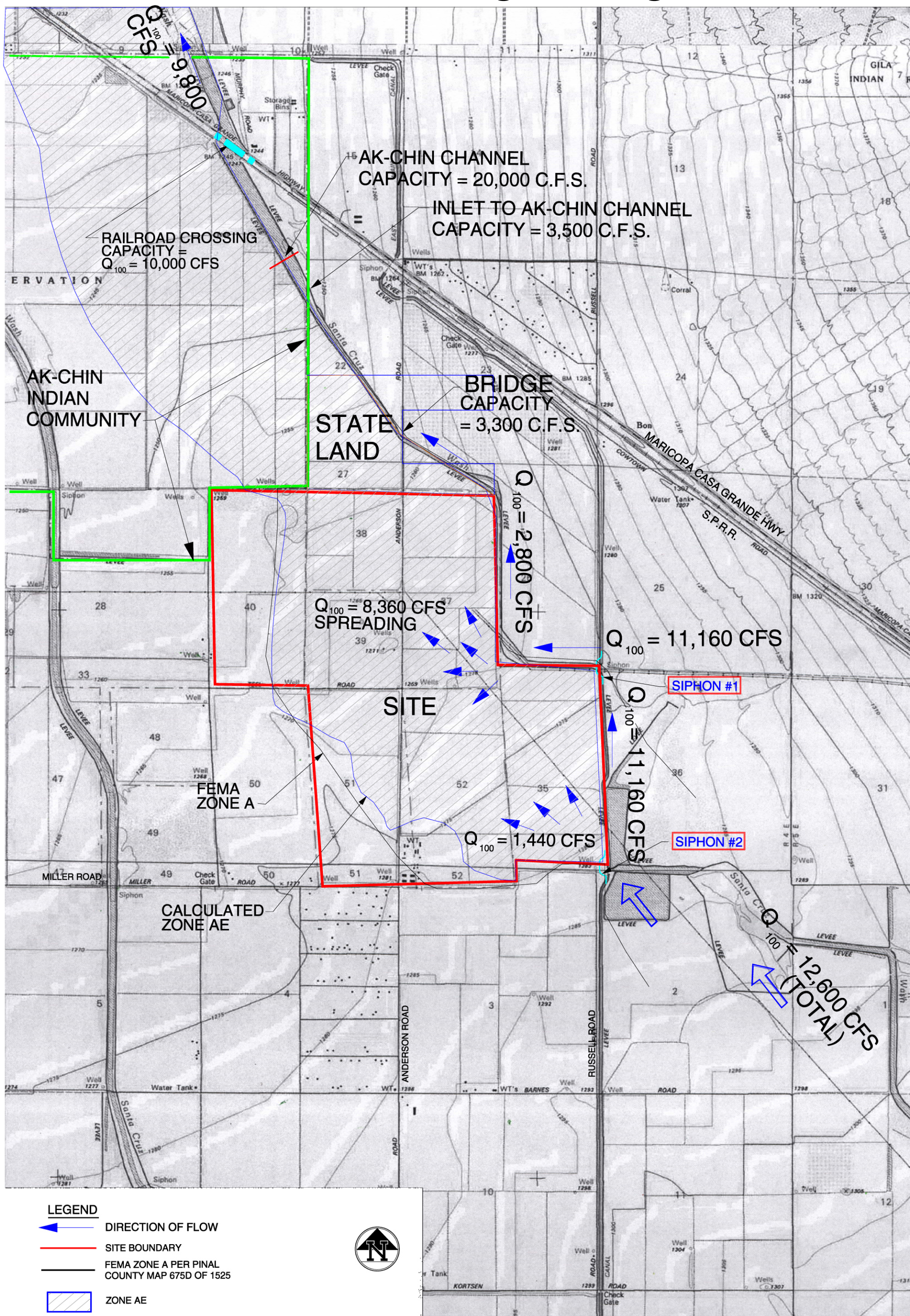
Iplan Consulting



CONCEPTUAL
LAND USE PLAN

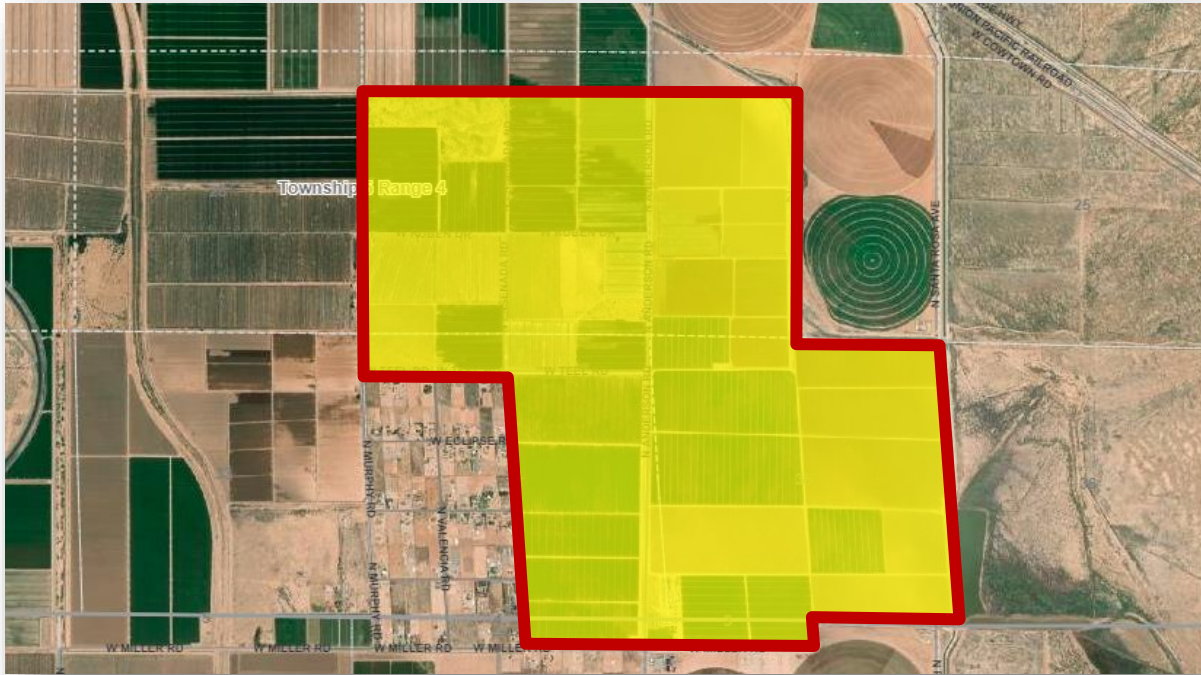
DATE:
09/22/2021

FILE: DGN DATE:



Santa Cruz Ranch

A Master Planned Community



**Request for a Major General Plan Amendment for a Master Planned
Community Land Use Designation on Approximately 1,886 Acres
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SUBMITTED TO:
City of Maricopa Planning and Zoning Division

PREPARED BY:
Iplan Consulting

April 30, 2021



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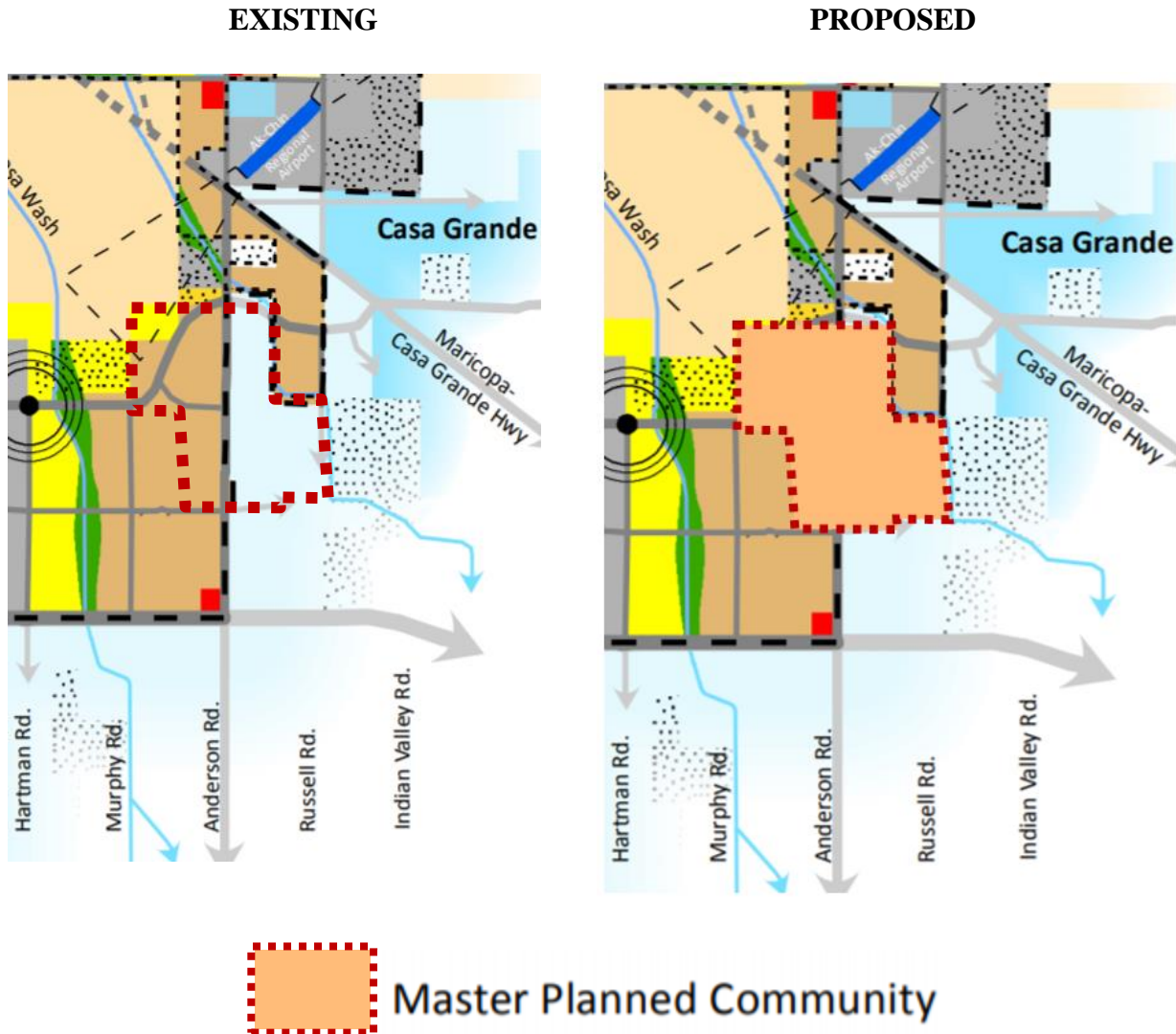
Contact: Seth Keeler
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Santa Cruz Ranch



EXISTING AND PROPOSED LAND USES

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CONFORMANCE WITH PLANNING MARICOPA

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The project request for a Master Planned Community land use designation is in conformance with the priorities of the Planning Maricopa document. Due to the large scale of the Santa Cruz Ranch project, it exceeds the threshold of 160 acres and allows for a true variety of residential options that will provide for a variety of lot sizes, with land area also available for schools, commercial activities, open space and opportunities for churches and other neighborhood supporting land uses to materialize as the project builds out. The companion rezoning document will more clearly illustrate the connectivity of parks and open space so that residents can enjoy outdoor activities and multi-modal forms of transportation to travel freely throughout their community.

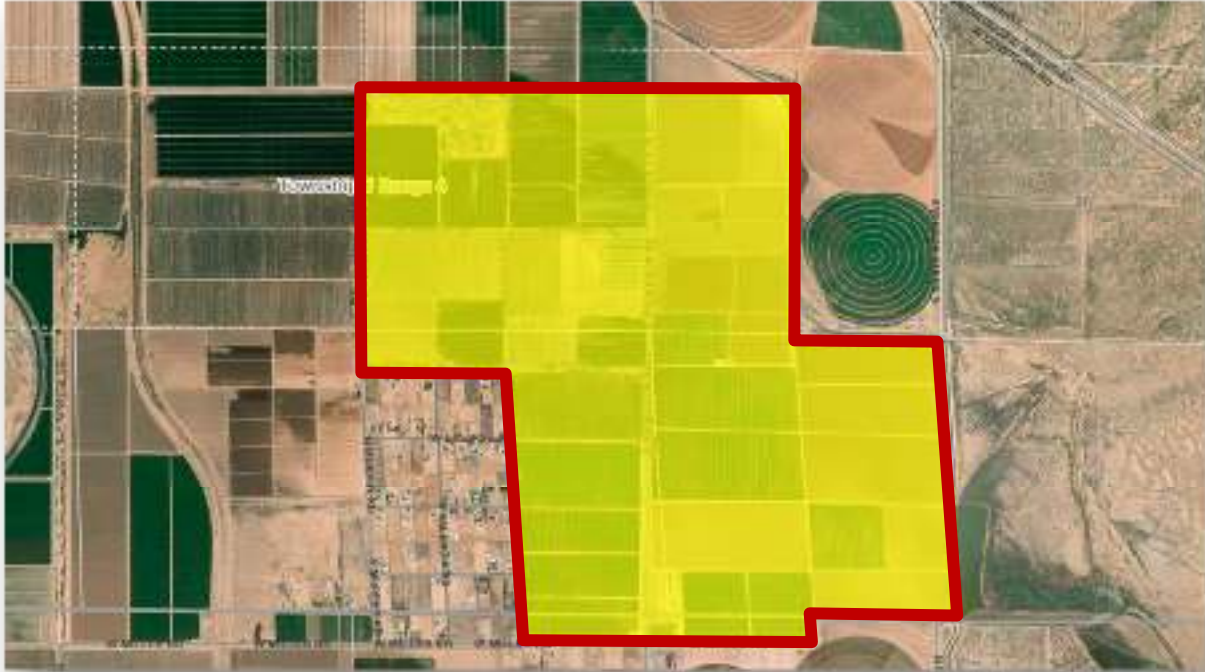
The overall land use plan shall feature a balance of residential, commercial, public facility and open space uses with enhanced connectivity that will be vital to the quality of life for Santa Cruz Ranch's residents. The proposed commercial parcel is anticipated to be large enough to support a possible grocery-sized anchor and other out parcel development to service the immediate needs of this new community and surrounding area.

TIMING OF DEVELOPMENT

The project is anticipated to develop in a series of phases. As desired by the Master Planned Community land use designation, the developer(s) shall provide for the improvements necessary to allow the proposed neighborhoods to build out in an orderly manner. The details of these improvements will be prepared by the design team's engineers, architects, and planners and will be subject to review and approval by the City's Planning and Development Division's staff. The property is anticipated to undergo a series of property subdivision plats as well, at which time the City's Subdivision Ordinance will ensure the project meets all codes, guidelines, and other regulations.

Santa Cruz Ranch

A Master Planned Community



Citizen Participation Plan (CPP)

Request for MGPA 21-03, a Major General Plan Amendment for a Master Planned Community Land Use Designation on Approx. 1,886 Acres

Generally located at the SWC of Murphy and Val Vista Road Alignments

SUBMITTED TO:

City of Maricopa Planning and Zoning Division

PREPARED BY:

Iplan Consulting

Submitted: July 16, 2021

Updated: September 22, 2021



NARRATIVE – CITIZEN PARTICIPATION PLAN

Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment request pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. As required the City of Maricopa’s Zoning Ordinance, public outreach and notification regarding our major General Plan Amendment is organized through the creation of a “Citizen Participation Plan”. The plan has been specifically modeled after the City’s “Citizen Participation Guide” for land use changes, last amended in March of 2021 as well as the City’s “GPA Major Amendment Schedule 2021”.

This CPP outlines the development team’s steps to inform property owners, residents, and the general community of our intent to create the Santa Cruz Ranch Master Planned Community. The CPP’s components include the following steps taken to encourage community involvement and input for the City’s evaluation of our proposed land use and rezoning requests:

- 1) Notification letters were mailed to all property owners within 600’ of the subject property a minimum of 15 calendar days prior to the neighborhood meeting. The 1st notification letter included project information, property map, meeting/hearing dates and locations, and the project narrative. A second notification letter was sent out to ensure that the notices of the public hearing were received by the neighbors no more than 60 days prior to the first PZ hearing. Copies of both letters are included with this CPP.
- 2) 600’ Radius Map – This was generated using Geographic Information System (GIS) Maps available from Pinal County.
- 3) List of all property owners that were contacted with the two notification letters. This list includes the property owner(s) name and tax billing mailing address with information retrieved from the Pinal County Assessor’s website.
- 4) Newspaper notices for the proposed major General Plan Amendment were provided in both the Casa Grande Dispatch and Maricopa Monitor. The affidavits of newspaper postings for the Casa Grande Dispatch are included in this plan. Pinal Central does not provide affidavits for the Maricopa Monitor. Two sets of notices were made due to the 60 day notification limit requirement.
- 5) The property was posted with four physical sign postings due to its relatively large size. An aerial map the sign locations is provided with this plan, along with the sign template that was prepared and photos of the signs, with meeting/hearings location/times/dates information. The 24”x36” signs were manufactured, installed, and will ultimately removed (following City Council action on the case) by GDI signs, a professional sign company. The City reviewed and approved the sign

Santa Cruz Ranch



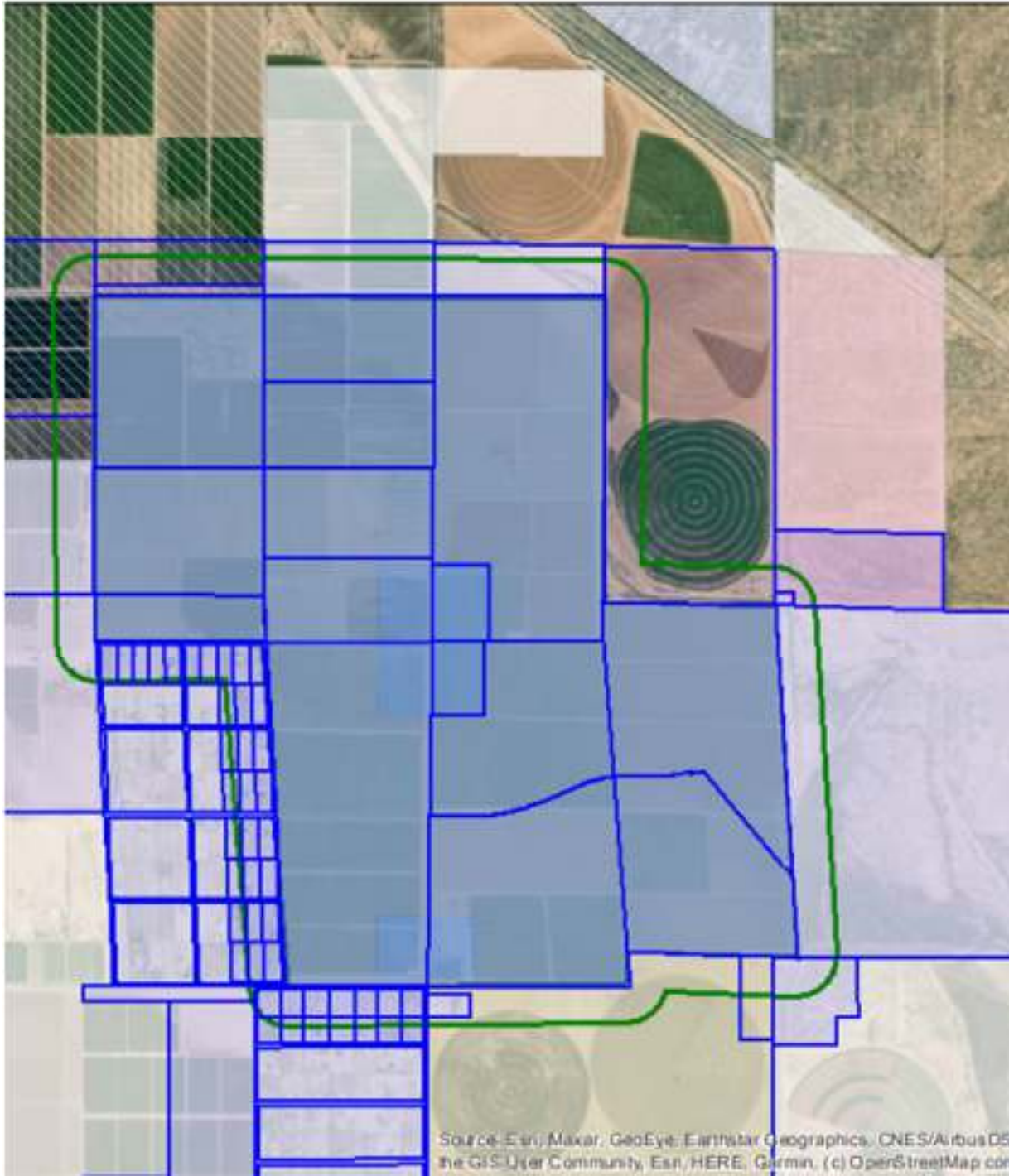
template/verbiage and proposed locations prior to installation of the signs.

- 6) A neighborhood meeting was held on August 26, 2021 and a Power Point was presented to the attendees. A summary of the discussion and copies of the sign in sheets have been provided for reference regarding that meeting.
- 7) An email in support of the project was received for the project. This has been included as an update to the CPP just after the neighborhood meeting materials.
- 8) Ongoing correspondence, future public input, and summaries of the upcoming PZ and CC hearings are anticipated in advance of finalizing the CPP report for the case file. Our team will update the CPP as input is received.



600' RADIUS MAP OF PROPERTIES TO BE CONTACTED

Community Development Status Viewer





LIST OF PROPERTY OWNERS WITHIN 600'

VICENCIA FARMS LLC
34621 W LA BREA
MARICOPA, AZ 85139

EVANS FRANK W & MARY A
7010 W APPALOOSA TRL
COOLIDGE, AZ 85128

B & S M3 LLC
5445 E VIA BUENA VIS
PARADISE VALLEY, AZ 85253

ANDERSON RUSSELL LLC
14555 N SCOTTSDALE RD STE ...
SCOTTSDALE, AZ 85254

OGLE LARRY P & DONNA A
33754 W SOLANA DR
STANFIELD, AZ 85172

RUSSELL & TEEL FIRST MORT...
7934 W BANFF LN
PEORIA, AZ 85381

MIDWAY FLOOD CONTROL DIS...
1115 E COTTONWOOD LN STE ...
CASA GRANDE, AZ 85122

DART PROPERTIES LLC
PO BOX 159
SACATON, AZ 85147

MORRIS FAMILY INVESTMENT ...
10511 N 117TH PL
SCOTTSDALE, AZ 85259

MCCOY GEORGE W
34485 W TEEL RD
STANFIELD, AZ 85172

TCPG INC
2270 S BOULDER ST
GILBERT, AZ 85296

ANDERSON & MILLER 694 LLP
10218-111 STREET NW
EDMONTON, AB T5K 1K9
CANADA

ANDRYSIAK JAMES R JR & KAT...
34480 W JO BLANCA RD
STANFIELD, AZ 85172

GALVEZ ALEJANDRO SANCHEZ
PO BOX 462
STANFIELD, AZ 85172

LORENZEN RICKY & MAIER PAT...
1363 E BATES ST
MESA, AZ 85203

HERRERA ALFREDO H & MARIA...
717 E DEVON DR
GILBERT, AZ 85296

BECAME ROMAN & AMADOR M...
34329 W MILLER RD
STANFIELD, AZ 85172

VAN DER WAERDEN MARCELLI...
PO BOX 960
MARICOPA, AZ 85139

CHAYDEZ ABEL L
30550 AVENUE 20 1/2
MADERA, CA 93638

VILLEGAS RUBEN AMBRIZ
34197 W MILLER RD
STANFIELD, AZ 85172

EDMONSON JACQUE L
44341 GLENRAVEN RD
LANCASTER, CA 93535

EARLS KATHERINE M
34170 W SOLANO AVE
STANFIELD, AZ 85172

BAKER MACK III & TEMPLE ISIS...
34045 W MILLER RD
STANFIELD, AZ 85172

OUELLET COLOMBE M TR
34410 W MILLER RD
STANFIELD, AZ 85172

ERICKSON JACOB ROBERT
34078 W SOLANO AVE
STANFIELD, AZ 85172

OLGUIN ERNESTO ARMANDO ...
PO BOX 195
STANFIELD, AZ 85172

ZAVALA IDULFO P & MICHELLE ...
PO BOX 519
STANFIELD, AZ 85172

GARCIA LUIS E & KRISTIE M
449 E HARWELL RD
GILBERT, AZ 85234

HAYES DAVID TURNER
33861 W MILLER RD
STANFIELD, AZ 85172

KLINGENSMITH DAVID D & DO...
34560 W JO BLANCA RD
STANFIELD, AZ 85172

Santa Cruz Ranch

Iplan Consulting



LIST OF PROPERTY OWNERS WITHIN 600' (continued)

YOSICK TERRY S & LYNNE MIS...
35035 W TEEL RD
STANFIELD, AZ 85172

YBARRA MARK & MARY
34410 W JO BLANCA RD
STANFIELD, AZ 85172

MCCOY GEORGE W
34485 W TEEL RD
STANFIELD, AZ 85172

DRINKALL DALE R & SANDRA L
34710 W CUDIA RD
STANFIELD, AZ 85172

ADAMS RODNEY & CAROL
6 MACDONALD RD
WHITEHOUSE, YT

GARCIA PAUL & BAOLA
34635 W TEEL RD
STANFIELD, AZ 85172

GAMMILL WILLIAM TE
24409 S 141ST ST
CHANDLER, AZ 85249

SHARP MARK A & LORI L
34410 W ECLIPSE RD
STANFIELD, AZ 85172

HALL SCOTT
15382 N MURPHY
MARICOPA, AZ 85139

WEIDNER MATTHEW
PO BOX 779
MARICOPA, AZ 85139

WARD PATRICIA ANNE
34485 W ECLIPSE RD
STANFIELD, AZ 85172

CARDON KENNETH & KRISTEN
34745 W TEEL RD
STANFIELD, AZ 85172

RATTS TIMOTHY J & SHANNON ...
34565 W JO BLANCA RD
STANFIELD, AZ 85172

RAVE WILLEM C
34415 W ECLIPSE RD
STANFIELD, AZ 85172

BAIR CAMERON D & DANA S
6708 E LEWIS AVE
SCOTTSDALE, AZ 85257

SMITH MARK D
34485 W JO BLANCA RD
STANFIELD, AZ 85172

LOPEZ JUAN M ETAL
34560 W ECLIPSE RD
STANFIELD, AZ 85172

BROEK MICHAEL & SHEENA
34955 W TEEL RD
STANFIELD, AZ 85172

RIVERA LINDA
34415 W JO BLANCA RD
STANFIELD, AZ 85172

BAIR BARRYL R & BARBARA J T...
2203 N VAN NESS AVE
TEMPE, AZ 85281



NEWSPAPER NOTICE POSTING

NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
MGPA 21-03

REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA CURRENTLY BEING ANNEXED INTO THE CITY OF MARICOPA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

Neighborhood Meeting

August 26 @ 7:00pm
Maricopa Public Library – Redwood Rm. A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission

(PUBLIC HEARING #1)
September 27, 2021 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission

(PUBLIC HEARING #2)
October 25, 2021 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

November 15, 2021 @ 7:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138



PROPERTY POSTING SIGN

MAJOR GENERAL PLAN AMENDMENT

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA CURRENTLY BEING ANNEXED INTO THE CITY OF MARICOPA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

CASE NUMBER: MGPA 21-03

NEIGHBORHOOD MEETING

Thursday, August 26, 2021 @ 7:00pm
Maricopa Public Library - Redwood Rm. A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**

CASE PLANNER:

Rodolfo Lopez, Director Com. Dev. Dept.
(520) 316-6986
rodolfo.lopez@maricopa-az.gov

Posting Date: August 11, 2021

PLANNING & ZONING

COMMISSION HEARING #1:

Monday, September 27, 2021 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING #2:

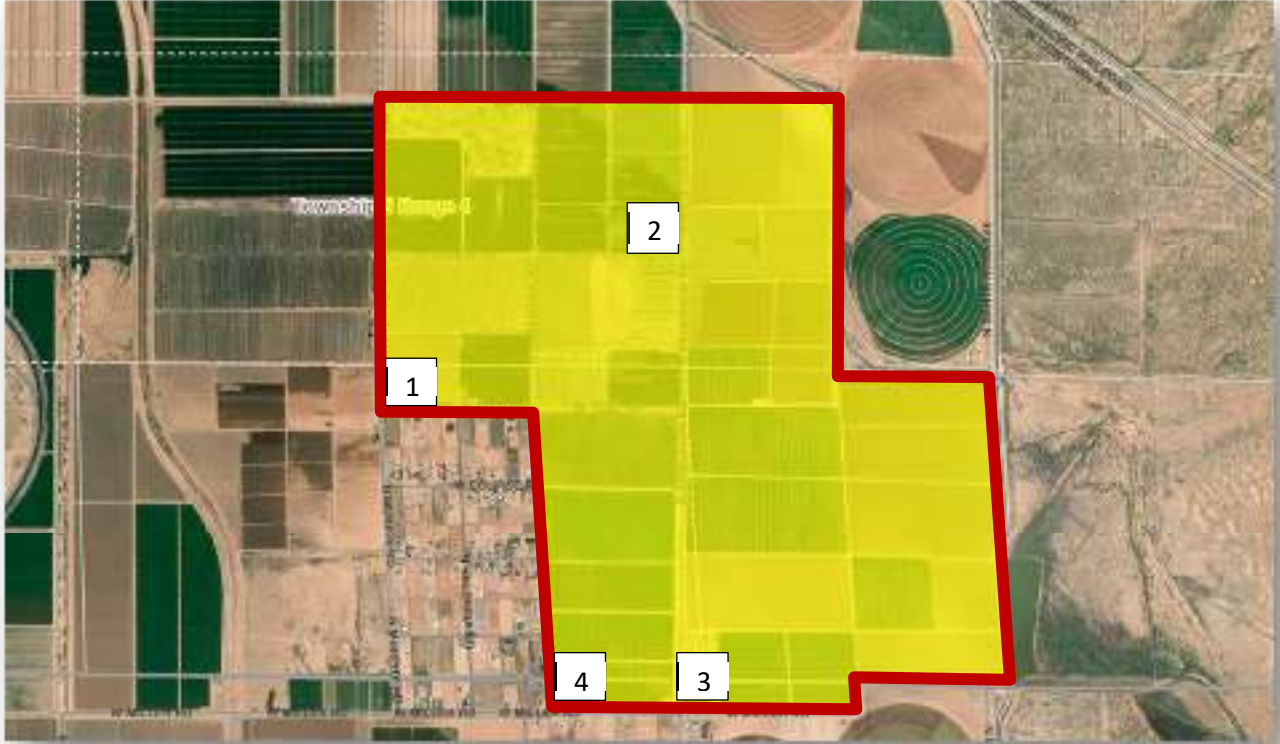
Monday, October 25, 2021 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL HEARING

Monday, November 15, 2021 @ 7:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138



PROPERTY AERIAL WITH SIGN LOCATIONS

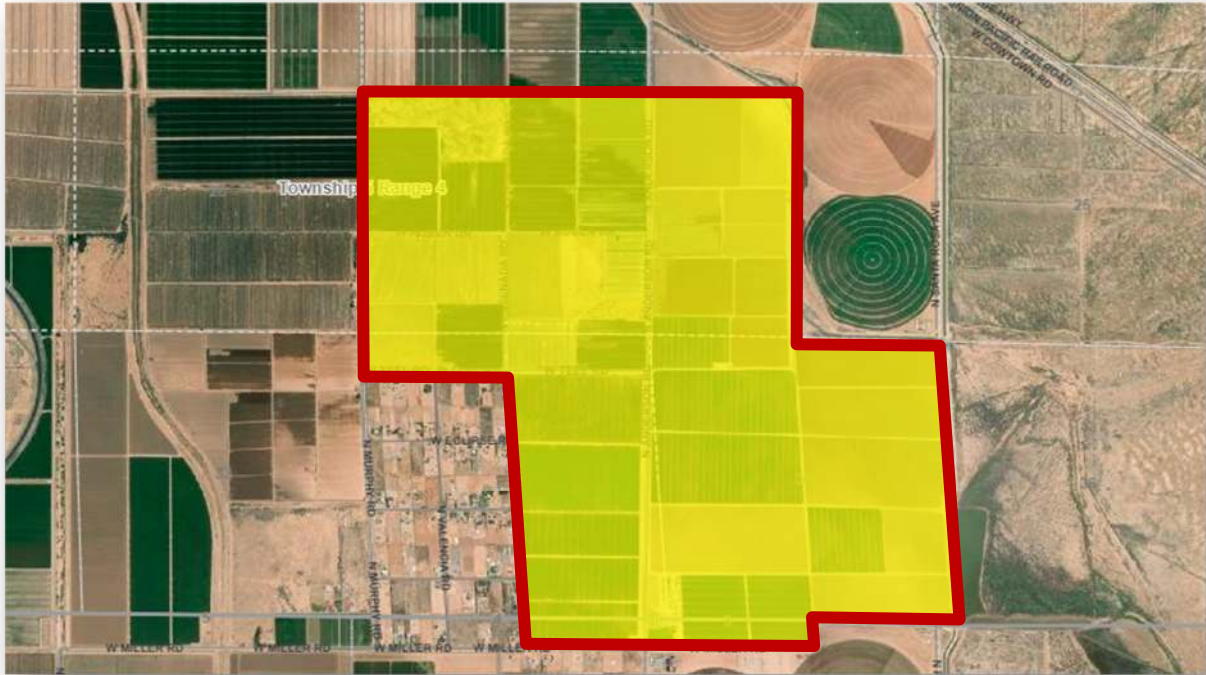


Based on the area's unique location and limited quantity of passable roadways, we have posted four locations, per Google Street viewer's ability to identify public roadways that are passable, four signs to be located in the locations numbered on the aerial map above. Specifically, they include the following four locations:

- 1) NEC of N. Murphy Road and W. Teel Road
- 2) SWC of N. Anderson Road and Field Road
- 3) NEC of N. Anderson Road and W. Miller Road
- 4) E. of the NEC of N. Pala Road and W. Miller Road

Santa Cruz Ranch

A Master Planned Community



Request for a Major General Plan Amendment for a Master Planned Community Land Use Designation on Approximately 1,886 Acres

Generally located at the SWC of Murphy and Val Vista Road Alignments

SUBMITTED TO:

City of Maricopa Planning and Zoning Division

PREPARED BY:

Iplan Consulting

April 30, 2021



PURPOSE OF REQUEST

Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area will seek to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.

The property is currently a mix of land use designations in the City’s adopted Future Land Use Plan Map, including Master Planned Community, Low Density Residential, and area currently outside of the City’s planning area. We are proposing to change the land use designation for the entire property to Master Plan Community. This application precedes forthcoming Annexation and Rezoning applications so that all of the land area will be included in the City of Maricopa’s planning area and become fully entitled within the city.

PROJECT TEAM

Land Use Entitlements:

Iplan Consulting
3317 S. Higley Road #114-622
Gilbert, AZ 85297

Contact: Greg Davis
Email: Greg@iplanconsulting.com
Phone: (480) 227-9850

Master Developer:

W Holdings
1121 W. Warner Road, Suite 109
Tempe, AZ 85284

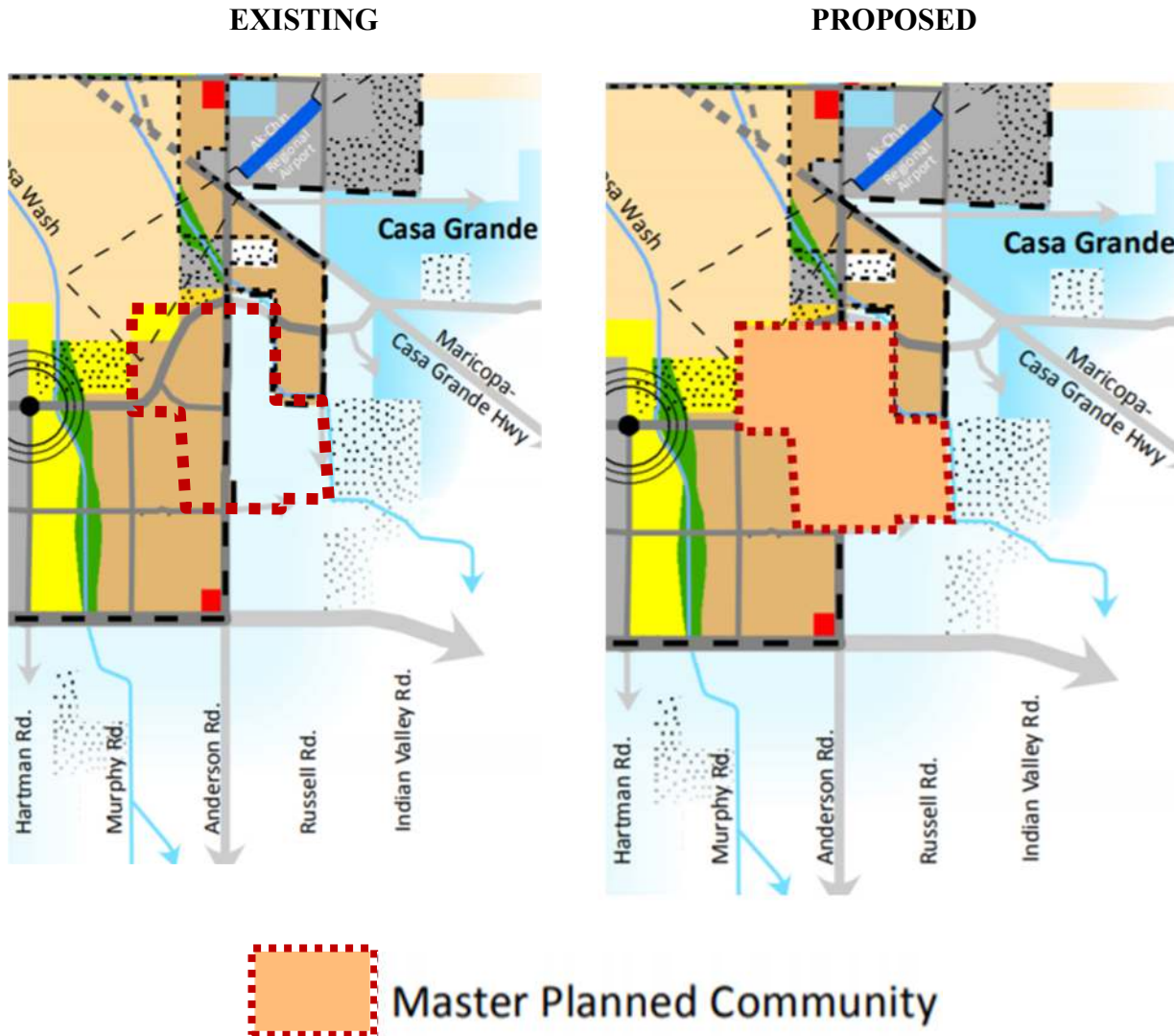
Contact: Seth Keeler
Email: sethk@wholdings.com
Phone: (480) 831-2000

Santa Cruz Ranch



EXISTING AND PROPOSED LAND USES

The existing and proposed Future Land Use Maps for the City of Maricopa for Santa Cruz Ranch are shown below as follows:



CONFORMANCE WITH PLANNING MARICOPA

Planning Maricopa, the City’s current General Plan, seeks to ensure the community’s needs for a balance of land uses are met through expanding quality development with a mix of residential, commercial, open space, and public facility land uses throughout its planning area. Santa Cruz Ranch is surrounded by property that is also designated for Master Planned Communities and is in close proximity to important transportation corridors like the Maricopa – Casa Grande Highway, helping to ensure ease of access to the larger Phoenix metropolitan area as well as the City of Casa Grande and Interstates I-8 and I-10.



The project request for a Master Planned Community land use designation is in conformance with the priorities of the Planning Maricopa document. Due to the large scale of the Santa Cruz Ranch project, it exceeds the threshold of 160 acres and allows for a true variety of residential options that will provide for a variety of lot sizes, with land area also available for schools, commercial activities, open space and opportunities for churches and other neighborhood supporting land uses to materialize as the project builds out. The companion rezoning document will more clearly illustrate the connectivity of parks and open space so that residents can enjoy outdoor activities and multi-modal forms of transportation to travel freely throughout their community.

The overall land use plan shall feature a balance of residential, commercial, public facility and open space uses with enhanced connectivity that will be vital to the quality of life for Santa Cruz Ranch's residents. The proposed commercial parcel is anticipated to be large enough to support a possible grocery-sized anchor and other out parcel development to service the immediate needs of this new community and surrounding area.

TIMING OF DEVELOPMENT

The project is anticipated to develop in a series of phases. As desired by the Master Planned Community land use designation, the developer(s) shall provide for the improvements necessary to allow the proposed neighborhoods to build out in an orderly manner. The details of these improvements will be prepared by the design team's engineers, architects, and planners and will be subject to review and approval by the City's Planning and Development Division's staff. The property is anticipated to undergo a series of property subdivision plats as well, at which time the City's Subdivision Ordinance will ensure the project meets all codes, guidelines, and other regulations.



NOTICE OF PUBLIC HEARINGS

RE: CASE NUMBER: GPA 21-03
PROJECT NAME: SANTA CRUZ RANCH MASTER PLANNED COMMUNITY
LOCATION: APPROXIMATELY 1886 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MURPHY AND VAL VISTA ROAD ALIGNMENTS.

Dear Property Owner,

An application has been filed with the City of Maricopa by Iplan Consulting, on behalf of W Holdings, for a Major General Plan Amendment for a project known as the Santa Cruz Ranch Master Planned Community. The project narrative for this request was sent to you in a prior mailing that included notice of the neighborhood meeting held on August 26, 2021. This narrative explained the nature of the project, which is anticipated to include a wide range of residential, commercial, employment, open space, and civic uses that are typical of a large master planned community. The case file for this project is available at the City for public review at any time.

This second notice includes the project summary information provided above, an area map (see backside of this letter), and upcoming hearings information for which you may participate. The hearing dates related to this request are as follows:

PLANNING AND ZONING COMMISSION:
1ST PUBLIC HEARING

Date/Time: September 27, 2021 @ 6:00pm
 Location: Copper Sky Multigeneration Center
 44345 W. Martin Luther King Jr. Blvd.
 Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION:
2ND PUBLIC HEARING – DISCUSSION/ACTION

Date/Time: October 25, 2021 @ 6:00pm
 Location: City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

CITY COUNCIL: PUBLIC HEARING AND ACTION

Date/Time: November 15, 2021 @ 7:00pm
 Location: City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600' of the property under consideration. In order to better inform you of the public hearings schedule for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each hearing or submit written comments before or at any of the meetings. All letter and emails received regarding this matter will become part of the public record for this request. If you have any questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at (520) 316-6986 or via email at rodolfo.lopez@maricopa-az.gov and ensure to include the Case # GPA 21-03 and project name "Santa Cruz Ranch" in your email's "Subject" line.

Sincerely,

Greg Davis
 Iplan Consulting

Santa Cruz Ranch



AERIAL MAP OF SANTA CRUZ RANCH PROJECT BOUNDARIES

The approximately 1886 acres is generally bound by N. Murphy Road on the west, W. Miller Road on the south, and N. Santa Rosa Avenue/N. Val Vista Road on the east as shown below:



STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication


NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
MAJOR GENERAL PLAN AMENDMENT CASE GPA21-03
REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA CURRENTLY BEING ANNEXED INTO THE CITY OF MARICOPA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.
Neighborhood Meeting
August 26 @ 7:00pm
Maricopa Public Library - Redwood Rm. A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138
Planning and Zoning Commission
(PUBLIC HEARING #1)
September 27, 2021 @ 6:00pm
Copper Sky Multigeneration Center
44345 W. Martin Luther King Jr. Blvd
Maricopa, AZ 85138
Planning and Zoning Commission
(PUBLIC HEARING #2)
October 25, 2021 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
November 15, 2021 @ 7:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Rodolfo Lopez at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email him at rodolfo.lopez@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.
Casa Grande Dispatch
No. of publications: 1; date of publication: Aug. 7, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

08/07/2021

CASA GRANDE DISPATCH
By [Signature]
Agent and/or publisher of the Casa Grande Dispatch
Sworn to before me this 9th
day of August A.D., 2021

Catherine Ortiz
Notary Public in and for the County
of Pinal, State of Arizona

 Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication

NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING MAJOR GENERAL PLAN AMENDMENT CASE GPA21-03 REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

Planning and Zoning Commission
(PUBLIC HEARING #1)
September 27, 2021 @ 6:00pm
Copper Sky Multigeneration Center
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Casa Grande Dispatch
No. of publications: 1; date of publication: Aug. 28, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for ONE issues. The publications thereof having been on the following dates:

08/28/2021

CASA GRANDE DISPATCH

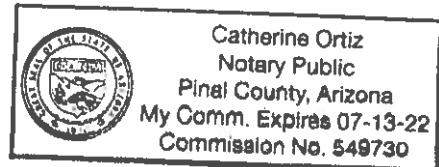
By *Ruth A. Kramer*
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 30th

day of August A.D., 2021

Catherine Ortiz

Notary Public in and for the County
of Pinal, State of Arizona



MAJOR GENERAL PLAN AMENDMENT

City of Maricopa – Planning & Zoning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

CASE NUMBER: GPA 21 -03

NEIGHBORHOOD MEETING

Thursday, August 26, 2021 @ 7:00pm
Maricopa Public Library - Redwood Rm. A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT

CASE PLANNER:

Rodolfo Lopez, Director Com. Dev. Dept.
(520) 316-6986
rodolfo.lopez@maricopa-az.gov

Posting Date: August 12, 2021

PLANNING & ZONING

COMMISSION HEARING #1:

Monday, September 27, 2021 @ 6:00pm
Copper Sky Multigeneration Center
44345 W. Martin Luther King Jr. Blvd.
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING #2:

Monday, October 25, 2021 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL HEARING

Monday, November 15, 2021 @ 7:00pm
City Hall - 39700 W. Civic Center Plaza
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MAJOR GENERAL PLAN AMENDMENT

City of Maricopa – Planning & Zoning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

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City of Maricopa – Planning & Zoning Division

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Posting Date: August 12, 2021

PLANNING & ZONING

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Maricopa, AZ 85138

PLANNING & ZONING

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CITY COUNCIL HEARING

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City of Maricopa – Planning & Zoning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 1886 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF THE MURPHY AND VAL VISTA ROAD ALIGNMENTS FROM A MIX OF MASTER PLANNED COMMUNITY (MPC), LOW DENSITY RESIDENTIAL (LDR) AND AREA TO MASTER PLANNED COMMUNITY (MPC) TO ALLOW FOR THE DEVELOPMENT OF THE SANTA CRUZ RANCH MASTER PLANNED COMMUNITY.

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(520) 316-6986
rodolfo.lopez@maricopa-az.gov

Posting Date: August 12, 2021

PLANNING & ZONING

COMMISSION HEARING #1:

Monday, September 27, 2021 @ 6:00pm
Copper Sky Multigeneration Center
44345 W. Martin Luther King Jr. Blvd.
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING #2:

Monday, October 25, 2021 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL HEARING

Monday, November 15, 2021 @ 7:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

Santa Cruz Ranch

-a Master Planned Community



Request: Major General Plan Amendment

Case #: GPA21-03

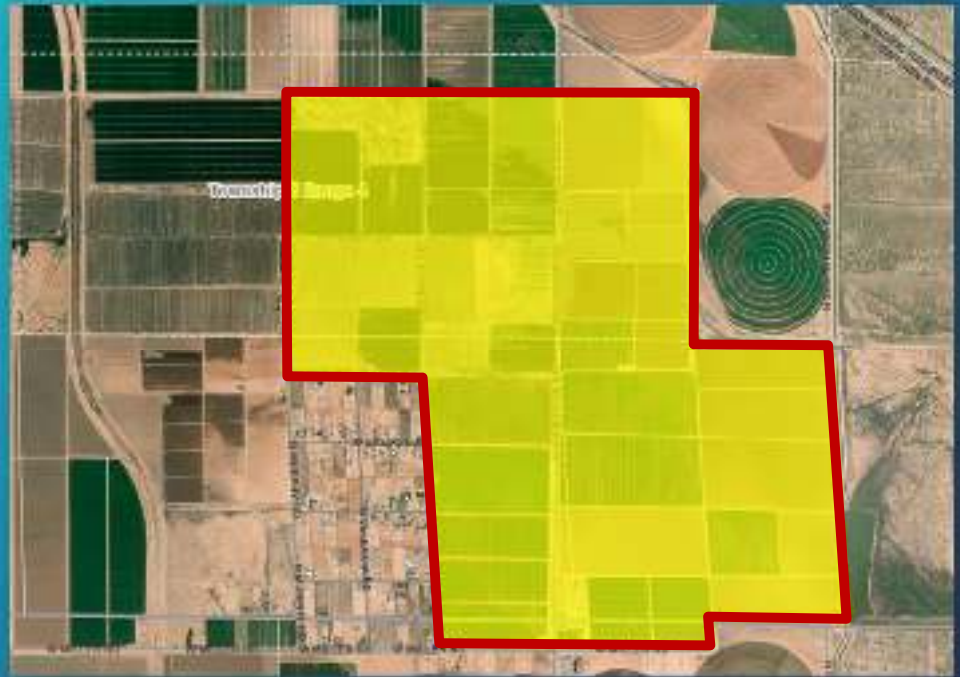


Project Data: Approx. 1886 Acres

Location: SWC of Murphy and Val Vista Road alignments, north of Miller Road



Project Boundaries



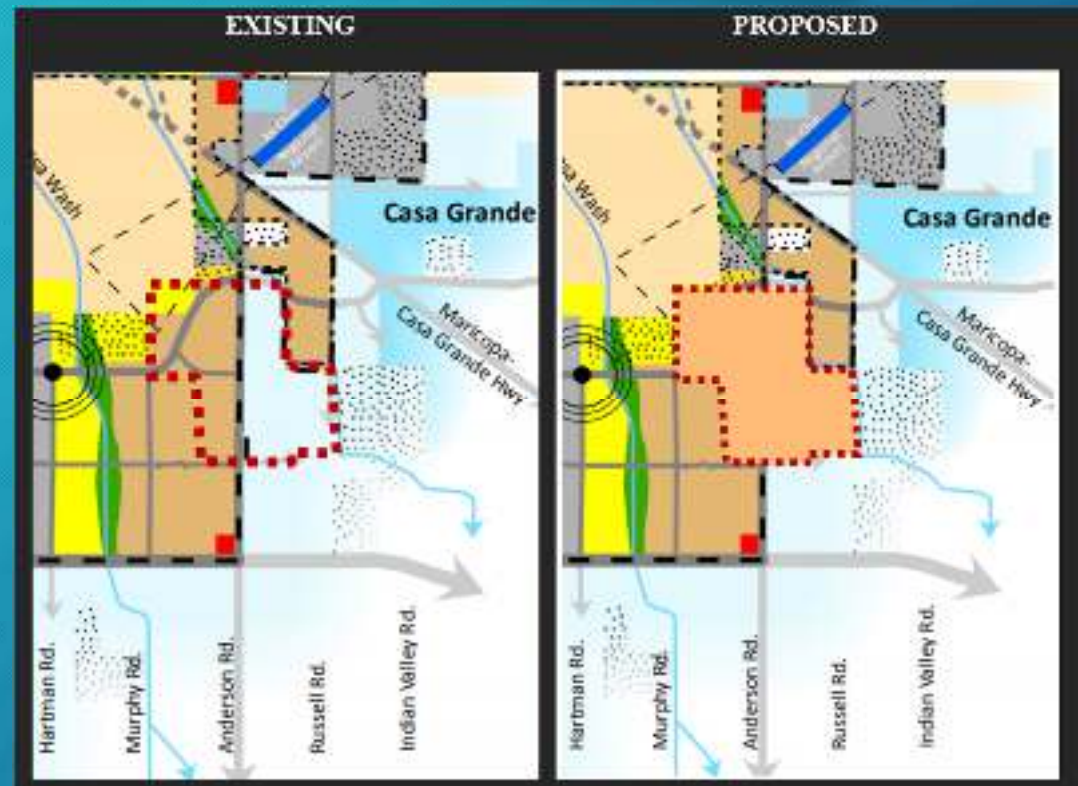
Land Use Map Amendment

Iplan Consulting



Purpose of Master Planned Communities

- Large scale 160+ acre developments
- Variety of land uses to meet daily needs of residents
- Variety of housing, commercial, & employment
- Open space, schools, churches, public facilities
- Off-site infrastructure to be included as necessary



Citizen Participation Plan



Two Mailings to Owners within 600' of Property

- 1) August 11, 2021
- 2) August 26, 2021

Four Newspaper Ads - Casa Grande Dispatch and Maricopa Monitor

- 1) Casa Grande Dispatch, August 7, 2021
- 2) Maricopa Monitor, August 20, 2021
- 3) Casa Grande Dispatch, August 28, 2021
- 4) Maricopa Monitor, September 17, 2021

Four Signs placed on Property

- 1) August 11, 2021



Public Hearing Schedule

Iplan Consulting



PLANNING AND ZONING COMMISSION: 1ST PUBLIC HEARING

Date/Time: September 27, 2021 @ 6:00pm
Location: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION: 2ND PUBLIC HEARING – DISCUSSION/ACTION

Date/Time: October 25, 2021 @ 6:00pm
Location: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL: PUBLIC HEARING AND ACTION

Date/Time: November 15, 2021 @ 7:00pm
Location: City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Anticipated Development Process



Step 1: Major GPA (now – end of 2021)

- Future land use discussions and proposal
- Meetings with City and neighbors
- Public Hearings

Step 2: Annexation and Rezoning (2022)

- Types of uses identified (e.g. commercial, residential, industrial, etc.)
- Conceptual site planning/lotting
- Meetings with City and neighbors
- Public Hearings

Anticipated Development Process



Step 3: Site Design / Construction Documents (2023 & 2024)

- User specific site design details
- Specific Site Plan / Tentative Platting
- Public Hearings

Step 4: Site Construction (2025 and beyond)

- Grading 1st
- Streets and utility infrastructure 2nd
- Vertical construction 3rd

Questions?



Santa Cruz Ranch Neighborhood Meeting

Jeanette M Cable / Wayne F Cable

10508 N Russell Rd Maricopa Az 85138

Name	Address
Kenneth & Kristen Cardon	34745 W. Teel Rd Stanfield AZ 85172
Janine Spencer	34745 W. Teel Rd Stanfield AZ 85172
Tawny Yosick	35035 W TEEL RD STANFIELD 85172
Rich Murray	35035 W. TEEL RD. STANFIELD AZ 85172
Jackie Shields	34710 W. Jo Blanca Rd Stanfield AZ 85172
Nancy Masford	34870 W. Eclipse Rd. Stanfield, 85172
Tanya Bupp-Archando	34715 W. Eclipse Rd Stanfield AZ 85172
Arlene	34715 W Eclipse Rd Stanfield AZ 85172
Anna M Aja	34715 W. Jo Blanca Rd. Stanfield. AZ 85172
Paul Garcia	34635 W. Teel Rd. 85172
DAVE-DONNA KLINGENSMITH	34560 W. JO BLANCA RD STANFIELD AZ 85172
Kathy & Jim Andrysiak	34480 W. Jo Blanca Rd, Stanfield AZ 85172
KARE COFFEY	34415 W. Eclipse Rd Stanfield AZ
Mark & Lori Sharp	34410 W. Eclipse Rd Stanfield AZ 85172
Mack Baker	34045 W Miller Rd, Stanfield, AZ 85172
Angie Mol	34395 W Macho Rd, Stanfield AZ 85172
Sara Sheehan	36710 W. Papago Dr., Stanfield, AZ 85172
Terra Sheehan	36710 W Papago Dr, Stanfield, AZ 85172
Steve Carroll	1033 S. Longmore #1034 Mesa, Az. 85202
Diana Peña	36496 Papago Dr Stanfield, AZ 85172
Yolanda Gonzales	84 W. Yaqui Way Stanfield AZ 85172
MICHAEL BERRY	34950 W MILLER RD STANFIELD 85172
Tena Dugan	34650 W. Hwy 84, Stanfield, AZ
MICHELLE ZAVALA	34565 W. RUDIA RD STANFIELD, AZ 85172
Leah Rojas	34395 W Solano Ave Stanfield AZ 85172
Yolanda Gonzalez	84 N Yaqui way Stanfield AZ 85172



Santa Cruz Ranch Neighborhood Meeting Summary:

City of Maricopa Library – August 26, 2021

Attendees:

Applicant: Greg Davis – Iplan Consulting

Neighbors: See Sign-in Sheet

Meeting started at approximately 7:02PM.

Mr. Davis welcomed everyone to the meeting, explained the purpose of the meeting and then described the Major General Plan amendment process and the expected timeframe for both that process as well as the likely timeframe for any future development.

Q: Question

C: Comment

R: Response

Q: Why are you doing this out here?

R: Mr. Davis explained that right now, all the land owners are trying to do is bring a large section of land under the City of Maricopa's General Plan as it is under the City of Casa Grande's General Plan currently. We do not yet have a plan to develop the entire property and not sure when we will.

Q: Is this being done to circumvent the AWS water issue?

R: Mr. Davis replied no...Global can serve both properties as-is. There is a Flood Control Management issue that is driving at least part of this decision.

C: We are concerned about flooding issues.

R: Understood. Grading and Drainage will be looked at when the site is proposed for rezoning. Until then, nothing will change in that regard.

Q: What about roads...specifically the RR crossing at Anderson?

R: Mr. Davis replied that we are too early in the entitlement process to know about potential road improvements. Those issues will be studied and solved during the future rezoning/platting processes.

Q: What is the land approved for today?

R: Mr. Davis replied that there is a PAD for about half of the land that was approved in 2005 through Pinal County. By bringing in the additional acreage, we anticipate coming up with a completely new proposal that encompasses the entire 1,886 acres. That said, if the proposed GP Amendment fails, then that PAD may be implemented as approved.

C: We would probably support splitting the land for 3.3 acre lots.

R: Mr. Davis replied that the current landowners haven't got to that part of the planning process yet as again, this is only a General Plan amendment. That said, I would expect them to go the master plan route which would likely not include lots that large. However, we can use landscape buffers and setbacks to help mitigate your concern about homes being too close to your properties.



C: We really don't want to see any development down here.

R: Mr. Davis replied that we understand that point of view, but the landowners have a right to improve their land per the City's guidelines. It may be a long while before it happens, but I do expect this property to develop eventually.

Q: What will be done about air quality? Phoenix is already really bad and Maricopa will get bad too if they keep building all these projects.

R: Mr. Davis replied that air quality is often overlooked during the development process but it is regulated by the County. It is a fair topic to revisit during the rezoning process.

C: We don't support this because we don't want to be part of the City.

R: Mr. Davis replied that this action won't bring the City any closer than it is today. The land immediately adjacent to your neighborhood is already governed by the City and we are not proposing to change any part of that land's designation. Our proposal affects acreages ½ mile and further away.

Q: Will this land be annexed?

R: Mr. Davis replied that annexation is not being proposed at this time, but likely will at some point in the future. Please remember that this action doesn't affect the property owner's ability to annex.

C: We DO NOT WANT to be part of the City.

R: Mr. Davis replied that is clearly understood and would be noted for the record.

C: We are concerned about impacts to our animals, complaints from city neighbors, traffic, air quality, light pollution, and more and do not want this.

R: Mr. Davis replied that he hears what they are saying and strongly suggest they stay involved in the process so when an actual development is planned and proposed, their concerns can be heard and mitigated.

C: We don't like your project and we don't like the City.

R: Mr. Davis replied that will be noted in the summary as the neighbor requested. Mr. Davis then took the opportunity to state to everyone that he understands their fear that their lifestyles are going to change when the vacant land around them develops, but by staying involved and working with the City and developers in a civil manner, many mitigating elements can be incorporated into the plans to limit how it impacts them. Furthermore, this process is a long multi-year effort and there is no plans to start building homes and retail shops in the immediate future so we all have time to work together to create a viable, sustainable, and compatible project.

Seeing no other questions or comments, Mr. Davis adjourned the meeting and welcomed residents to come up and inspect the presentation exhibits.

Meeting adjourned at approximately 8:25PM.

Jason Iplan

From: Rodolfo Lopez <Rodolfo.Lopez@maricopa-az.gov>
Sent: Tuesday, September 14, 2021 10:10 AM
To: Jason Iplan; Greg Davis
Subject: FW: Santa Cruz Ranch

See email thread. Please include this as part of the Citizen Participation Plan Report.

Rodolfo Lopez AICP, LEED AP
Acting-Director
Development Services Department

p: 520-316-6986
C: 480-467-8465
f: 520-568-9120
rodolfo.lopez@maricopa-az.gov

39700 West Civic Center Plaza, Maricopa, Arizona 85138
City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday

-----Original Message-----

From: Brent Moser <bmoser@leearizona.com>
Sent: Tuesday, September 14, 2021 9:21 AM
To: Rodolfo Lopez <Rodolfo.Lopez@maricopa-az.gov>
Subject: Santa Cruz Ranch

ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of Maricopa network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.

Good Morning

I was notified of the pending approval for this master plan. I am in support of the project and feel the Anderson Road corridor is the future of Maricopa.

Thank you, Brent R Moser
602-570-1278

Sent from my iPhone

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

GPA21-03 SANTA CRUZ RANCH

COMMENTS

From: Peter Kann <PKann@ak-chin.nsn.us>

Sent: Monday, September 20, 2021 4:00 PM

To: Rodolfo Lopez <Rodolfo.Lopez@maricopa-az.gov>

Cc: Sandra Shade <Sandra.Shade@ak-chin.nsn.us>; Bartholomew Smith <BSmith@ak-chin.nsn.us>; Elaine F. Peters <EPeters@ak-chin.nsn.us>; Timothy Costello <TCostello@ak-chin.nsn.us>; Brenda K Ball <BBall@ak-chin.nsn.us>; Derek Scheerer <DScheerer@ak-chin.nsn.us>

Subject: RE: City of Maricopa: 60-Day Review General Plan Major Amendment

*****ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of Maricopa network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.*****

Mr. Lopez,

This email is in response to **Proposal for GPA21-03 Santa Cruz Ranch**: A request by Iplan Consulting on behalf of W Holdings to amend the general plan land use designation for the +/- 993 acre site located at the northeast corner of Anderson Rd and Miller Rd from undesignated land use to Master Planned Community (MPC) for the development of a master planned community.

The Ak-Chin Indian Community reviewed the proposed General Plan Amendment and narrative and provides the following comments:

- The development is located within the 2.5-mile buffer zone from Ak-Chin Indian Community lands that requires an archaeological review per the Intergovernmental Agreement (IGA) signed by the Community and the City of Maricopa on August 7, 2012. Per Section 6 – Cultural Resources of the IGA “the city will require all applicants for a subdivision to conduct a Phase I Archeological Survey on land within 2.5 miles of the Ak-Chin border or within the undeveloped flood plan within the City.” This information should be passed on to the owner and eventual developers of the site so they can address the requirements of the IGA accordingly.
- The Santa Cruz River/Wash runs right along the eastern edge of this development. As the development moved further, Ak-Chin would want to know the plan for drainage and to ensure that runoff or discharges are not going into the Santa Cruz. The Santa Cruz runs right past the Santa Cruz Commerce Center industrial park wells; therefore, the developer would want to ensure no potential contamination enters the Santa Cruz which might impact the aquifer and drinking water wells.

- Because this development incorporates agricultural lands, these lands are likely to contain burrowing owls, protected under the Migratory Bird Treaty Act. Hopefully the developer makes arrangements to remove these species prior to ground disturbance and development.
- If the Master Planned Community contains any schools, day care centers, hospitals, medical care facilities, etc., this could impact what pesticides Ak-Chin Farms applies and when they can be applied since Ak-Chin's Pesticide Control Ordinance essentially is the same as the State of AZ regarding buffer zone restrictions for pesticide applications depending upon whether or not any of Ak-Chin's agricultural fields are within ¼ mile.
- In previous research and interviews with Ak-Chin Elders, they stated that the development should not have any impact or changes to the Santa Cruz Wash. The area for the planned development would need a Class III archaeological survey due to its location between Santa Cruz Wash and Santa Cruz Wash. It is possible that ancestral Huhukam settlement would be within this location. A copy of the Class III archaeological survey should be provided to the Ak-Chin Indian Community for review and comments.
- The new subdivision development is very close to the airport. For any airport, having agricultural land around it is the most compatible land use. If residential developments are proposed near the Airport, low density is preferred in comparison to the higher maximum residential density permitted under the master planned community land use designation.
- The most critical for this project is the Pattern Zone, meaning the developer propose to develop below the pattern. Aircraft are 500 to 1000 feet above the ground and the concern is noise complaints.
- A small portion of the large development is in the Airport Pattern Area --- please provide disclosure of the airport proximity and an avigation easement. Impacts of direct over-flight will be obvious in the pattern area.
- The north 2/3's of the development is in the Airport Influence Area --- please provide disclosure of the airport proximity to the developers. Impacts will be perceived by some residents.
- The south 1/3 is not in any special airport planning zone.

Peter Kann

Senior Planner

Ak-Chin Indian Community

(520) 568-1066

pkann@ak-chin.nsn.us

From: Brent Moser <bmoser@leearizona.com>
Sent: Tuesday, September 14, 2021 9:21 AM
To: Rodolfo Lopez <Rodolfo.Lopez@maricopa-az.gov>
Subject: Santa Cruz Ranch

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Thank you, Brent R Moser
602-570-1278

Sent from my iPhone



APPLICANT RESPONSE TO 1ST PZ HEARING DISCUSSION/CONCERNS

Ak-Chin Airport

- Neighbors expressed concerns about over flights and noise mitigation
- Property does not currently have avigation easements recorded on it for overflights nor has the ownership group been approached to provide them. This is a common tool used around airports, when necessary.
- If notification of potential noise nuisances is required for area residents at a later date, the developer will comply with such notification as necessary.

Drainage and Flood Plain

- Neighbors expressed concern that the property was in a flood plain and may also drain into their neighborhood
- Proposed grading improvements were already reviewed in Pinal County through its prior approvals, but will be submitted newly to the City of Maricopa through rezoning and platting. Proposed improvements to the property to protect against flooding and manage drainage will include a below grade drainage channel adjacent to the levee that contains the western edge of the Santa Cruz Wash. This improved channel will capture potential overflows along its western boundary, protecting the property to its west, which includes the proposed Santa Cruz Ranch Master Planned Community and additional down hill properties adjacent to it (See “SCR Exhibit A – Proposed Flood Solution Facilities Below Grade Channels”).
- The master planned community will not be allowed to drain into adjacent properties such as Santa Rosa Ranchos. All proposed grading and drainage civil plans will be developed during the platting phase of the project and reviewed and approved by the City of Maricopa Engineering Department prior to construction.

Water Resources

- Neighbors expressed concern that the homes will use up their ground water and lower the water table and negatively impact their residential wells’ production. They also expressed general concern of development using area water resources
- Global Water is anticipated to provide water services to the project.
- New residential water needs in AZ are less than 1/3 that of agricultural production on an acre-to-acre comparison basis, meaning that the residential project is anticipated to use less water than current agricultural uses of the property.
- Global Water’s water sources are spread out over a much larger area than this property for their overall distribution network. Nearby residential wells are not anticipated to have any discernable impact from the master planned community as the source of water for the new residences is not anticipated to be drawn from the immediate area’s water table.



Wastewater Treatment

- Neighbors expressed general concerns of how services could be provided to the project, they indicated Global Water was rumored to have financial troubles
- This master planned community anticipates providing a wastewater treatment facility onsite that will service the project that Global Water will ultimately operate.
- The wastewater treatment facility will bring sewer services in much closer proximity to our neighbors than currently exist, which may allow them an ability to connect at a nearer date than would otherwise be possible without the facility proposed with this project.
- The area water table may be partially replenished by water that has been treated and put back in the ground by our facility. This will ultimately be at the discretion of Global Water and ADWR.

Roadway Improvements and Traffic

- Neighbors expressed concerns that traffic will overwhelm their community (located west, southwest of SCR) and local roadways
- Most traffic trips related to this project are anticipated to travel north and east, away from nearby ranchette properties, towards the Maricopa-Casa Grande Highway and I-10 for access to City of Maricopa, Casa Grande, and metropolitan Phoenix. The ranchette properties are located in the opposite direction, to the west and southwest of the project.
- The project will develop all onsite streets and adjacent half-street arterial rights-of-way, in conjunction and conformance with the preparation of a Traffic Impact Study, to be reviewed and approved by the City of Maricopa.
- Area transportation plans, like the Pinal County East-West Corridor Study, have contemplated major roadway improvements to improve traffic circulation between SR 347 and the I-10. with the closest major improvements anticipated for the interchanges of Farrell Road and Val Vista Road with the Maricopa-Casa Grande Hwy (see Exhibit B – Pinal County East-West Corridor Study Figures)

Native Resources and Environmental Protection

- Neighbors expressed concern over presence and protection of burrowing owls
- All owls are protected by Arizona state law (ARS Title 17) and by Federal law under the Migratory Bird Treaty Act (MBTA). Fines and other penalties may result if these laws are violated. The City will require a native species inventory/environmental report to be prepared by a license professional to be reviewed and approved prior to construction of impacted areas. These animals will need to be carefully transferred to a new natural habitat per state law. This study will occur during the platting and civil studies phase of the project and all protected species will be relocated prior to site grading.

Buffering to Adjacent Nearby Land Uses

- Neighbors expressed concern over having master planned community lots, which are smaller in size, near to their 3.3 acre ranchette properties
- Open space and density transition buffering is anticipated during the zoning and platting phase of the project to help ease these concerns
- Higher density residential and non-residential land uses are expected to be clustered at the center of the proposed master planned community, away from the ranchette neighbors.

EXHIBIT A

AK-CHIN INDIAN
 COMMUNITY

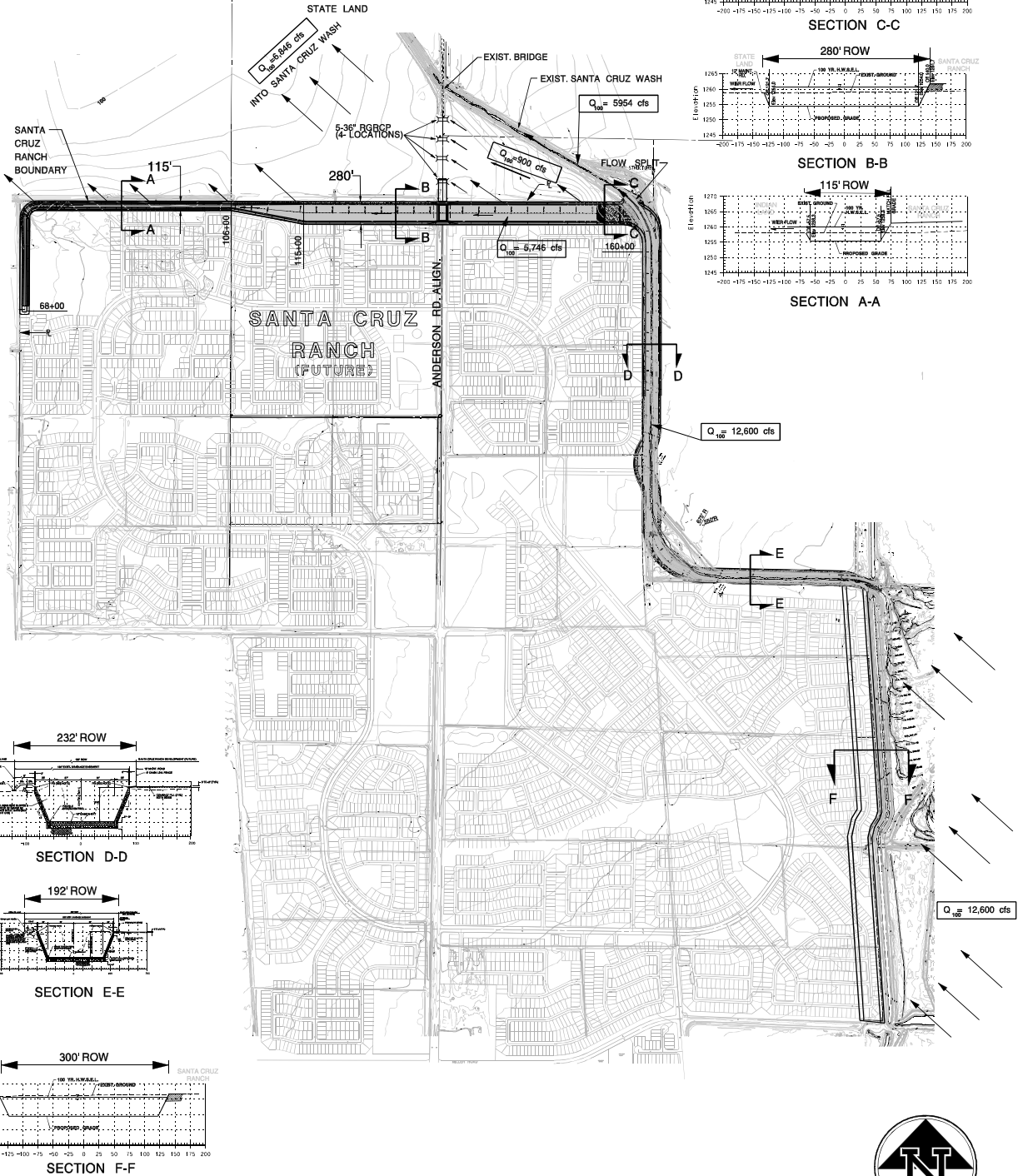


FIGURE	JOB NO	PROPOSED FLOOD SOLUTION FACILITIES BELOW GRADE CHANNELS	SANTA CRUZ RANCH
		4550 NORTH 12TH STREET PHOENIX, ARIZONA 85014 TELEPHONE (602) 264-6831	COE & VAN LOO PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE

EXHIBIT B

1.2.3 Challenges with BQAZ Hassayampa Freeway Corridor

Superimposing the RSRSM, Coolidge PARA, and BQAZ Hidden Valley Framework recommended improvements onto a single exhibit; we have the information shown in **Figure 1-6**. The Hassayampa Freeway is essentially constrained to terminate at I-10, as the Coolidge PARA did not identify any feasible freeway corridors continuing to the east. What becomes apparent is the challenge of locating both a high-

capacity parkway that maintains local access with a regional freeway in the same corridor between the limits of Montgomery Road to the west, and I-10 to the east. This particular corridor is additionally constrained by an airport to the south, and the terrain/topography of the Sacaton Mountains to the north.

The area north of the Casa Grande Airport provides its own challenge to a regional freeway. Several major drainageways converge near Pinal Avenue and Val Vista Boulevard., flowing towards the airport

and continuing southwesterly ultimately flowing into the north branch of the Santa Cruz Wash. The proposed freeway and cross-streets would need to be maintained over these drainage features. Depressing a freeway corridor will conflict with these drainage features as they would effectively become large channels. Elevating either the freeway or the cross streets to maintain separation near the airport creates conflicts with the protected air space approaching the airport.

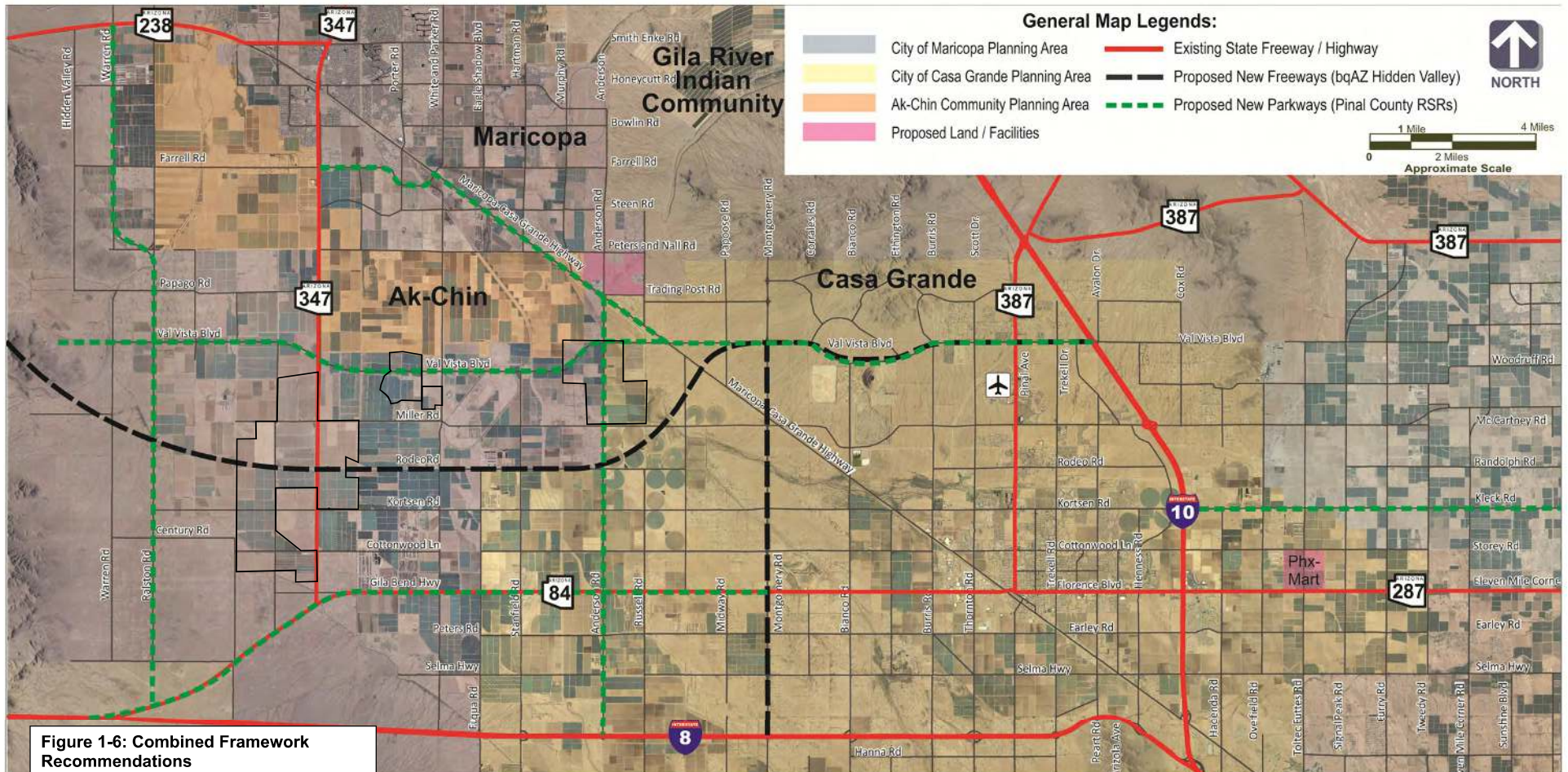


EXHIBIT B

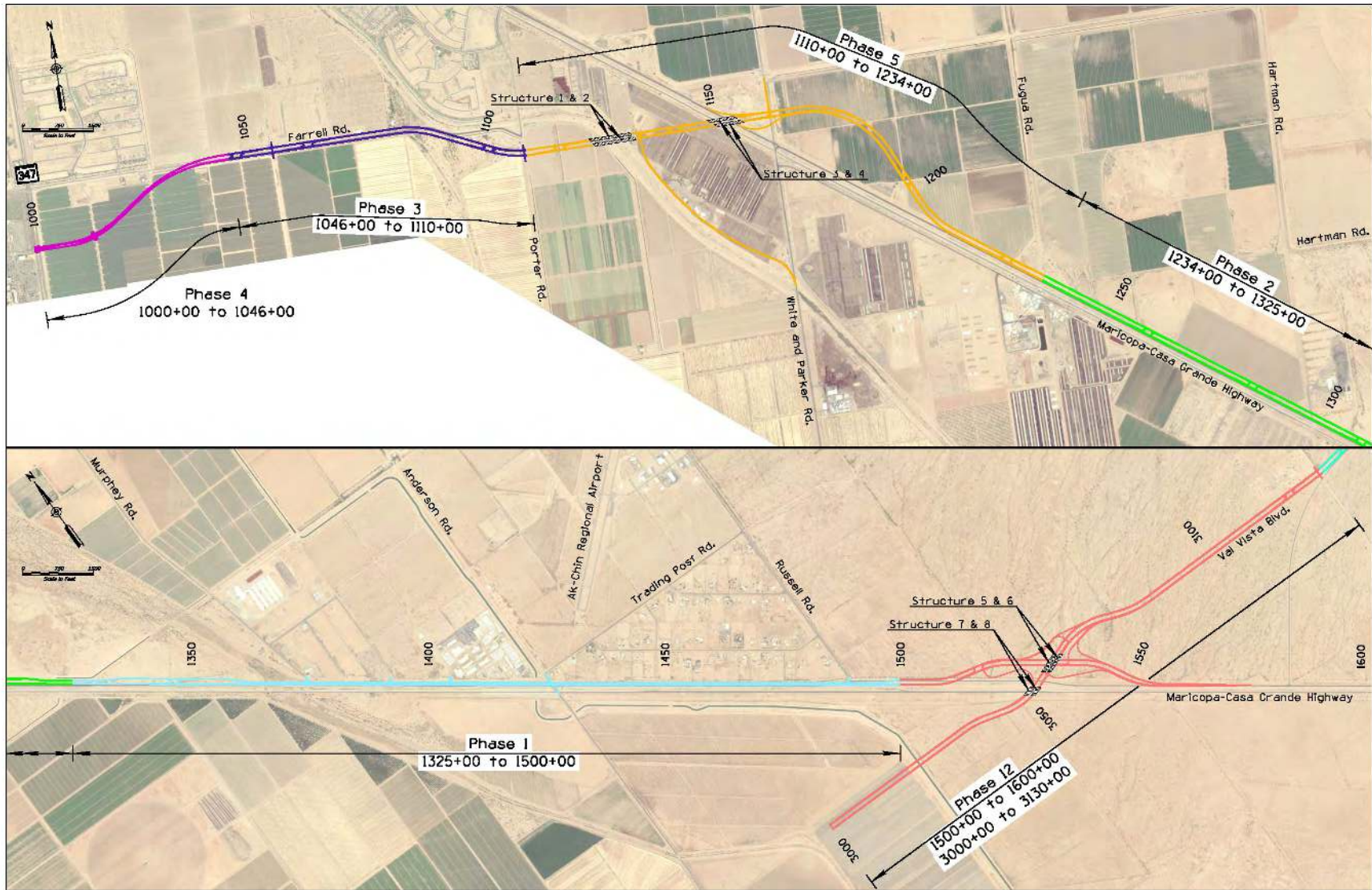
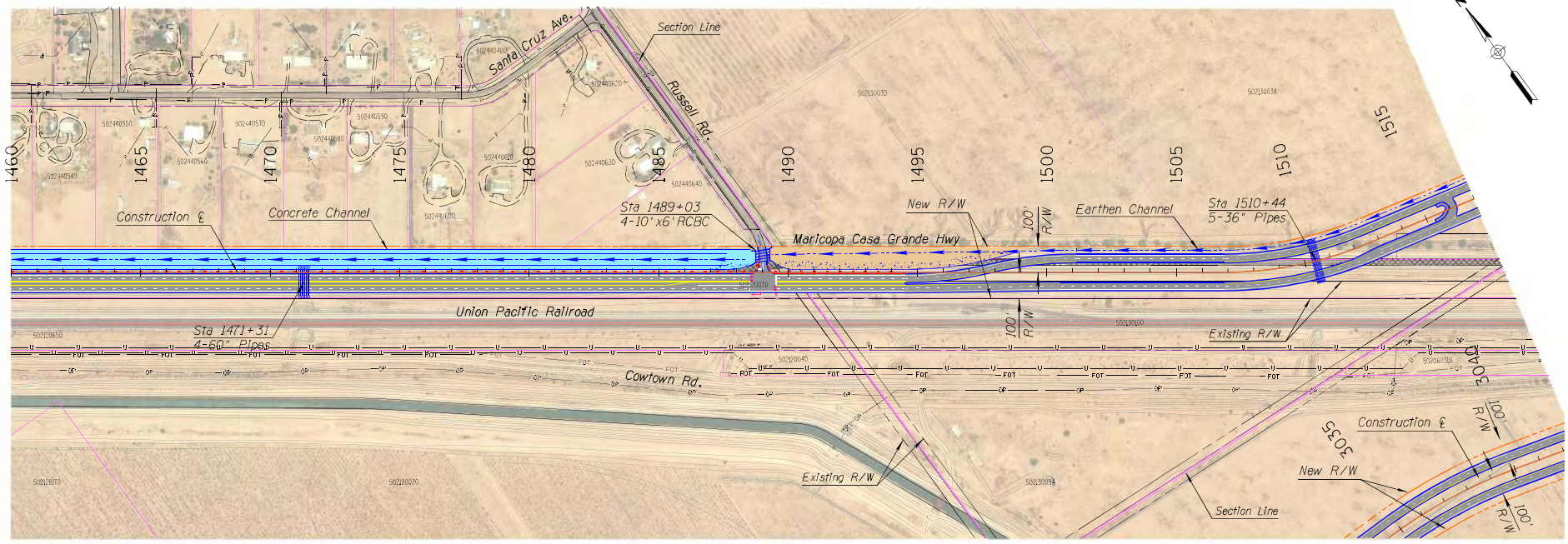


Figure 9-1: EWC Implementation Plan – MCGH Segment

EXHIBIT B

11/30/2015 EWgpl05.dgn					
F.B.N.A. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	AZ	-----			



P:\M\1494300_Pinal EMC\7000\ADD_702\CIVIL\702\ADGN\EMgpl05.dgn



REVISION	NAME	DATE
DESIGN	MKO / TJJ	08-15
DRAWN	SR / JLM	08-15
REVISION	BSW	08-15

JACOBS

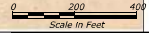
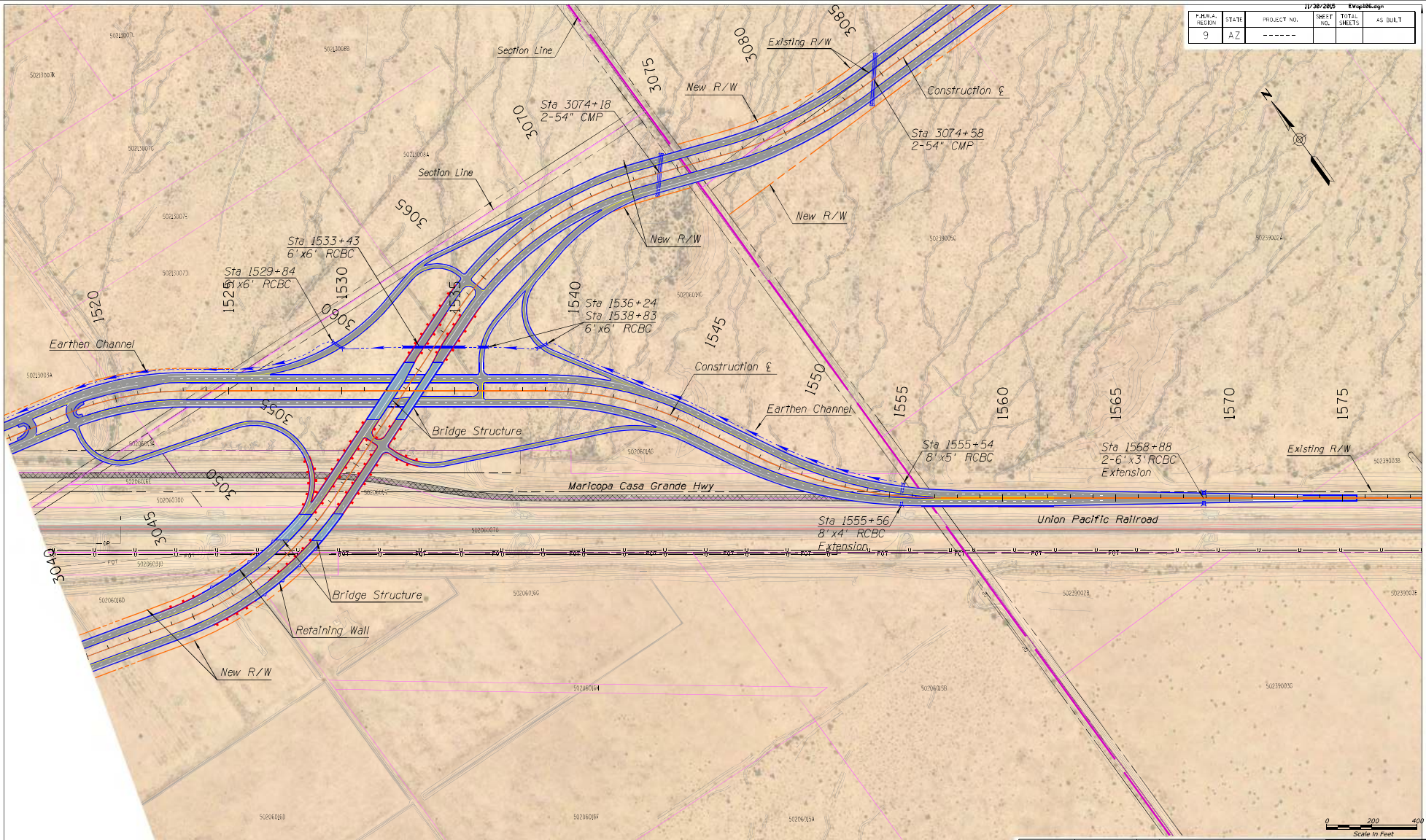
PLAN SHEET
STA 1460+00 TO STA 1517+00

REVIEW
NOT FOR
CONSTRUCTION
OR RECORDING

LOCATION: EAST - WEST CORRIDOR STUDY

DRAWING NO: PL-5

11/30/2016 E:\g106.dgn					
F.B.N.A. REGION	STATE	PROJECT NO.	SHEET NO.	TOTAL SHEETS	AS BUILT
9	AZ	-----			



DESIGN	NAME	DATE
DESIGN	MKO / TJJ	08-15
DRAWN	SR / JLM	08-15
CHECKED	BSW	08-15

JACOBS

PLAN SHEET
 STA 1517+00 TO STA 1578+00
 STA 3040+00 TO STA 3080+00

REVIEW
 NOT FOR
 CONSTRUCTION
 OR RECORDING

LOCATION: EAST - WEST CORRIDOR STUDY

DRAWING NO. PL-6

EXHIBIT B

W:\743300_Pinal EMC_7000\ADD_702\CIVIL\702\ADGN\EMep106.dgn