

December 6, 2024  
Revised: June 9, 2025

# Hartman Ranch

Located at the southeast corner of  
Steen Road and Anderson Road

City of Maricopa, Arizona

## **Citizen Participation Final Report**

**Case #s:** PAD23-07  
GPA24-03



4550 N 12th Street  
Phoenix, AZ 85014

CVL Job No: 1-01-01107-02

# **Citizen Participation Final Report**

## **for Hartman Ranch City of Maricopa, Arizona**

### **Developer**

#### **Cole Maricopa 193, LLC**

8300 East Dixiletta Drive Unit 302  
Scottsdale, AZ 85266  
Attn: Scott Cole

### **Planning/Civil Engineering Consultant:**

#### **CVL Consultants**

4550 North 12th Street  
Phoenix, Arizona 85014  
Attn: Julie Vermillion  
602-285-4765  
jvermillion@cvlci.com

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This report outlines the details of the process used by the applicant to involve the public in pursuit of concurrent Planned Area Development and Minor General Plan Amendment applications pursuant to the City of Maricopa's ("City") Code Chapter 18.140, "Common Procedures."

## **1. Project Summary**

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Cole Maricopa 193 LLC, is pleased to submit this Minor General Plan Amendment (GPA) and Planned Area Development (PAD) amendment to the City of Maricopa (City) for development of Hartman Ranch, a single-family master planned community generally located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona (the Property). The subject property of this request is approximately 193-acres of land known as Parcel No. 50209002H.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing split land use designations of approximately 9 acres of Commercial ("C") and 300 acres of Master Planned Community ("MPC") to an overall Master Planned Community ("MPC") land use. The second companion request seeks to amend the zoning of the subject  $\pm 309$  acres remaining from the original  $\pm 617$ -acre Hartman Ranch PAD approved in 2006 (Case Nos. PAD 05.14, ZON 05.12).

As the Property begins to develop, approximately 17 years after the initial approval of the Hartman Ranch PAD, there is a need to update the existing entitlements to permit lot sizes that will better suit current market demands and a site design that maintains the original intent while providing the necessary modifications to fit within the current context of the surrounding communities. This request will also serve to bring the design up to accommodate the City's latest zoning and subdivision code requirements, including the enhanced design criteria established for PAD zoning.

The  $\pm 309$  acres of land within the overall Hartman Ranch provide three separate land uses which meet the City's criteria for land use variation within the MPC land use designation. Thoughtfully designed multi-modal access points for direct vehicular, pedestrian, and bicycle connectivity is planned between the subject amendment area pursued by this application and the existing Commercial, Mixed Use, and lower density residential parcels that remain within the overall master planned community of Hartman Ranch.

With the approval of the proposed applications, the Property will be developed as illustrated on the attached Conceptual Land Use Plan. This request is consistent with the design concept, land use, open space, character, and intent of the previously approved Hartman Ranch PAD, as modified by these requests to accommodate the above-mentioned goals and address current City standards. The development team believes that this request represents an appropriate and favorable planning of the site and a positive contribution to the area.

## 2. Notification Summary

The following table summarizes the notification efforts that were executed for the project. The dates and confirmation of completion are identified in the table below.

Notification	Date
Newspaper Publication	5/20
Sign Posting	5/21
Notification Letter	5/20
Neighborhood Meeting	6/5
Planning and Zoning Commission Hearing	6/23
City Council Hearing	7/15

A copy of the mailing labels and notification map of the individuals notified is attached. The affidavits for each notification mailing, site posting and newspaper publication are provided with the associated dates. In addition, the sign-in sheet and minutes from the neighborhood meeting along with a copy of the presentation are attached for reference.

## 3. Summary of Public Notification Techniques

The notification letter was mailed to all landowners within a minimum 600' radius of the site along with the Maricopa Unified School District, Casa Grande Elementary School District, and Casa Grande Union High School District (Exhibit B, Notification Letter).

Notice of the meeting was published in the Casa Grande Dispatch in advance of the meeting date (Exhibit C, Newspaper Notice).

Two broadcast signs were posted. The signs were located on Steen Road and N Santa Rosa Avenue. The sign requirements and location map are attached to this report (Exhibit D, Sign Posting).

## **4. Notification Map & Mailing List**

A map indicating the area of notification (Exhibit E, 600' Notification Generated Map) and the list of property owners that were notified (Exhibit F, 600' Notification Mailing Labels) are provided for reference.

All property owners within the area of notification and the applicable school districts were sent a notification letter with the neighborhood meeting and public hearing information. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

## **5. Sign Posting and Publication**

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication were determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch. A sign was posted on the property with corresponding information. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are attached for reference.

## **6. Neighborhood Meeting Minutes**

A neighborhood meeting was held on June 5, 2025 at the Maricopa Library and Cultural Center at 18160 N Maya Angelou Dr, Maricopa, AZ 85138 in the vicinity of the project site. The original property owners of Hartman Ranch were in attendance along with three neighbors who live directly to the east of the site. The sign-in sheet and meeting minutes are provided in this report (Exhibit G, Neighborhood Meeting Summary).

## **7. City Coordination**

The applicant will periodically update City planning staff throughout the Citizen Participation process through to ordinance adoption by the City Council. Updates will be handled by e-mail, telephone, and in-person communications as needed.



**Exhibit A**

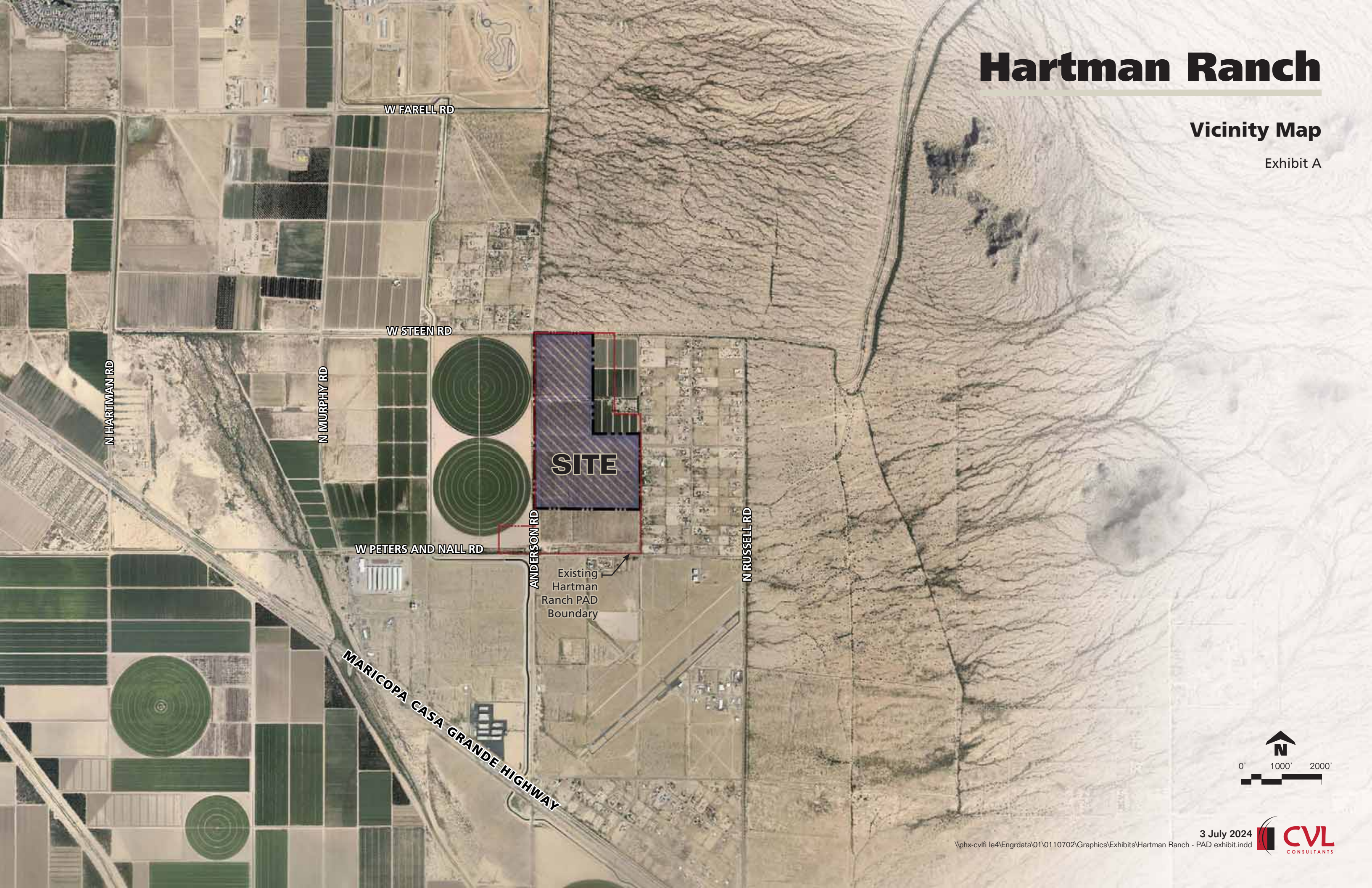
# **Vicinity Map**



# Hartman Ranch

## Vicinity Map

Exhibit A



SITE

Existing  
Hartman  
Ranch PAD  
Boundary







**Exhibit B**

# **Notification Letter**

May 21, 2025

Subject: Hartman Ranch – Planned Area Development and Minor General Plan Amendment Request (Case # PAD23-07, GPA24-03). This ±193 acre site is generally located at the southeast corner of Steen Road & Anderson Road within the City of Maricopa incorporated limits.

Dear Neighbor,

The purpose of this letter is to inform you that concurrent Planned Area Development (PAD) and Minor General Plan Amendment (GPA) applications have been filed with the City of Maricopa by CVL Consultants on behalf of Cole Maricopa 193 LLC. This request for Hartman Ranch proposes to update a ±193-acre portion of the original PAD established on the property approximately 17 years ago. The intention is to update the existing site design and entitlements to allow for a single-family residential community with a centrally located park and open space trail network.

Hartman Ranch is the proposed PAD amendment area containing approximately 193 acres of land identified as County Parcel No. 50209002H. The property is generally bounded by Steen Road to the north, land planned for the approved Hartman Trails community to the west, and land planned for the existing Hartman Ranch master planned community and existing single residences to the east and south. Please see the attached existing and proposed zoning and land use maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class mail. The hearing dates scheduled for this request is as follows:

- **Neighborhood Meeting**  
June 5, 2025, at 5:30 pm  
Maricopa Library and Cultural Center, Maple Room  
18160 N Maya Angelou Drive,  
Maricopa, Arizona 85138
- **Planning & Zoning Commission**  
June 23, 2025, at 6:00 pm  
City Hall, 39700 West Civic Center Plaza  
Maricopa, Arizona 85138
- **City Council**  
July 15, 2025, at 6:00 pm  
City Hall, 39700 West Civic Center Plaza  
Maricopa, Arizona 85138

We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov) with the subject: Case # PAD23-07 & GPA24-03, Project Name: Hartman Ranch - Planned Area Development and Minor General Plan Amendment.

Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion  
Project Manager, CVL Consultants  
4550 N 12 Street, Phoenix, Arizona 85014  
Phone: (602) 753-8311 | Email: [jvermillion@cvlci.com](mailto:jvermillion@cvlci.com)



May 21, 2025

## **Project Summary**

Coe & Van Loo Consultants, Inc. (CVL) on behalf of and in conjunction with the property owner, Cole Maricopa 193 LLC, is pleased to submit this Minor General Plan Amendment (GPA) and Planned Area Development (PAD) amendment to the City of Maricopa (City) for development of Hartman Ranch, a single-family masterplanned community generally located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona (the Property). The subject property of this request is approximately 193-acres of land known as Parcel No. 50209002H.

The first request seeks a Minor General Plan Amendment ("GPA") to change the existing split land use designations of approximately 9 acres of Commercial ("C") and 300 acres of Master Planned Community ("MPC") to an overall Master Planned Community ("MPC") land use. The second companion request seeks to amend the zoning of the subject  $\pm 309$  acres remaining from the original  $\pm 617$ -acre Hartman Ranch PAD approved in 2006 (Case Nos. PAD 05.14, ZON 05.12).

As the Property begins to develop, approximately 17 years after the initial approval of the Hartman Ranch PAD, there is a need to update the existing entitlements to permit lot sizes that will better suit current market demands and a site design that maintains the original intent while providing the necessary modifications to fit within the current context of the surrounding communities. This request will also serve to bring the design up to accommodate the City's latest zoning and subdivision code requirements, including the enhanced design criteria established for PAD zoning.

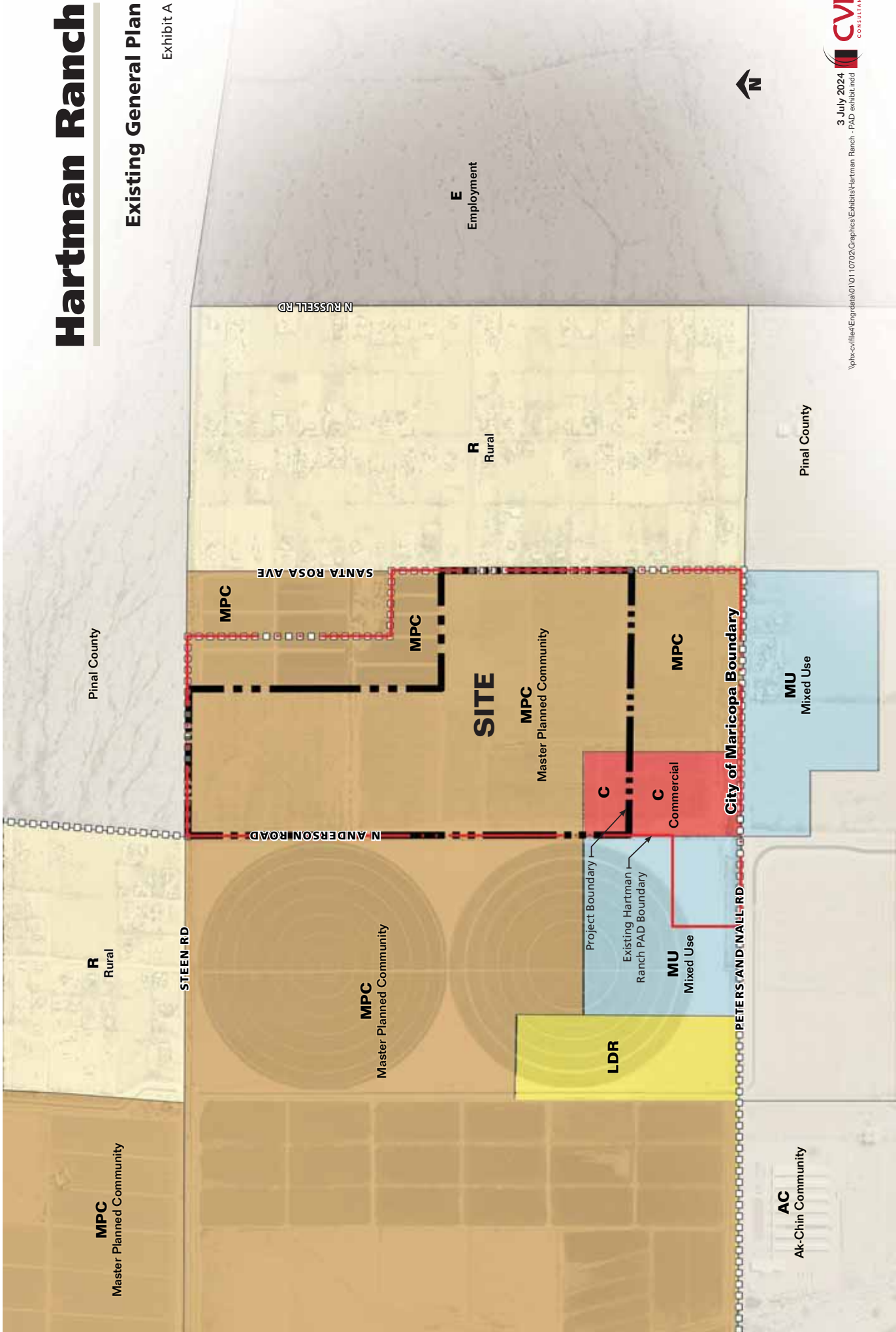
The  $\pm 309$  acres of land within the overall Hartman Ranch provide three separate land uses which meet the City's criteria for land use variation within the MPC land use designation. Thoughtfully designed multi-modal access points for direct vehicular, pedestrian, and bicycle connectivity is planned between the subject amendment area pursued by this application and the existing Commercial, Mixed Use, and lower density residential parcels that remain within the overall master planned community of Hartman Ranch.

With the approval of the proposed applications, the Property will be developed as illustrated on the attached Conceptual Land Use Plan. This request is consistent with the design concept, land use, open space, character, and intent of the previously approved Hartman Ranch PAD, as modified by these requests to accommodate the above-mentioned goals and address current City standards. The development team believes that this request represents an appropriate and favorable planning of the site and a positive contribution to the area.

# Hartman Ranch

## Existing General Plan

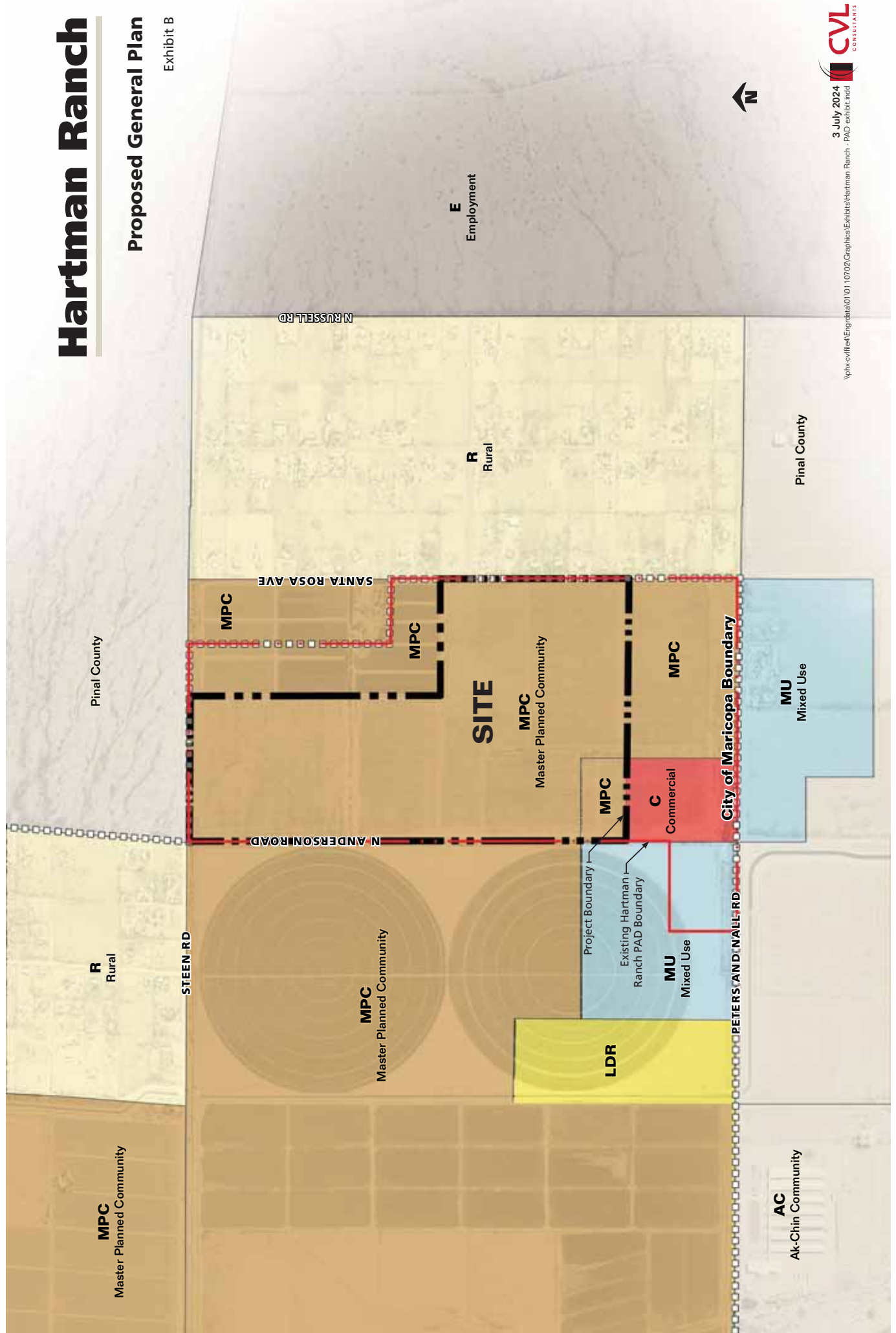
Exhibit A



# Hartman Ranch

## Proposed General Plan

Exhibit B

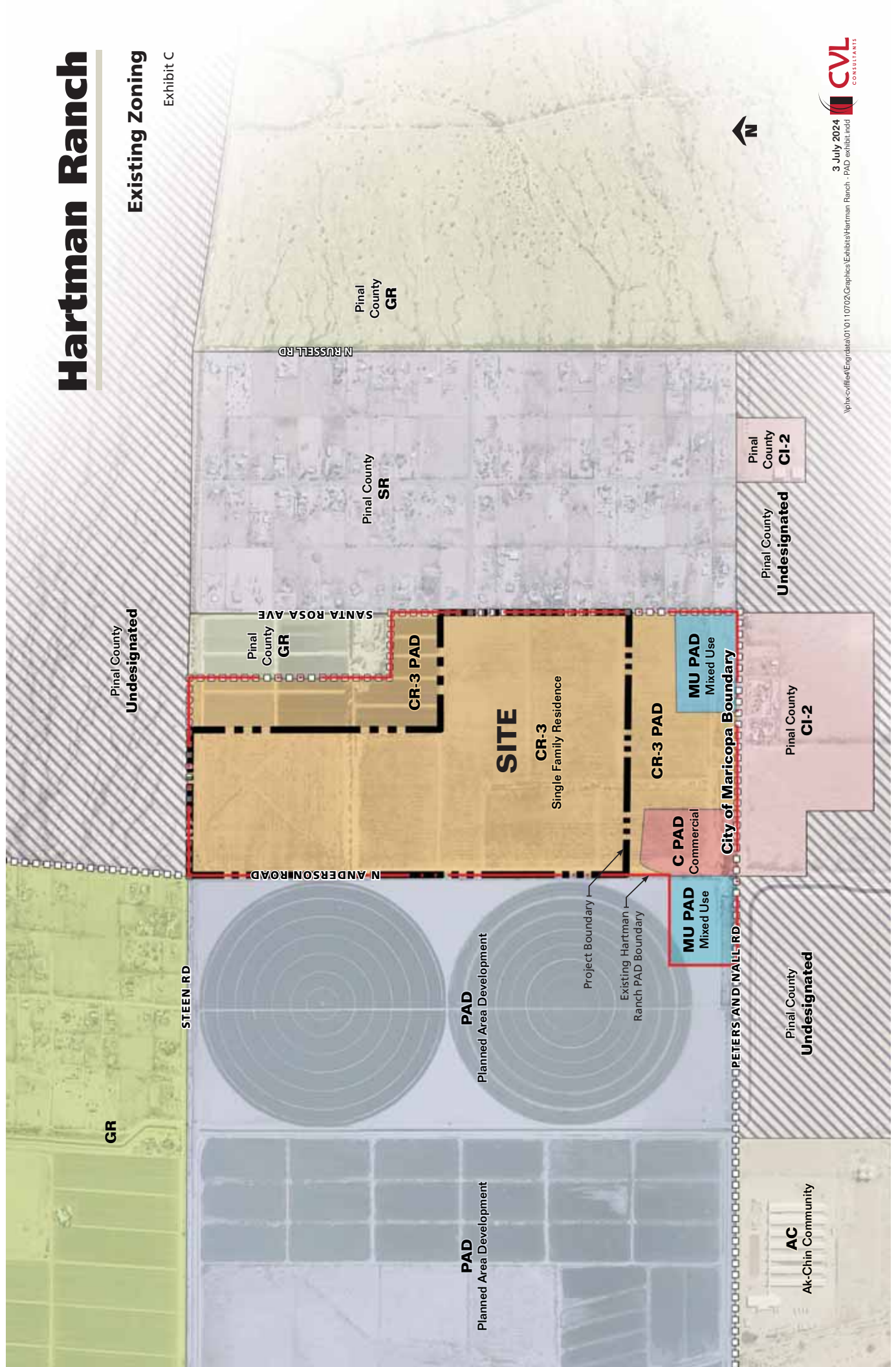




# Hartman Ranch

## Existing Zoning

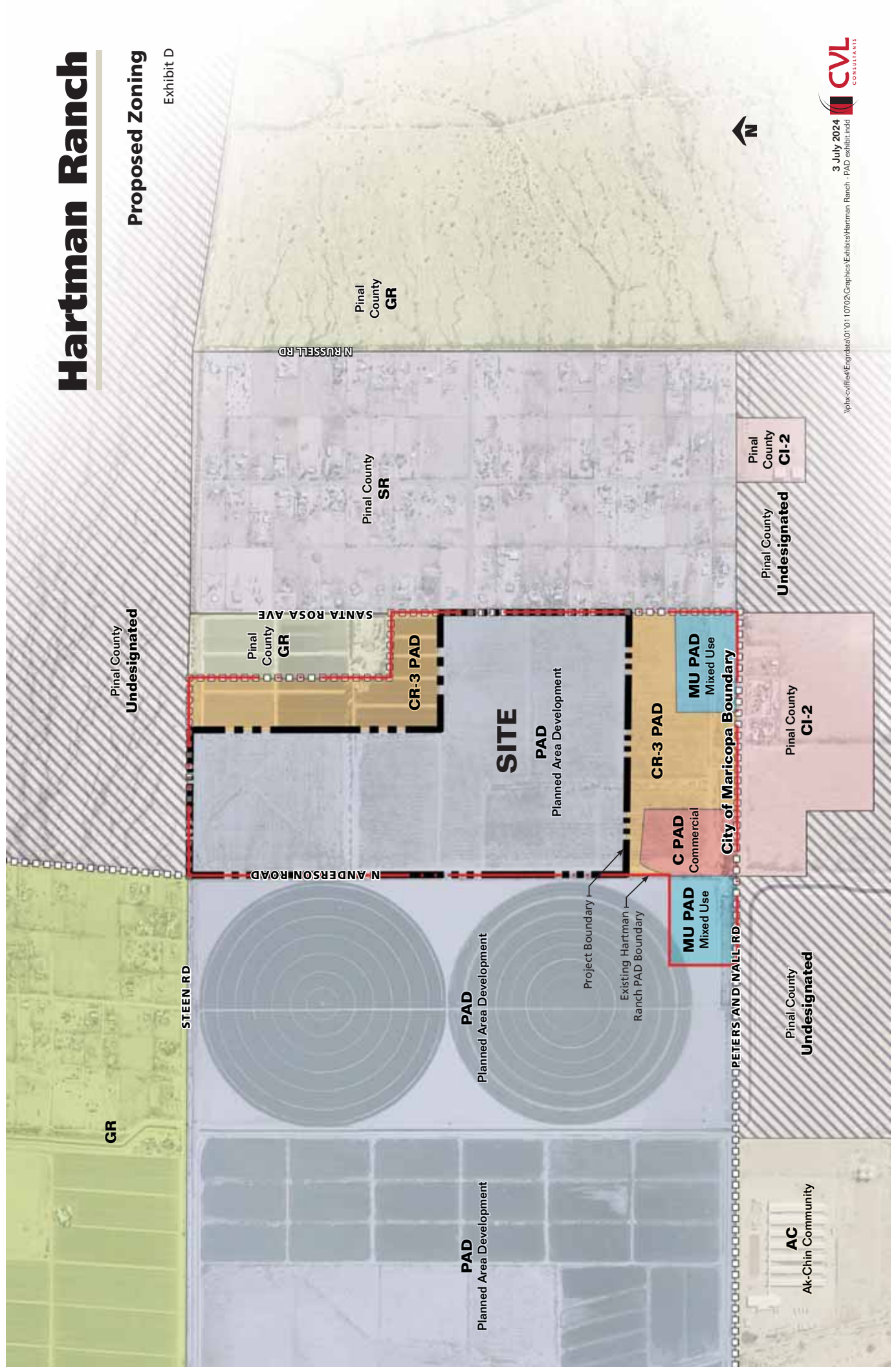
Exhibit C



# Hartman Ranch

## Proposed Zoning

Exhibit D



**Exhibit C**

# **Newspaper Notice**



**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

May. 20, 2025

**NOTICE ID:** nYII3ImRNNq2IDA6AxB5

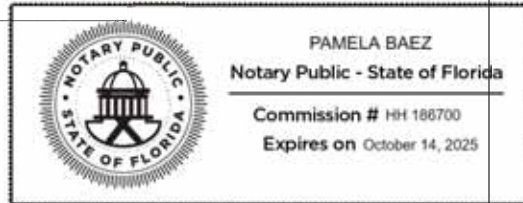
**NOTICE NAME:** PAD23-07 & GPA24-03

*Edmar Corachia*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 05/21/2025

*[Signature]*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC MEETING  
AND HEARING**

for  
Planned Area Development Case  
# PAD23-07  
& Minor General Plan Amendment  
Case # GPA24-03  
Neighborhood Meeting  
June 5, 2025, at 6:00 pm  
Maricopa Library and Cultural  
Center  
18160 N Maya Angelou Drive,  
Maricopa, Arizona 85138  
Planning and Zoning Commission  
June 23, 2025, at 6:00 pm  
City Hall, 39700 West Civic Center  
Plaza  
Maricopa, Arizona 85138  
City Council  
July 15, 2025, at 6:00 pm  
City Hall, 39700 West Civic Center  
Plaza  
Maricopa, Arizona 85138

**NOTICE IS HEREBY GIVEN**  
THAT the above listed meeting  
and public hearings will be held at  
the above referenced date, time  
and location. The purpose of the  
meeting is to inform residents in the  
surrounding area of the proposed  
request to amend a +/- 309-acre  
portion of the current Hartman  
Ranch PAD for the site known as  
Hartman Ranch generally located  
at the southeast corner of Steen  
Road and Anderson Road, and for  
a minor amendment to the general  
plan land use from split land use  
designations of Commercial and  
Master Planned Community, to an  
overall land use of Master Planned  
Community. The intention is to  
allow for development of a single-  
family residential community with  
centrally located park (Case #  
PAD23-07 & GPA24-03).

The application is on file with  
the Development Services  
Department and is available for  
public review and will be provided  
upon request. 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  
City of Maricopa Development  
Services Department, Attention:  
Derek Schaefer, 39700 West Civic  
Center Plaza, Maricopa, Arizona  
85138. Please include name,  
address, telephone number and  
signature.

Published 5/20/25



**Exhibit D**

# **Sign Posting**

# AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Steen Rd & Anderson Rd, in the City of Maricopa, on 05/20/25.

See attached photo exhibit.

For applicant:

COE & VAN LOO

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 05/20/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad

Notary Public



My Commission expires: 10-25-28





# ZONING



CITY OF MARICOPA- PLANNING DIVISION

**Proposal:** Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03):

**NEIGHBORHOOD MEETING**

Date: June 5, 2025  
Time: 5:30 P.M.  
Location: Maricopa Library & Cultural Center, Maple Room  
18160 N Maya Angelou Drive  
Maricopa, AZ 85138

**PLANNING AND ZONING COMMISSION  
(PUBLIC HEARING)**

Date: June 23, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**CITY COUNCIL MEETING**

Date: July 15, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:**  
Derek Scheerer 520-316-6980 Email: [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov)

Posting Date: May 20, 2025

May 20, 2025 at 10:29 AM  
+33 004988, 111 920504  
13727-13865 N Santa Rosa Ave  
Maricopa AZ 85138  
United States



# ZONING

CITY OF MARICOPA- PLANNING DIVISION



**Proposal: Hartman Ranch by CVL Consultants on behalf of Cole Maricopa 193 LLC: A request to amend PAD zoning with a minor GPA for the ±309-acre site located at the southeast corner of Steen Road & Anderson Road. The intention is to update the entitlements to allow a single-family residential community with a centrally located park (Case #s PAD23-07, GPA24-03).**

## NEIGHBORHOOD MEETING

Date: June 5, 2025  
Time: 5:30 P.M.  
Location: Maricopa Library & Cultural Center, Maple Room  
18160 N Maya Angelou Drive  
Maricopa, AZ 85138

## PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: June 23, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

## CITY COUNCIL MEETING

Date: July 15, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:  
Derek Scheerer 520-316-6980 Email: [Derek.Scheerer@maricopa-az.gov](mailto:Derek.Scheerer@maricopa-az.gov)**

Posting Date: May 20, 2025

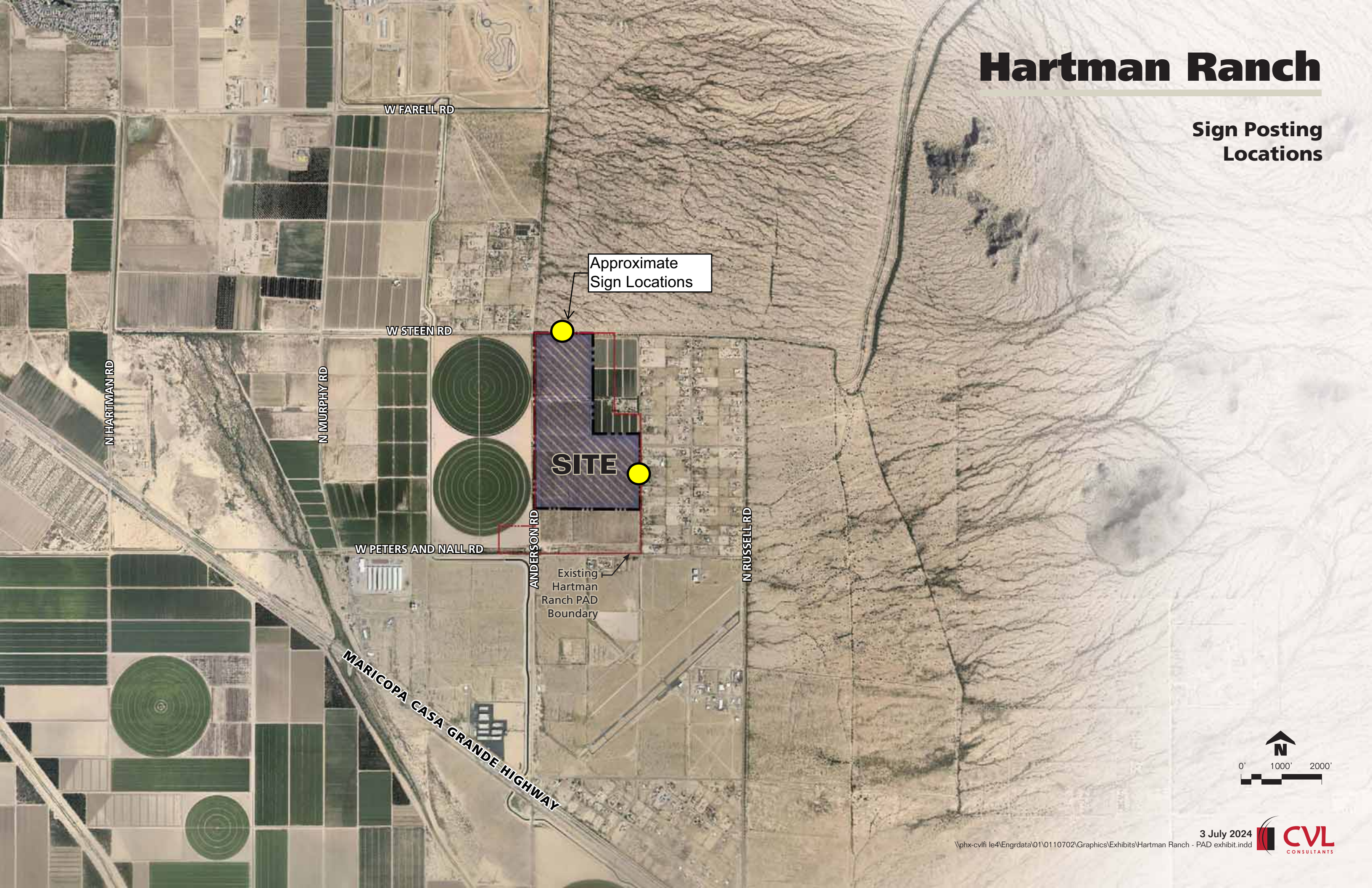


May 20, 2025 at 9:34 AM  
+33 014143-111 926188  
Maricopa AZ 85138  
United States



# Hartman Ranch

Sign Posting  
Locations



Approximate  
Sign Locations

SITE

Existing  
Hartman  
Ranch PAD  
Boundary



3 July 2024

\\phx-cvlf\le4\Engrdata\01\0110702\Graphics\Exhibits\Hartman Ranch - PAD exhibit.indd

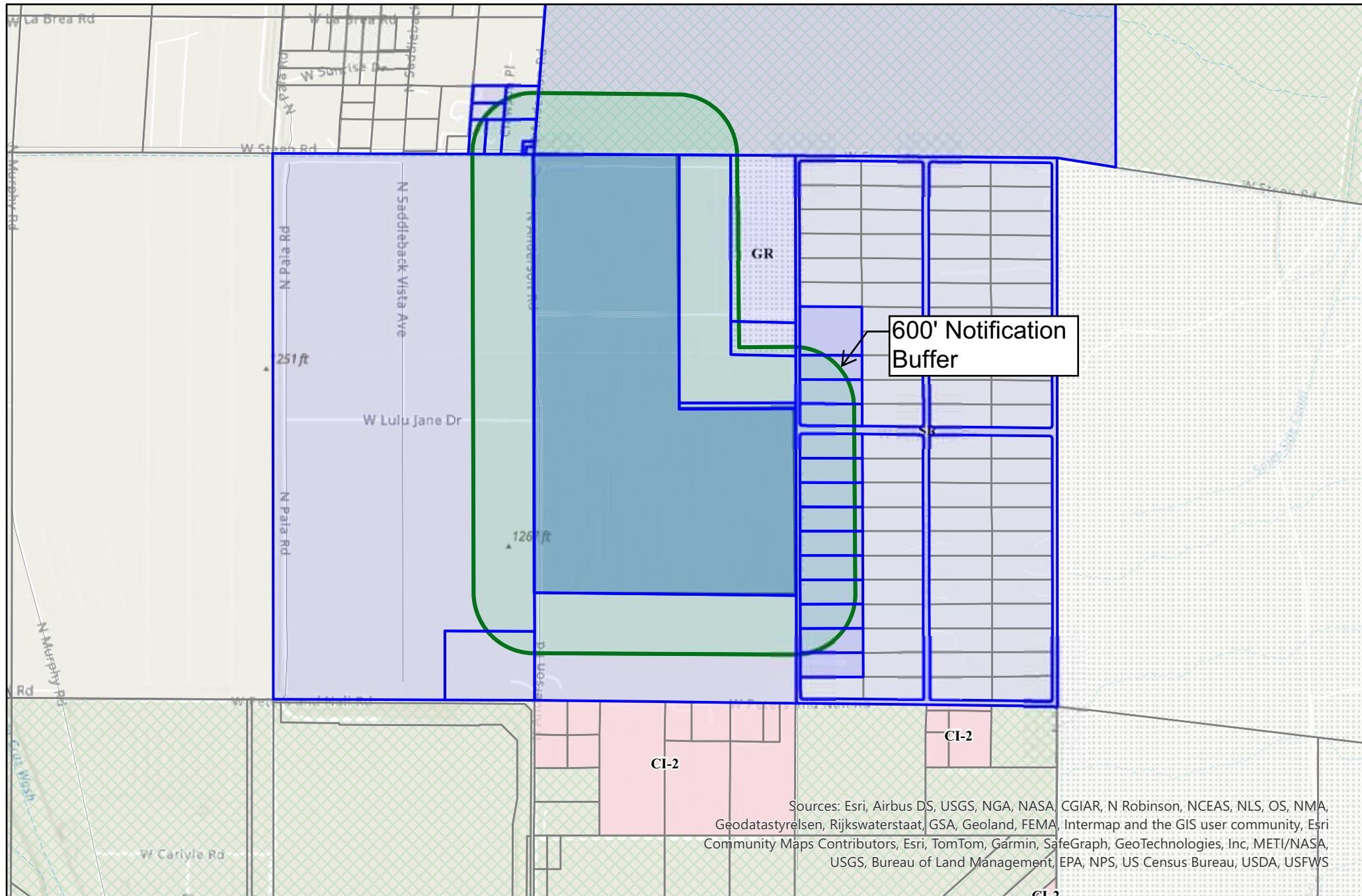




**Exhibit E**

**Generated 600'  
Notification Map  
and Mailing Labels**





Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

CARDENAS ASUNCION & JOSE...  
13691 N SANTA ROSA AVE  
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...  
14291 N ANDERSON RD  
MARICOPA, AZ 85139

CLIFFORD BELINDA L & MARK ...  
13765 N SANTA ROSA AVE  
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...  
14291 N ANDERSON RD  
MARICOPA, AZ 85139

JRDC FAMILY TRUST  
13247 N SANTA ROSA AVE  
MARICOPA, AZ 85138

KING AMY JO  
PO BOX 93325  
PHOENIX, AZ 85070

COLE MARICOPA 193 LLC  
8300 E DIXILETA DR UNIT 302  
SCOTTSDALE, AZ 85266

HARTMAN PHILIP MCD  
14291 N ANDERSON RD  
MARICOPA, AZ 85138

HERMANSEN CALLY A  
13955 N SANTA ROSA AVE  
MARICOPA, AZ 85138

JEN ARIZONA 63 LLC  
2222 W PINNACLE PEAK RD ST...  
PHOENIX, AZ 85027

WOOD STEVE J  
13325 N SANTA ROSA AVE  
MARICOPA, AZ 85138

RODAS MANOLO G  
260 1ST ST  
RICHMOND, CA 94801

MARICOPA CONSOLIDATED DO...  
PO BOX 209  
MARICOPA, AZ 85139

RUGGLES NIKKI A  
13397 N SANTA ROSA AVE  
MARICOPA, AZ 85138

HARTMAN PHILIP MCD & SHIRL...  
14291 N ANDERSON RD  
MARICOPA, AZ 85139

MARICOPA CONSOLIDATED DO...  
PO BOX 209  
MARICOPA, AZ 85139

HARTMAN RANCH LLC  
14291 N ANDERSON RD  
MARICOPA, AZ 85138

BRAVO CHRISTIAN LUIS & BRA...  
14081 N SANTA ROSA AVE  
MARICOPA, AZ 85138

MARICOPA CONSOLIDATED DO...  
PO BOX 209  
MARICOPA, AZ 85139

LEE MELAINE R & LEE TRINA J  
13471 N SANTA ROSA AVE  
MARICOPA, AZ 85138

SMITH JACOB S  
14145 N SANTA ROSA AVE  
MARICOPA, AZ 85138

BRAZELTON ROBERT E & TAM...  
14845 N KYRENE AVE  
MARICOPA, AZ 85139

TATTRIE RICHARD L  
1722 E ERIE ST  
CHANDLER, AZ 85225

HARTMAN PHILIP MCD & SHIRL...  
14291 N ANDERSON RD  
MARICOPA, AZ 85139

BRAZELTON JESSICA M  
14845 N KYRENE AVE  
MARICOPA, AZ 85139

GORIS'S SOLUTIONS LLC  
13619 N SANTA ROSA AVE  
MARICOPA, AZ 85138

THREE AFFILIATED TRIBES OF ...  
404 FRONTAGE RD  
NEW TOWN, ND 58763

TERAN BERNARDO  
PO BOX 292  
MARICOPA, AZ 85139

SCOTT DEAN CONRAD & HAZE...  
14910 N ANDERSON RD  
MARICOPA, AZ 85139

TERAN BERNARDO O  
PO BOX 292  
MARICOPA, AZ 85139



**Exhibit G**

# **Neighborhood Meeting Summary**



## ***MEETING MINUTES***

---

*June 5, 2025*

Meeting: Hartman Ranch (Case # PAD23-07, GPA24-03) – Neighborhood Meeting  
Location: Maple Room, Maricopa Library & Cultural Center  
18160 N Maya Angelou Drive, Maricopa, Arizona 85138  
Date: Thursday, June 5, 2025  
Start Time: 5:30 p.m. Estimated Ending Time: 6:30 p.m.  
Attendees: Julie Vermillion with CVL Consultants (Applicant)  
Derek Scheer (Case planner)  
Cole Family (Property owner)  
Hartman Family (Owner of the original Hartman Ranch)  
Ruggles Family (Neighbor on Santa Rosa Avenue)  
Christian Bravo (Neighbor on Santa Rosa Avenue)

The neighborhood meeting for the Hartman Ranch community was held at 5:30 pm on Thursday, June 5, 2025, in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned application is to amend +/- 193 acre site known as Hartman Ranch located at the southeast corner of Steen Road & Anderson Road. The intention is to update the existing site design and entitlements to allow for a single-family residential community with a centrally located park and open space trail network (Case # PAD23-07, GPA24-03).

The meeting minutes are as follows:

1. The in person meeting opened at 5:30 pm with a member of the development team available to share information related to the project. The property owner and former property owners were present along with two households that reside on Santa Rosa Avenue. Case Planner Derek Scheerer was present. Please refer to the attached sign in sheet for information.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. Questions from the attendees were taken during and after the presentation. The questions were discussed and addressed as follows:
  - a. Access to the remaining Hartman parcels.
    - i. Access points on the land use plan were highlighted and discussed to assure the Hartman family that access will be provided to their remaining property.

- b. It was discussed that the Hartman family's well will remain in place on their property and would not be disturbed.
  - c. The timeframe of development was discussed, and the property owner anticipates 2-5 years to start construction.
  - d. Water was mentioned as a potential concern, but it was noted that Hartman Ranch has an agreement in place with Global Water.
  - e. The aesthetics of the landscape buffers, streets, and channels were noted as a concern, but the applicant assured attendees that there will be an attractive landscape plan in place to beautify and soften these areas.
4. A sign-in sheet and copies of the presentation were made available. Comment forms were provided to give attendees the option to submit written concerns as part of this case file.
- a. Only one comment form was received back from the attendees, and it mentioned being dissatisfied with the street lights and light pollution coming from Phoenix along with questions about where the water is coming from for the City of Maricopa in general. These comments were not applicable to Hartman Ranch.
5. The meeting was adjourned at 6:30 pm.

#### END OF MINUTES

Prepared by: Julie Vermillion

Date Prepared: June 5, 2025

*Attachments: Power Point Presentation.*

## NEIGHBORHOOD MEETING

Date and Time:	Thursday, June 5, 2025 at 5:30 p.m.
Location:	Maple Room, Maricopa Library & Cultural Center
Address:	18160 N Maya Angelou Drive, Maricopa, AZ 85138

[illegible]

**HARTMAN RANCH**  
NEIGHBORHOOD MEETING

**Project Comments**

Date and Time:	Thursday, June 5, 2025 at 5:30 p.m.
Location:	Maple Room, Maricopa Library & Cultural Center
Address:	18160 N Maya Angelou Drive, Maricopa, AZ 85138

Please provide the information outlined below, as well as any comments about the project.

**Contact Information**

Name:	Harold Ruyks
Address:	13397 N Santa Rosa Ave
Phone:	520-510-6755
Email:	accessmemory@gmail.com

**Comments:**

I would like to  
more about the  
water use of Maricopa  
and where it comes from...  
I.E. is all of Maricopa coming  
from Wells?  
also please remove all lights  
to Phoenix...



# Hartman Ranch

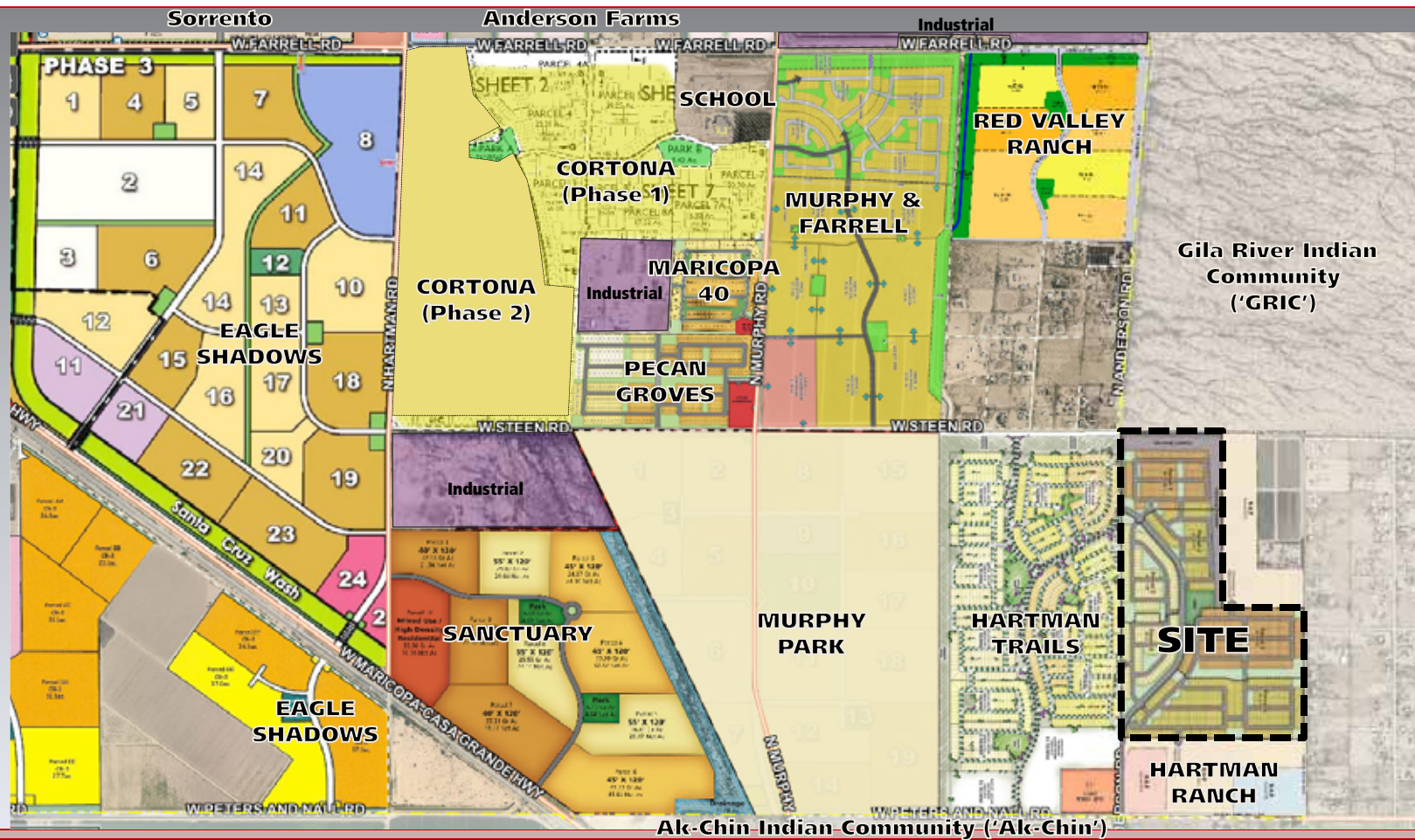
**GPA & PAD  
Neighborhood Meeting  
June 5, 2025**



## Vicinity Map

Hartman Ranch is located at the southeast corner of Steen Road and Anderson Road in Maricopa, Arizona.

Acreage:  $\pm 193.63$  acres



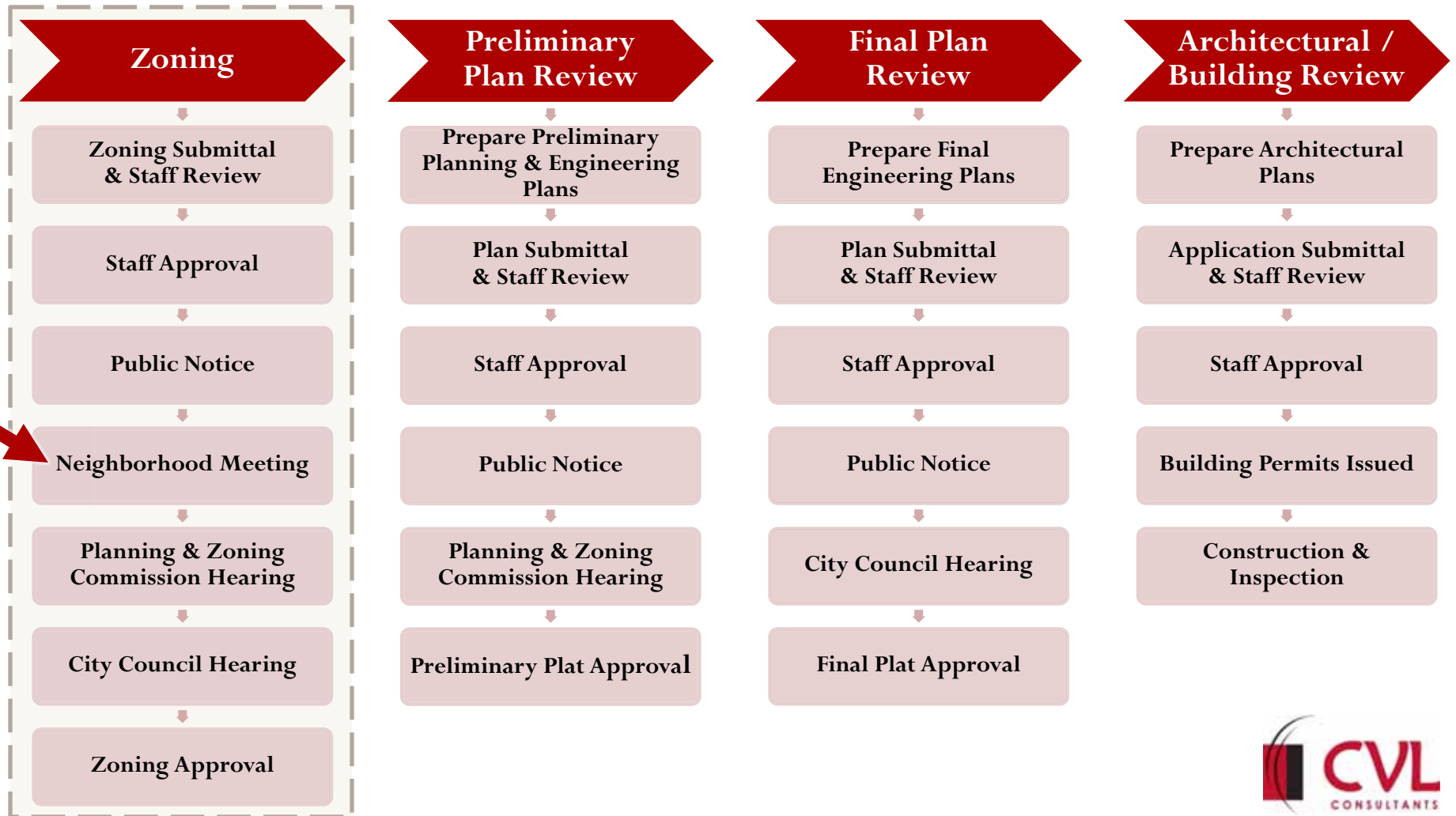
# City of Maricopa Development Map

Surrounding developments include land planned for future master planned communities to the west. To the south is land planned with the original Hartman Ranch PAD and to the east are existing residences.

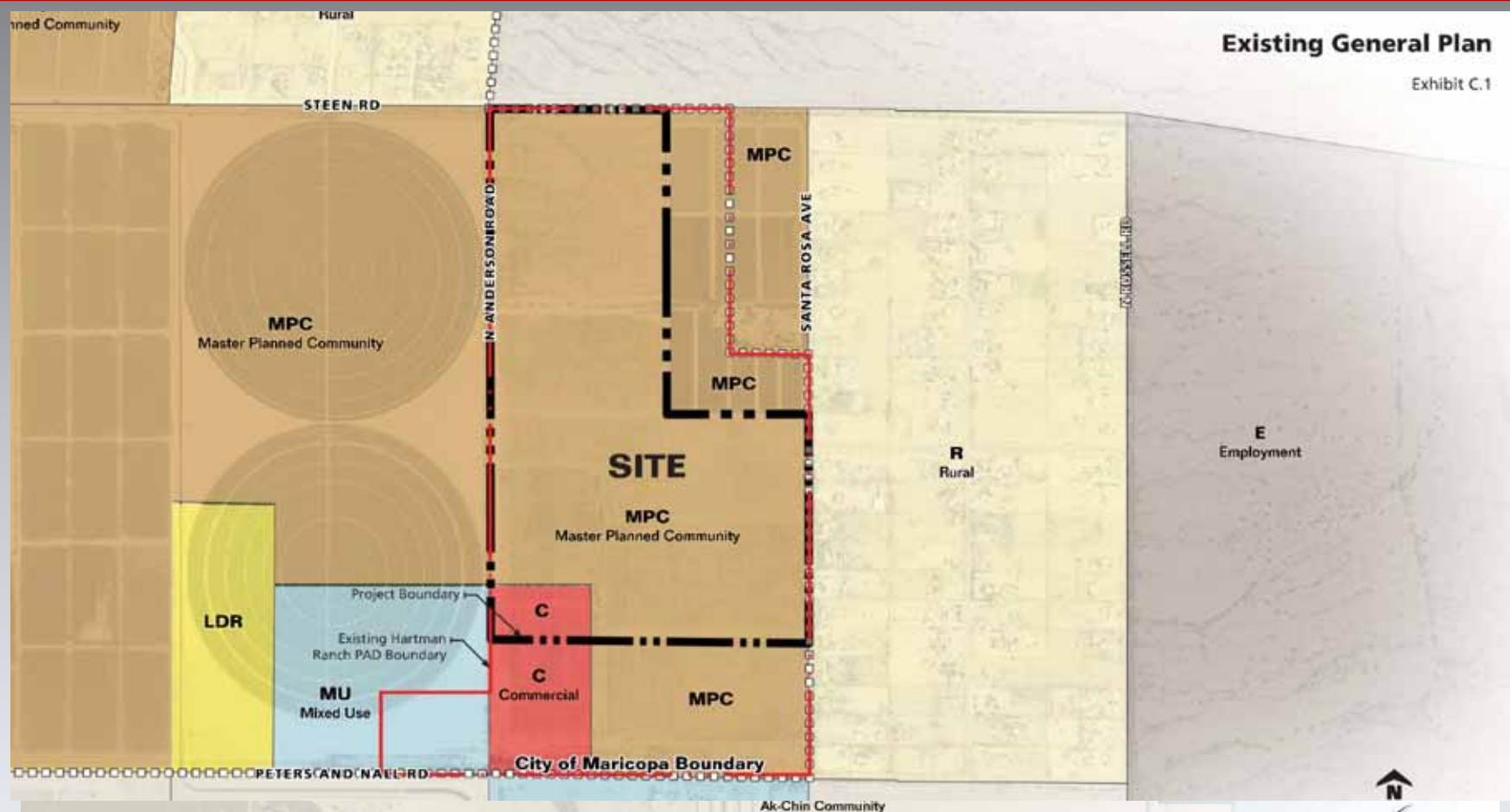
The colors on the map represent a variety of approved residential, open space, commercial, office, and industrial land uses.

# City of Maricopa Process Overview

## Current Process: Zoning



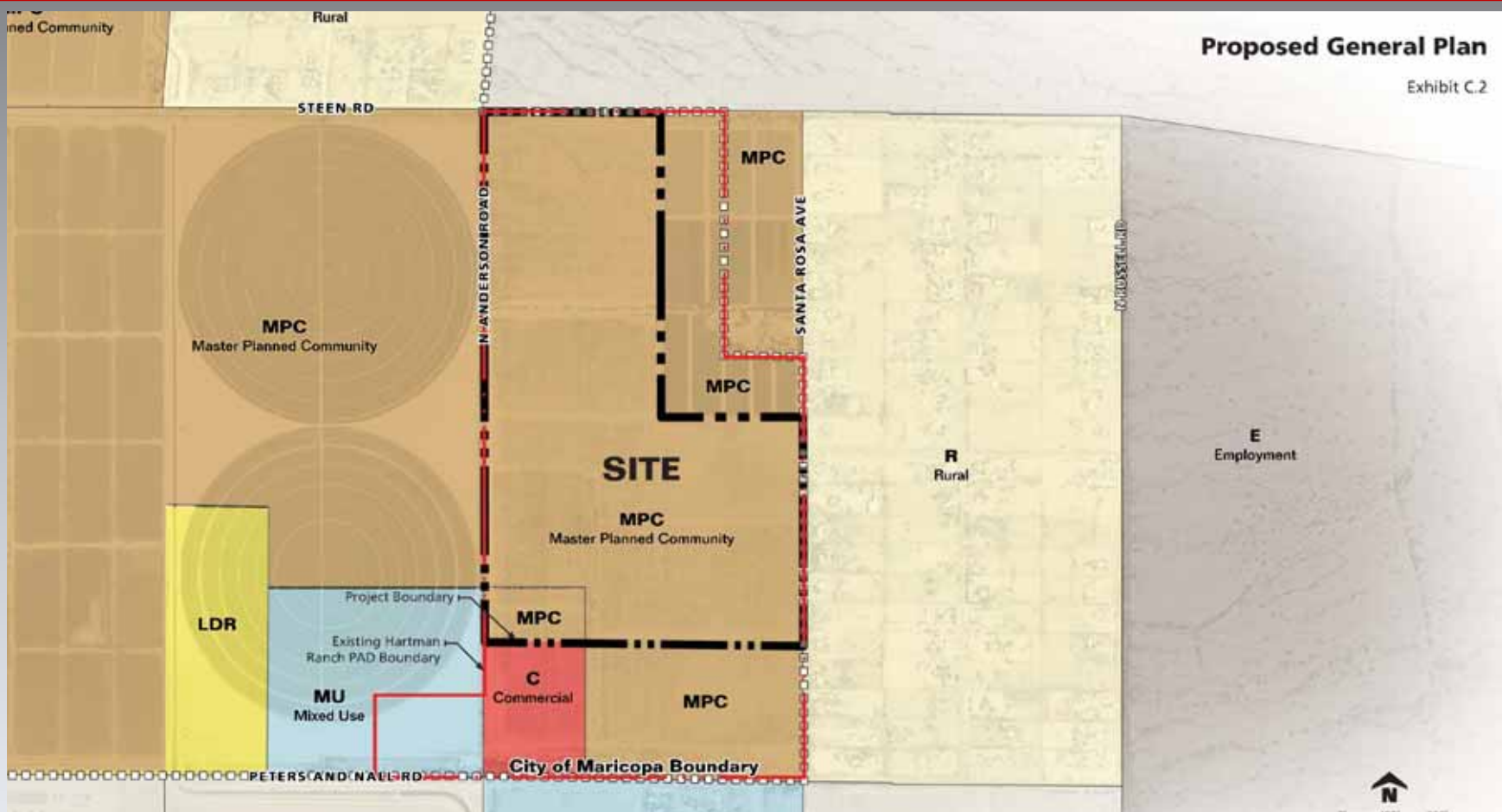




## Existing General Plan

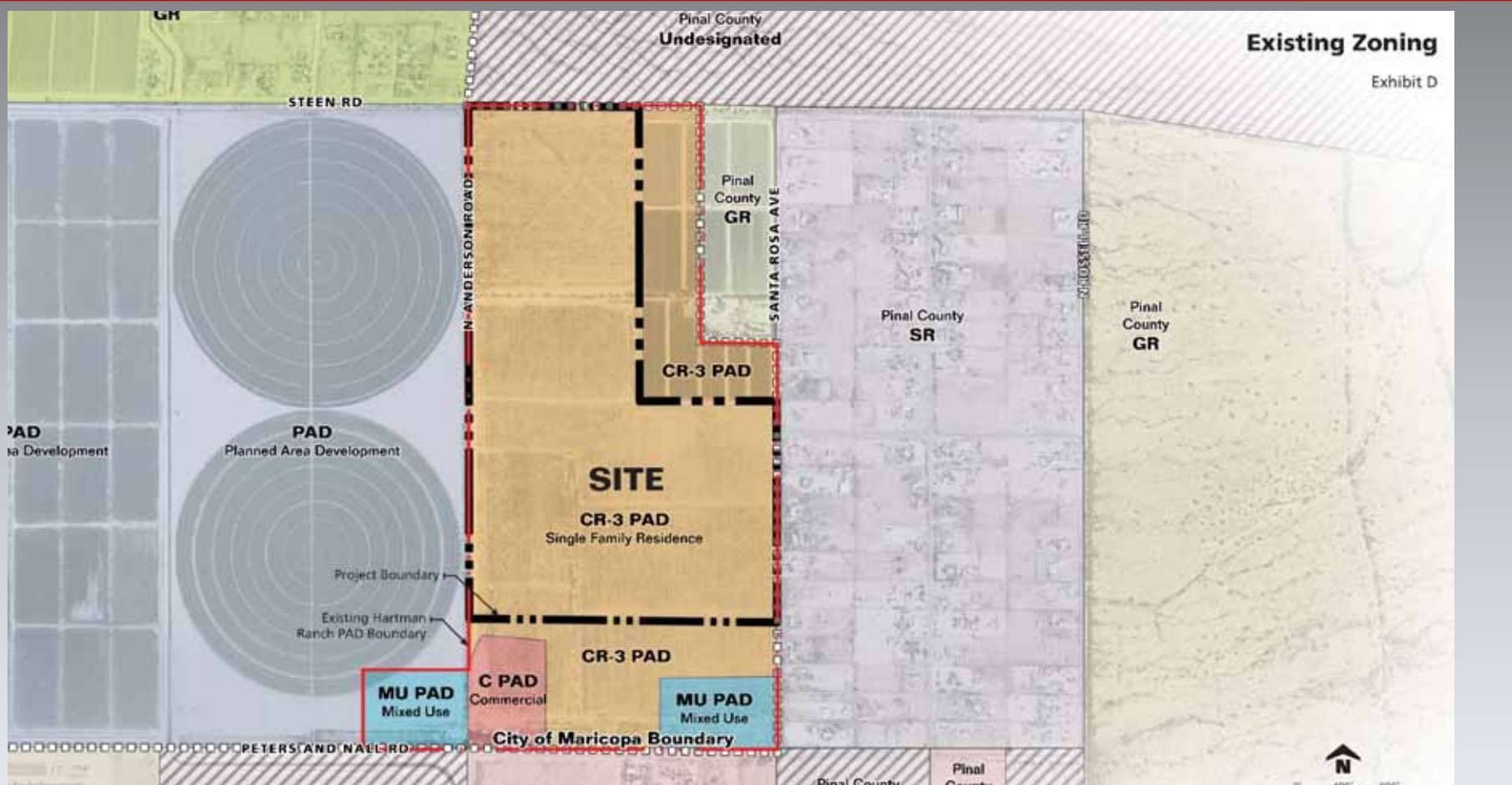
The primary land use is designated as Master Planned Community on the City's General Plan. This land use permits communities up to 10.0 du/ac.

A small approximately 9-acre portion of land at the southwest corner is designated as Commercial.



## Proposed General Plan

Master Planned Community is requested overall to allow the site to develop as one cohesive community.

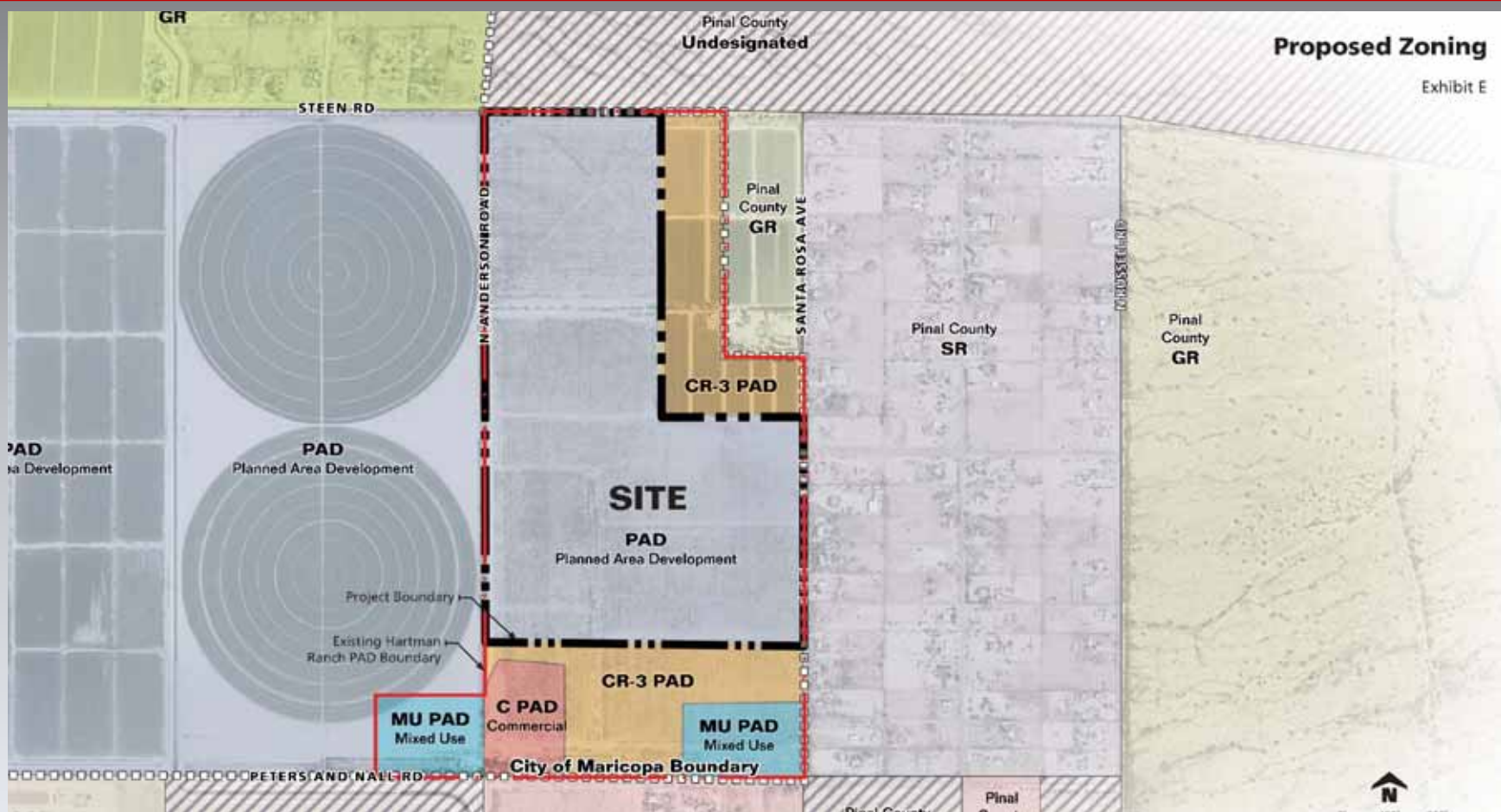


## Existing Zoning

The parcel is zoned CR-3 PAD under the original Hartman Ranch PAD.

PAD refers to Planned Area Development which is a custom zoning district created for the community.





## Proposed Zoning

An amendment to the existing Hartman Ranch PAD is proposed to update the subject portion of the original plan approved in 2006 to facilitate the development of the property.

This request maintains the original intent for single family residential use.

## SITE DATA

Gross Area	± 193.63 acres
Net Area	± 163.41 acres
Existing Zoning	CR-3 PAD
Proposed Zoning	PAD
Residential Density (Max.)	4.27 du/ac
Residential Lot County (Max.)	826 lots
Open Space Required (Min. 20%)	± 38.7 acres

Note: The Conceptual Land Use Plan and corresponding site data are subject to adjustment. Final lot counts, sizes, site design, and parcel areas will be determined during the development process, subject to the maximum density.

# Hartman Ranch

## Conceptual Land Use Plan

Exhibit B



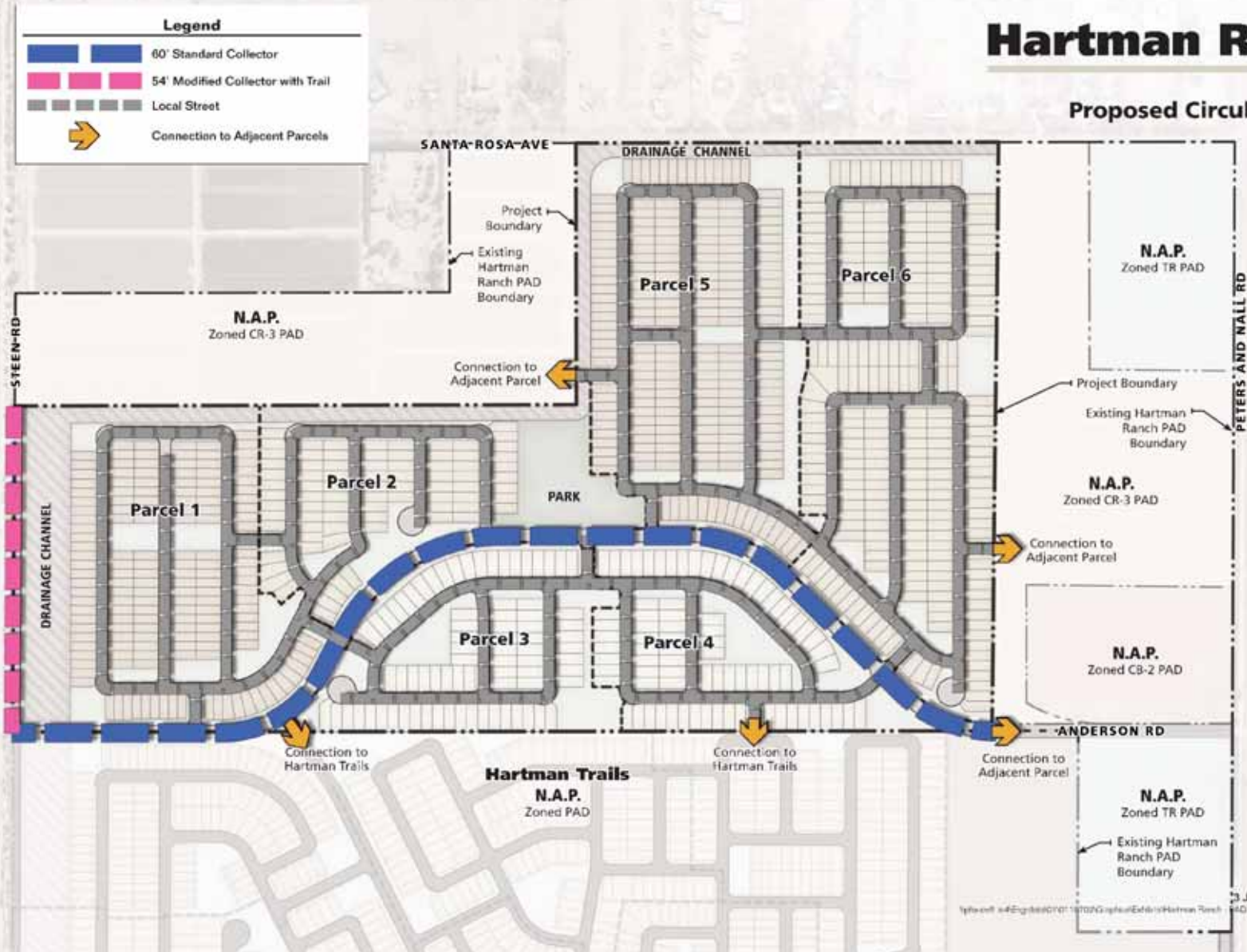
3 July 2024  
PAD could not be  
CVL  
CONSULTANTS



# Hartman Ranch

## Proposed Circulation Plan

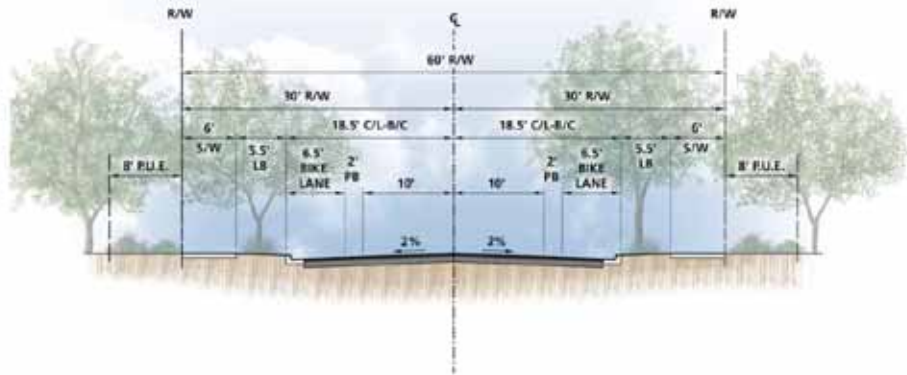
Exhibit F



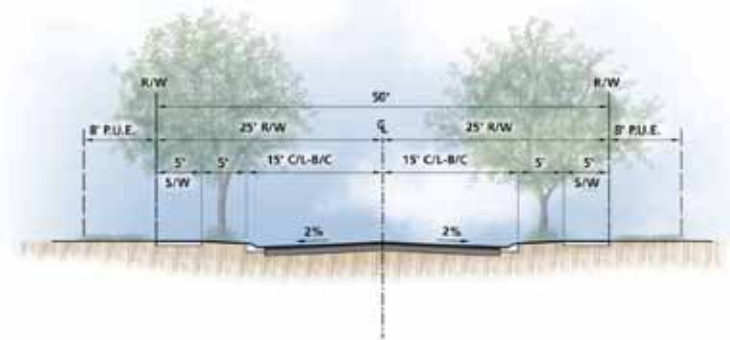
# Hartman Ranch

## Proposed Street Sections

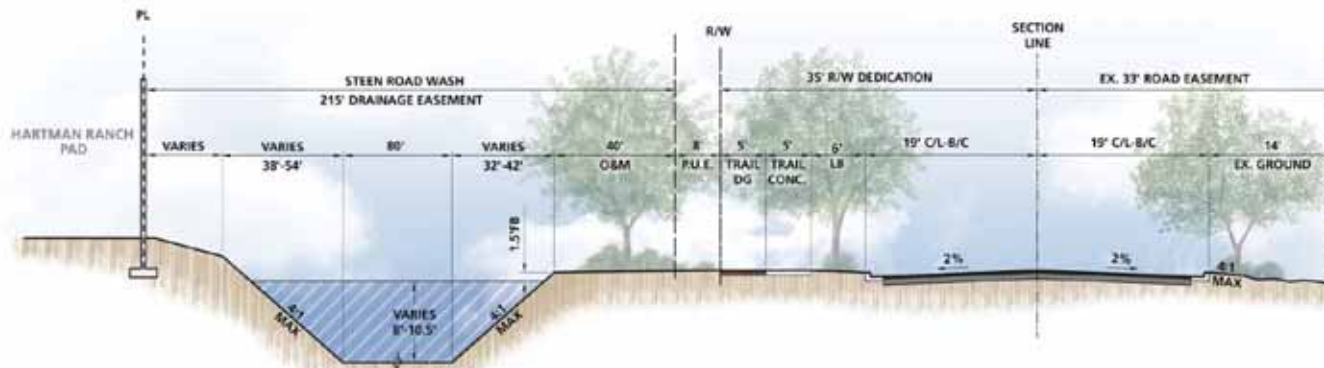
Exhibit G



**STANDARD COLLECTOR - 60' ROW**  
LOOKING NORTH - N.T.S.



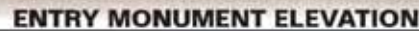
**LOCAL STREET - 50' ROW**  
N.T.S.



**MODIFIED COLLECTOR WITH TRAIL - 54' ROW**  
LOOKING WEST - N.T.S.



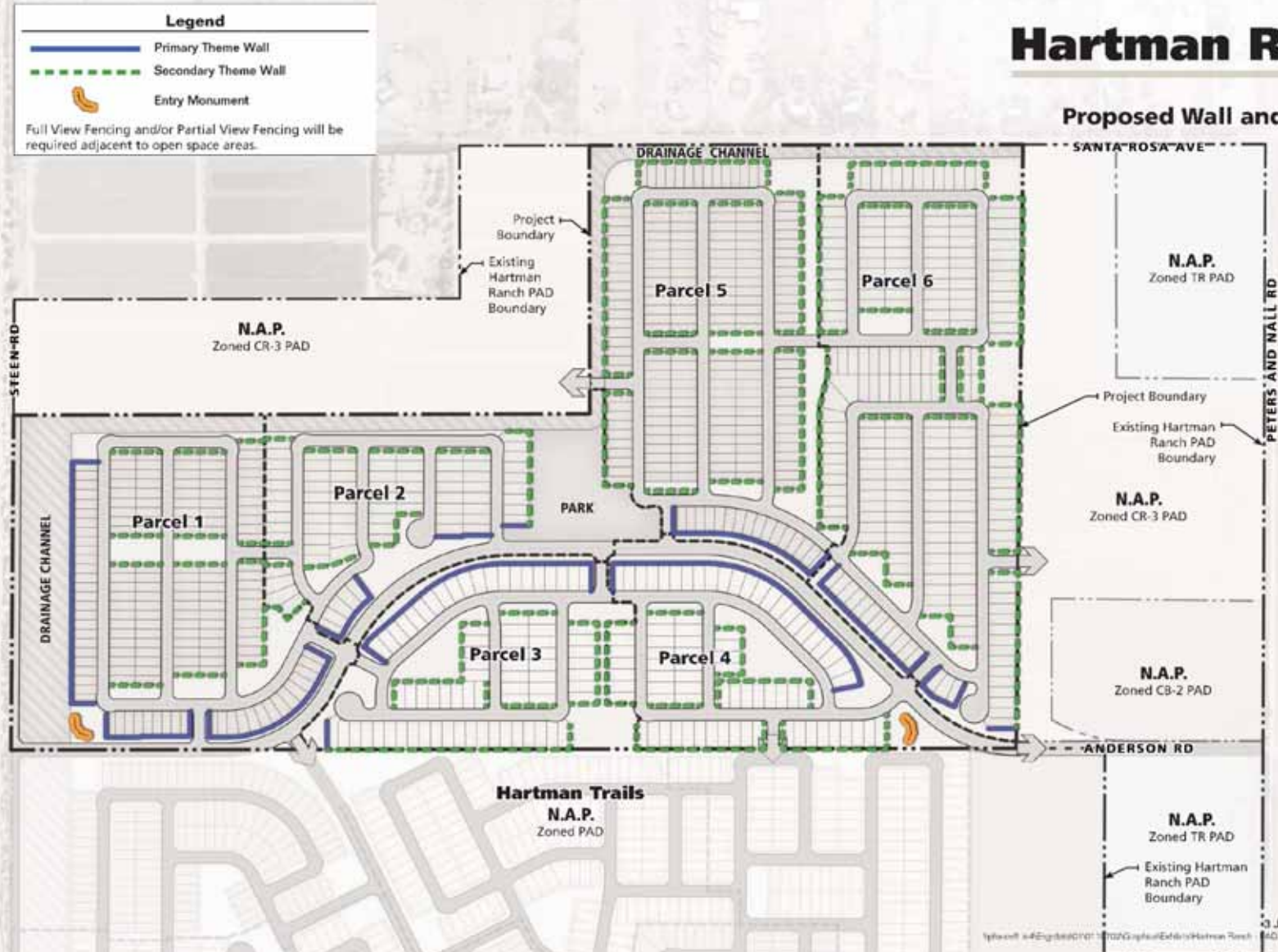
## Exhibit I



# Hartman Ranch

## Proposed Wall and Sign Plan

Exhibit H





# Benefits of Proposal

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## New Amenities

- New centrally located park and open space corridors with ramada, tot lot, fitness stations, sport court, picnic areas, trails, and/or comparable amenities.

## Infrastructure

- Improvements on Steen Road and Anderson Road.
  - Multi-modal transportation and an attractive, landscaped streetscape with trails or sidewalk.
  - Potential contribution for turn lanes or traffic signalization when/if warranted by analysis and as approved by the City Engineer.

# Questions?