

December 6, 2024

Subject: Hartman Ranch - Minor General Plan Amendment and Planned Area Development Request
Case # PAD23-07, GPA24-03

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 ±309 acres remaining from the original ±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 ±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.

August 23, 2024

Hartman Ranch

Located at the southeast corner of
Steen Road and Anderson Road

City of Maricopa, Arizona

Planned Area Development (PAD) Amendment Narrative

Case #: PAD23-07



4550 N 12th Street
Phoenix, AZ 85014
CVL Job No: 1-01-01107-02

Planned Area Development (PAD) Amendment Narrative

for
Hartman Ranch
City of Maricopa, Arizona

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1. Introduction

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 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 PAD is approximately 193.63 acres of land known as Parcel No. 50209002H. This parcel is a portion of the ±309 acres remaining from the original ±617-acre Hartman Ranch PAD approved in 2006 (Case Nos. PAD 05.14, ZON 05.12), described further in this proposal. (Exhibit A, Vicinity Map.)

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.

With the approval of this amendment, the Property will be developed as illustrated on Exhibit B, Conceptual Land Use Plan, and further described in this proposal. This request is consistent with the design concept, land use, open space, character, and intent of the previously approved Hartman Ranch PAD, as modified herein for the necessary updates to accommodate the above-mentioned goals and address current City standards.

The requested update improves upon the existing site design and entitlements of this long-time undeveloped property to create a single-family residential neighborhood featuring a variety of different lot sizes with demonstrable marketability in this growing area of Maricopa.

2. Project History

The original Hartman Ranch PAD was approved in 2006 under Case Nos. PAD 05.14 and ZON 05.12. The overall ±617-acre master plan consisted of single-family residential use zoned CR-3 Single Residence (±924.4 acres), one CB-2 General Business parcel intended for future commercial use at the northeast corner of Peters and Nall Road and Anderson Road (±27 acres), and two TR Transitional parcels planned to the north of Peters and Nall Road (±10.4 acres). The PAD was approved for a minimum of 15% open space (±138.7 acres) and a density of 3.04 dwelling units per acre (du/ac) overall.

In February of 2023 a ±308-acre portion of land was excluded from the Hartman Ranch master plan to establish the new Arden Trails PAD approved under Case No. PAD22-15. The Arden Trails PAD provided an updated lot mix and was approved for a minimum of 20% open space (±61.7 acres) and a density of 4.27 du/ac overall. Arden Trails is currently moving forward in the development process with the name Hartman Trails under Case No. SUB23-04. With the exclusion of this ±308 acres, ±309 acres remain from the original ±617-acre Hartman Ranch master plan approved in 2006.

As stated above, the subject property of this PAD is a ±193.63-acre portion of the ±309 acres remaining from the original Hartman Ranch master plan. The other ±116 acres remaining of Hartman Ranch shall be subject to the original Hartman Ranch PAD (Case Nos. PAD 05.14, ZON 05.12). This remaining ±116 acres are identified as Parcel Nos. 50206010D, 50209002G, 50209002E, and 50209002J, and are under separate ownership by the Hartman family. At this point in time, the land is primarily undeveloped agricultural land with an existing single-family residence.

Adequate access to all portions of the original master plan is ensured with specified access points provided in the updated site design. Dedicated access points are shown for the Hartman family's land to the east and south, Hartman Trails to the west, and all internal parcels within this proposal. In addition to providing vehicular access and connectivity, meandering pathways in open space corridors, trails, and sidewalks are planned to provide pedestrian connectivity throughout the community and to the west for access to Hartman Trails and the City's regional trail system.

3. Description of Request

Hartman Ranch will provide a desirable living environment for residents with the architectural elements and landscape character to create an identity for the site that complements the surrounding properties. The current plan proposes six single-family residential parcels of varying lot sizes surrounding a centrally located park. The proposed residential lots feature a typical lot mix of 40' x 110', 45' x 115', 50' x 120', and 55' x 120' lots with the opportunity for the end user to revise the lot mix or incorporate additional variations of lot sizes and product types, subject to the minimum development standards permitted herein by this PAD.

Internal circulation is provided by Anderson Road which bisects the site and runs primarily north-south. Anderson Road provides access to Steen Road to the north which features an accompanying drainage channel that runs east-west along the south side of the Property's northern boundary. The Anderson Road alignment continues south of the Property, outside of this proposal, for connection to Peters

and Nall Road. Both Anderson Road and Steen Road will be designed in accordance with Chapter 17.30 of the City's Zoning Code, including minimum ROW standards, landscape tracts, and residential lot setbacks and orientation.

The community has been designed to create a centrally located main park containing active open space amenities with smaller pocket parks located throughout. As a consequence, all homes in the community are in close proximity to recreational open space. Residents will have the opportunity for active and passive recreation with the centrally located main park and recreation areas featuring amenities including but not limited to amenity options such as a tot lot, shade ramada, seating node, sport court, turf play area, outdoor game table, picnic table, or similar amenities. A network of walking paths and trails link individual parcels and smaller pocket parks with the main park along with access to the west toward Hartman Trails and the City's regional trail system, providing a walkable community experience for all residents.

The proposed community addresses the City of Maricopa's Single-Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including attractive monument signage, entry landscaping, character shade trees, and trail connectivity, along with quality material and finish design for the theme walls provided throughout the community.

This proposal is best suited for the site and will help create additional opportunities for new single-family housing in this area of the City anticipated for population growth. The requested land use, development guidelines, and permitted/non permitted uses set forth by this PAD are identified by this proposal to establish specific standards that will guide future development of the Property. Subsequent to approval of this PAD, the applicant intends to submit preliminary plans detailing more specific design information for the Property, incorporating feedback received from the City, and providing detailed engineering, architectural, and site planning documents for review and approval.

4. Existing Conditions

The Property is located north of Peters and Nall Road, south of Steen Road, and east of the Anderson Road alignment, within the incorporated limits of the City of Maricopa. This proposal consists of approximately 193.63 acres of primarily undeveloped agricultural land identified as Parcel Number 50209002H located in Section 11, Township 5 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Existing General Plan

This PAD supports the City's goals, objectives, and vision by providing an updated residential community that is compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). A small portion of the site is designated Commercial, and a minor amendment is in progress to match the primary MPC designation. The proposed Conceptual Land Use Plan and lot mix maintain consistency with the MPC category's maximum residential density of 10.0 dwelling units per acre (du/ac) with a maximum proposed density of 4.27 du/ac. (Refer to Exhibit C, Existing and Proposed General Plan.)

Existing Zoning

As stated above, this request seeks to update the approximately 193.63-acre Property from the current zoning established by the original Hartman Ranch PAD (Case Nos. PAD 05.14, ZON 05.12) to an updated Planned Area Development for the subject portion of the Hartman Ranch community. After nearly 17 years since the initial zoning approval, there is an opportunity to update the existing entitlements to better suit current market demand and to introduce a variety of marketable lot sizes to support the City's current initiatives while bringing the design up to accommodate the new requirements and criteria for PAD communities. An amendment is requested to update the development standards to reflect the current proposal, allowing for a residential community with a density permitted by the primary MPC General Plan designation that will complement the surrounding areas. (Refer to Exhibits D and E, Existing Zoning and Proposed Zoning.)

Surrounding Zoning and Land Use

The proposed development is an appropriate land use for this Property that will complement the growth planned in this area of Maricopa. The properties surrounding the Project are as follows:

Direction	Use	Zoning	General Plan
North	Steen Road and undeveloped Gila River Indian Reservation land.	N/A	N/A
South	Undeveloped land planned for the original Hartman Ranch PAD.	CR-3, C, & MU PAD	Master Planned Community, Commercial
East	Unsubdivided and unincorporated single-family residences and undeveloped land planned for the original Hartman Ranch PAD.	GR, SR	Master Planned Community, Rural
West	Undeveloped land planned for Hartman Trails (formerly Arden Trails), a master planned community.	PAD	Master Planned Community

Hartman Ranch is composed of single-family residential lots with a centrally located park connected by an integrated network of open space and recreation facilities, as further described within this narrative. The proposed community is an appropriate land use for this Property that will complement the surrounding master planned communities listed in the proceeding table.

The community is within the boundary of the Casa Grande Elementary and High School Districts. The schools designated to serve the subject area are Cottonwood Elementary School, Villago Middle School, and Casa Grande High School. The Maricopa Unified School District has schools in the immediate vicinity of the site which may lead to requests from future residents for open enrollment. Notice of this proposal will be provided to both the Casa Grande School District and Maricopa Unified School District for review and collaboration.

The Maricopa Police Department and Maricopa Fire Department Station 572 are located within an approximately 5-mile radius of the Property. Additional neighborhoods, parks, schools, community centers, and commercial are readily available nearby within the City of Maricopa located to the northwest of the Property.

Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F dated June 16, 2014, indicates the site falls within Zone A and Zone X (shaded).

- Zone A is defined by FEMA as: “No base flood elevations determined.”
- Zone X (shaded) is defined by FEMA as: “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.”

Wood Patel has prepared a CLOMR (Conditional Letter of Map Revision) for the Santa Cruz Wash Regional Flood Control Project for the City. Hartman Ranch is moving forward with an independent solution that mirrors Wood Patel’s study with minor modifications. A CLOMR will be prepared and submitted to FEMA by CVL for a proposed map revision of the effective Zone A along the north boundary of the site. The proposed map revision will change the effective Zone A floodplain on the Hartman Ranch development to Zone X and to Zone AE within the improvement channel.

The offsite flow that impacts site from the east will be conveyed through the site to the improved existing channel located along the north boundary of the site. The improved channel will convey offsite flow to the historical path. Development of the proposed site will not cause any adverse drainage impacts or increased drainage problems for adjacent properties upstream or downstream of the site.

The hydraulic structures for the proposed conditions will be designed in the next phases of this project per the City of Maricopa and Pinal County drainage requirements. The annotated FIRM panel demonstrating the anticipated changes to flood hazard mapping and delineations can be found in the CLOMR excerpts presented in the Master Drainage Report. Refer to the Master Drainage Report for further details.

5. General Plan Conformance

The Project supports the City's goals, objectives, and vision by providing a single-family community that is compatible with the current primary Maricopa General Plan land use designation of Master Planned Community (MPC). The City's definition of the above-mentioned land use designation is provided below.

Master Planned Community

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

The proposed maximum residential unit count for the community is 826 lots for a maximum residential density of 4.27 du/ac, which is well within the 10 du/ac density permitted by the MPC category. The final lot sizes, yield, and product will be addressed with the Preliminary and Final Plat approvals for the community.

This proposal complies with numerous provisions of the City of Maricopa General Plan, including those items highlighted below.

Growth Area Element

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Response: This PAD improves the balance between housing and employment within the City limits by creating the opportunity for attainable housing to support population growth in the City of Maricopa.

Objective A2.2: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded (i.e. remove from Vekol Wash, floodplain, adequate sanitary sewer and water supply).

Response: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Land Use Element

Goal B1.1.: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.

Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.

Response: This PAD provides the opportunity for a variety of different lot sizes, a centrally located park, and a variety of amenities to promote a walkable community.

Goal B1.4.: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Response: This PAD will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As stated above, all proposed land uses are compatible with, and will not negatively impact, the existing and proposed neighboring uses. Landscape tracts and access points are carefully designed within the community to provide both access to and buffering from these uses.

Objective B1.4.2: Apply buffer codes to establish transitions that include open space and landscaping between substantially different land uses.

Response: This project has established adequate buffers and transitions that include open space and landscaping along all perimeter roadways.

Objective B1.4.3: Based on noise, vibration and safety concerns strongly discourage residential development adjacent to high capacity roadways, airports, and railroad corridors.

Response: This community was thoughtfully planned to provide a large drainage channel along the south side of Steen Road which serves as a buffer for the community.

Objective B1.4.4: Minimize air pollution impacts to residential areas and school from smoke, odors and dust generated by industrial land uses and unimproved sites.

Response: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Response: The project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations, where applicable and required, and as modified herein by this PAD.

Goal B1.6: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective B1.6.1: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Response: The applicant will coordinate with Ak-Chin and Gila River Indian Communities as needed to address any land use compatibility and/or transportation issues, where applicable, as the project progresses toward development.

Housing Element

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

Objective B.2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Response: This PAD provides the opportunity for a diverse mix of lot sizes by utilizing the flexibility allowed by the requested PAD zoning.

Parks, Recreation, and Open Space Element

Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.

Response: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and development processes with the ongoing development of open space and landscaping details to be provided as part of the upcoming site design efforts. The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

Goal H2.c.4: Create and maintain a system of recreational opportunities throughout the City.

Objective H2.c.4.2: Foster and maintain relationships with private and public entities to provide multi-use recreational facilities that promote fitness and activity.

Response: Design options for entry monuments, the central park, and additional recreation and amenity areas are identified in this PAD to be owned and maintained by an HOA. Proposed open space will contain open space corridors, common amenity areas and trail connections to promote recreational activity throughout the community.

6. Use Regulations

Permitted uses within Hartman Ranch will conform to the uses allowed pursuant to the City of Maricopa Zoning Code, Table 18.35.020 “Land Use Regulations – Residential Districts” for the comparable RS-5 district.

7. Development Standards

The tables below identify the proposed site data and prescribe the development standards for this PAD. The development standards regulations proposed are rooted in the standards set forth by the City Code for the comparable RS-5 zoning district. Any deviations from the comparable district within the City Code serve a necessary role in facilitating development of the land use plan.

Unless otherwise specified herein, development within the community shall conform to all ordinances, codes, policies and regulations of the City. The standards established in this section shall assist in focusing on those elements of design producing creative solutions while promoting enhanced aesthetic qualities, preservation of property values, and general public health, safety and welfare, while limiting land use incompatibilities. In the event there is a conflict between the PAD and the City Code, the PAD shall prevail.

PAD Site Data	
Gross Area	±193.63 acres
Net Area	±163 acres
APN	50209002H
Existing Land Use	Undeveloped agricultural land
Existing Zoning	CR-3 PAD
Proposed Zoning	PAD
Residential Density (Max. Overall)	4.27 du/ac
Residential Lot Count (Max. Overall)	826 lots
Open Space (Min. 20% Overall)	±38.7 acres
Useable Open Space (Min. 30% of OS)	±11.6 acres

An overall density of 4.27 du/ac is permitted for a maximum lot count of 826 lots. Final acreages, lot sizes, lot counts and mix/variation, and open space calculations are subject to change and will be determined during the Preliminary and Final Plat processes.

Single Family

Development Standards - RS-5 PAD (40' Lot)			
Standards ⁽¹⁾⁽²⁾⁽³⁾	RS-5 (Code)	RS-5 PAD (Proposed)	
Lot Density Standards			
40' Lot	Min. Lot Area	5,000 sf	4,000 sf
	Min. Lot Width	50'	40'
Maximum Lot Coverage			
One Story	55%	55%	
Two/Three Stories	50%	50%	
Building Standards			
Maximum Building Height	30'	30'	
Setbacks			
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage	
Interior Side	5'	5'	
Street Side	5'	5'	
Rear	15'	15'	
<p>⁽¹⁾ Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.</p> <p>⁽²⁾ Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.</p> <p>⁽³⁾ A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.</p>			

Development Standards - RS-5 PAD (45' Lot)			
Standards ⁽¹⁾⁽²⁾⁽³⁾	RS-5 (Code)	RS-5 PAD (Proposed)	
Lot Density Standards			
45' Lot	Min. Lot Area	5,000 sf	4,800 sf
	Min. Lot Width	50'	45'
Maximum Lot Coverage			
One Story	55%	55%	
Two/Three Stories	50%	50%	
Building Standards			
Maximum Building Height	30'	30'	
Setbacks			
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage	
Interior Side	5'	5'	
Street Side	5'	5'	
Rear	15'	15'	
<p>⁽¹⁾ Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.</p> <p>⁽²⁾ Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.</p> <p>⁽³⁾ A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.</p>			

Development Standards - RS-5 PAD (50' Lot)			
Standards <small>(1)(2)(3)</small>	RS-5 (Code)	RS-5 PAD (Proposed)	
Lot Density Standards			
50' Lot	Min. Lot Area	5,000 sf	5,800 sf
	Min. Lot Width	50'	50'
Maximum Lot Coverage			
One Story	55%	55%	
Two/Three Stories	50%	50%	
Building Standards			
Maximum Building Height	30'	30'	
Setbacks			
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage	
Interior Side	5'	5'	
Street Side	5'	5'	
Rear	15'	15'	
<p>⁽¹⁾ Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.</p> <p>⁽²⁾ Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.</p> <p>⁽³⁾ A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.</p>			

Development Standards - RS-5 PAD (55' Lot)			
Standards ⁽¹⁾⁽²⁾⁽³⁾	RS-5 (Code)	RS-5 PAD (Proposed)	
Lot Density Standards			
55' Lot	Min. Lot Area	5,000 sf	6,000 sf
	Min. Lot Width	50'	55'
Maximum Lot Coverage			
One Story	55%	55%	
Two/Three Stories	50%	50%	
Building Standards			
Maximum Building Height	30'	30'	
Setbacks			
Front	15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage	
Interior Side	5'	5'	
Street Side	5'	5'	
Rear	15'	15'	
<p>⁽¹⁾ Livable areas and side entry garages may have a minimum setback of 10 feet from the property line. Street-facing garage entrances shall be no less than a distance of 18 feet from the property line.</p> <p>⁽²⁾ Detached garages shall be located in the rear half of the lot. The zoning administrator may approve a detached garage in the front half of the lot subject to the front setback requirements of the district where the size, shape, location, surroundings, or existing structures make it infeasible to locate the garage in the rear half of the lot.</p> <p>⁽³⁾ A minimum 10-foot landscape tract or no-build easement must be provided adjacent to the street side of the lot, in addition to the minimum interior side setback required.</p>			

Alternative Housing Product / Clustered Development

Development Standards - RS-5 PAD		
Standards ⁽¹⁾	RS-5 Clustered Development Standards (Code)	RS-5 PAD (Proposed)
Site Development		
Maximum Lot Coverage	50% (of site)	50% (of site)
Maximum Number of Units in an Individual Cluster	8 for a cluster with a single access point	8 for a cluster with a single access point
Setbacks		
Project Site	The perimeter of the project site is subject to the setback requirements of the base zone.	The perimeter of the project site is subject to the setback requirements of the base zone.
Individual Lot Setbacks		
Front	10 ft.; 7 ft. to porch	10 ft.; 7 ft. to porch
Side	5 ft. (or as approved by PAD)	5' or 0' (attached)
Rear	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾	15 ft.; 0' for detached garage on alley or private autocourt ⁽¹⁾
Minimum Building Separation	International Residential Code	International Residential Code
<p>⁽¹⁾ A 3' setback for maneuvering and pedestrian safety may be required adjacent to alley. See MCC Title 17, Subdivisions, for minimum alley dimensions.</p>		

Clustered Development

Clustered development may be approved subject to the standards set forth in the proceeding table and as additionally regulated by the City Code Table 18.35.030.D.

Architectural Design

All development within the Project shall be subject to the City's design review process, as required. Administrative Design Review submittal(s) will be made with architectural floor plans and elevations to be provided at the time of review. Elevations shall provide for architectural features that meet or exceed City Code requirements and fit within the character of the PAD as proposed.

All new home plans, and additions to existing standard home plans, shall be reviewed for compliance with the "City of Maricopa Single-Family Residential Design Guidelines" and "City of Maricopa Multi-Family Residential Design Guidelines."

Land Use Variation

City Code Table 18.60.030, PAD Minimum Land Uses, establishes the standards for land use variation within a PAD development. The existing overall Hartman Ranch master plan contains parcels designated for a wide variety of land uses. In total, the remaining ± 309 acres of land within Hartman Ranch require 3 separate land uses to meet the City's land use variation criteria. The Hartman Ranch master plan provides the land uses detailed below, including the acreage of the subject PAD which joins the individual disconnected parcels of the overall master plan together.

Overall Hartman Ranch			
Land Use	Acreage	Zoning	General Plan
Commercial	± 20 acres	Existing CB-2 PAD	Master Planned Community
Mixed Use	± 26 acres	Existing TR PAD	Master Planned Community
Single Family Residential	± 263 acres	Existing CR-3 PAD (± 69 acres), Proposed PAD (± 193.63 acres)	Master Planned Community

Note (4) under Table 18.60.030 in the City Code provides additional criteria for determining PAD land use variation compliance.

“(4) The planning and zoning commission, upon recommendation by the zoning administrator may reduce the minimum number of land uses if it is determined the site provides linkages and connectivity to adjacent existing varied land uses.”

The Proposed Circulation Plan attached as Exhibit F features several thoughtfully designed multi-modal access points for direct vehicular, pedestrian, and bicycle connectivity between the subject amendment area pursued by this application and the existing Commercial, Mixed Use, and lower density residential parcels that remain within Hartman Ranch. As stated above, when viewed as independent from the subject PAD the remaining Hartman Ranch parcels are disconnected from one another. The existing land use variation within Hartman Ranch as a whole and the multi-modal connectivity provided by the subject amendment area fulfill the City Code requirement for land use variation within Hartman Ranch.

Additional Standards

Any development standard regulation not noted in this document but listed in the City Code shall default to the regulation(s) of the most current Code.

8. PAD Design Elements

Significant considerations and well-intentioned design elements are being provided beyond the standards identified above to create the desired design element points for PAD zoning required by the latest amendment to Chapter 18.60 of the City Code.

Hartman Ranch is designed to accomplish the required PAD Design Element criteria for rezoning to a PAD district. At approximately 193.63 acres, the project is required to provide a minimum of 6 Design Element Points, with additional points required for reducing development type standards and increasing the existing density as detailed in the table below. The design elements and associated points listed below are taken from Table 18.60.060(C) of the City's amended Code and featured within Hartman Ranch.

PAD Design Elements	
Design Elements Required	Value
PAD Development Size (101 – 200 Acres)	6 points
PAD Density Increase (from 3.04 to 4.27 du/ac)	3 points
Residential Lot Area & Setbacks Reduction	4 points
Total	13 points

PAD Design Elements Provided

Architecture, Landscaping & Open Space	
Residential Land Uses	
Additional Design Elements	Value
Orient building envelope on corner lots to be angled rather than parallel with side property lines.	1 point
Provide landscape open spaces visible from arterial street and residential street view.	1 point
Design and improve retention areas to be usable and ADA accessible.	2 points
Add additional amenities interior to the project.	2 points
Subtotal	6 points

Streets, Connectivity and Parking	
Residential Land Uses	
Additional Design Elements	Value
Provide street patterns that minimize the impact of sequential garages, e.g., cul-de-sac, short block lengths, eyebrows, etc.	2 points
Commit to a formal street grid with no greater than 1,600 linear feet in block perimeters.	2 points
Include a pedestrian or bicycle through connection in at least 90 percent of any new cul-de-sac.	2 points
Subtotal	6 points

Community	
Residential Land Uses	
Additional Design Elements	Value
Promote human comfort by providing shaded areas, courtyards, colonnades, and other areas as site amenities.	1 point
Subtotal	1 point
Total	13 points

9. Architectural Design Guidelines

Development within Hartman Ranch shall comply with City requirements and provide cohesive architectural colors and materials to establish a unified theming for the development. Architectural design, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment. Specific product types and elevations will be provided during the City's architectural design review process.

The development will have the flexibility to provide a mixture of housing products designed to meet the needs of the population within the City, providing the framework for a range of housing opportunities.

Housing product design will comply with the City's Single-Family Residential Design Guidelines. The guidelines established by the City allow for quality design features and the product diversity needed to establish distinct neighborhoods within Hartman Ranch. The City's design guidelines will complement the community character and theming of Hartman Ranch to create a cohesive development.

10. Circulation

The site is accessed from Anderson Road, a primarily north-south collector roadway, which traverses through the center of the subject property beginning at its intersection with Steen Road to the north. A modified street section with trail and drainage channel is proposed for Steen Road to maintain consistency with the surrounding master plans in the area. Anderson Road continues south of Hartman Ranch, outside of this proposal, for connection to Peters and Nall Road. The land south of Peters and Nall Road is under the ownership and control of a Native Sovereign Nation. All future access south is at the discretion of such Nation and applicable laws.

Primary access to the Project from the north and south will provide signage and landscaping to provide residents, visitors, and regular users with a sense of arrival into

the development. Pedestrian circulation within the development will be provided by sidewalks and paved and/or unpaved pathways per City standards. Circulation along the local streets will occur on detached sidewalks with landscape tracts to further enhance the distinct environment of the development. Connections to the open space areas from these sidewalks will be provided where possible by pathways that meander through the open space. All paved access routes shall meet ADA guidelines.

All required infrastructure improvements related to the community shall be addressed with the extent of such improvements, as well as the phasing of such, to be defined subject to City Engineer review and approval of detailed development plans, engineering reports, traffic reports, and so forth to be provided during the plan review process. (Refer to Exhibit F, Proposed Circulation Plan, and Exhibit G, Proposed Street Sections).

11. Phasing

Phasing of the Project will be dictated by the market. A phasing schedule will be provided to the City for review and approval once vertical development opportunities are known. Thematic elements will remain consistent throughout each phase of Hartman Ranch.

12. Public Utilities and Services

All proposed utility systems and plans will be accessed and designed per the standards of the City and utility company to be submitted for review and approval during the development process. A list of anticipated utility providers for the Property is provided below.

Service	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District #3 (ED3)
Communications	CenturyLink
Gas	Southwest Gas Corporation

Water and Wastewater

The Project has an Infrastructure Coordination Agreement in place with Global Water that obligates Global Water to provide water and wastewater service to the Project. A will serve letter request was sent to Global Water Resources and they responded that the Property is within their jurisdictional boundaries.

A will serve letter has been obtained from Global Water – Palo Verde Utilities Company, Inc. and Global Water – Santa Cruz Water Company, Inc. confirming water and wastewater service for the Project. Refer to the Water and Wastewater Design Reports for further details.

Dry Utilities

A will serve letter request was sent to Electrical District #3 (ED3), CenturyLink, and Southwest Gas Corporation. They responded that the Property is within their jurisdictional boundaries and have provided will serve letters confirming service for the Project.

13. Landscape and Open Space

As illustrated on the Conceptual Land Use Plan (Exhibit B), open space related to entrance features, retention and drainage facilities, the central park, recreation and amenity areas, buffers, and trail corridors, is proposed throughout the community. Ample 25' landscape buffers are provided along both sides of Anderson Road and both collector and local streets feature detached sidewalks with landscape tracts to further enhance the living environment of the Hartman Ranch community.

Open space areas within Hartman Ranch will conform to the City of Maricopa Zoning Code, Chapter 17.30.040 “Open space and recreation requirements.” This PAD is in accordance with the City’s requirement that every PAD shall provide 20 percent open space and that 7 acres of parks shall be developed for every 325 lots. The community provides 20% open space (± 38.7 acres), which includes amenity areas proposed within the individual parcels in addition to the featured 4-acre centrally located park. Approximately 19.9 acres of park area is anticipated for the overall community in accordance with this requirement, subject to the final lot count at ultimate built-out. Park space calculations will be finalized during the preliminary design stage and identified on the preliminary plans as development of this PAD progresses. Each park will be located in a separate tract with its own address and park name to be determined by the end user. The open space areas shall be located such that there is no more than one-sixth of a mile or 880 feet of pedestrian travel between any one lot or unit with an entrance area allowing residents to enter or view the open space area.

Pedestrian trails and community sidewalks throughout the development will provide efficient pedestrian access to the various open space areas and the main amenity area under the comfort of groupings of shade trees. The majority of programmed amenities will be located in central amenity areas to encourage social gathering within the community.

Parks and Useable Open Space

Amenity areas will be owned and operated by an HOA and will include useable open space with various amenities including but not limited to pedestrian walking paths, picnic ramada structures with tables and seating, turf areas, and tot-lot areas with useable play equipment, or comparable amenity options. All proposed amenities will utilize a variety of durable building materials and will be developed to establish a unified palette of colors and textures for harmonious and compatible theming.

Parks and useable open space areas shall have at least 2 of the items listed below, or comparable items of similar quality, in order to be classified as a destination for residents to gather and socialize. The featured 4-acre central park will include at least 5 of the items listed below, or comparable items of similar intent and quality.

- Seating node (containing park bench with pet waste station or trash receptacle)
- Fitness stations / exercise equipment
- Playground/tot lot (ages 2-5)
- Playground/tot lot (ages 5-12)
- Open turf area with flat bottom
- Garden walk
- Shade structure or shade canopy
- Tennis/pickle ball courts
- Disc golf course
- Picnic tables with shade (tree or built shade)
- Outdoor dining / barbecue
- Outdoor games / outdoor game table
- Sport court / sports lawn

A 6'-0" paved multi-use path is required to provide pedestrian access to parks and useable open space areas.

Landscape, Walls and Signage

The landscape design concept for Hartman Ranch is intended to meet the City's design expectations by providing a palette of colorful, lush, drought-tolerant, and desert-adapted low water use plants and shade trees. As stated above, 25' landscape buffers are provided along both sides of Anderson Road and both collector and local streets feature detached sidewalks with landscape tracts. Landscaped retention basins will be included and will be accessible where possible via meandering sidewalks that will connect directly to internal detached roadway sidewalks. All shrub material will be on the ADWR low water use plant list or on the approved Hartman Ranch plant list to be determined during the Preliminary and Final Plat process.

Aesthetic theme walls and entry monuments will incorporate a harmonious range of colors and finishes to complement the development's architectural style. Monument entry signage and enhanced landscape treatments with design elements featuring the community's character are provided at the primary entries as a thoughtful design element to establish a sense of arrival into the community. The landscape planned at the entry monuments shall complement the built structure using grounding plant materials blended with transitional ornamental materials. (Refer to Exhibit H, Proposed Wall and Sign Plan, and Exhibit I, Wall & Entry Sign Elevations).

Maintenance and Ownership of Common Areas

The ownership, control and maintenance of landscaping, open space and recreation facilities, including the detached portion of sidewalks, will be conveyed to and held in common by a homeowners association (HOA).

14. Conclusion

As Hartman Ranch positions itself for impending development, approximately 17 years after the initial approval of the original Hartman Ranch PAD, there is a need to bring the original design up to current City of Maricopa standards and revise the lot mix to better suit current market demands while supporting the economic goals and objectives of the City of Maricopa. Given the unique strengths and challenges of the Property and surrounding areas, the development team believes that traditional single-family housing on a range of medium density lot sizes is best suited for the planning of the community.

Upon approval of this PAD amendment the acreage for this updated portion of Hartman Ranch will be approximately 193.63 acres with a maximum of 826 single-

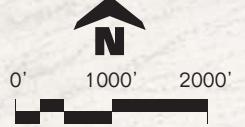
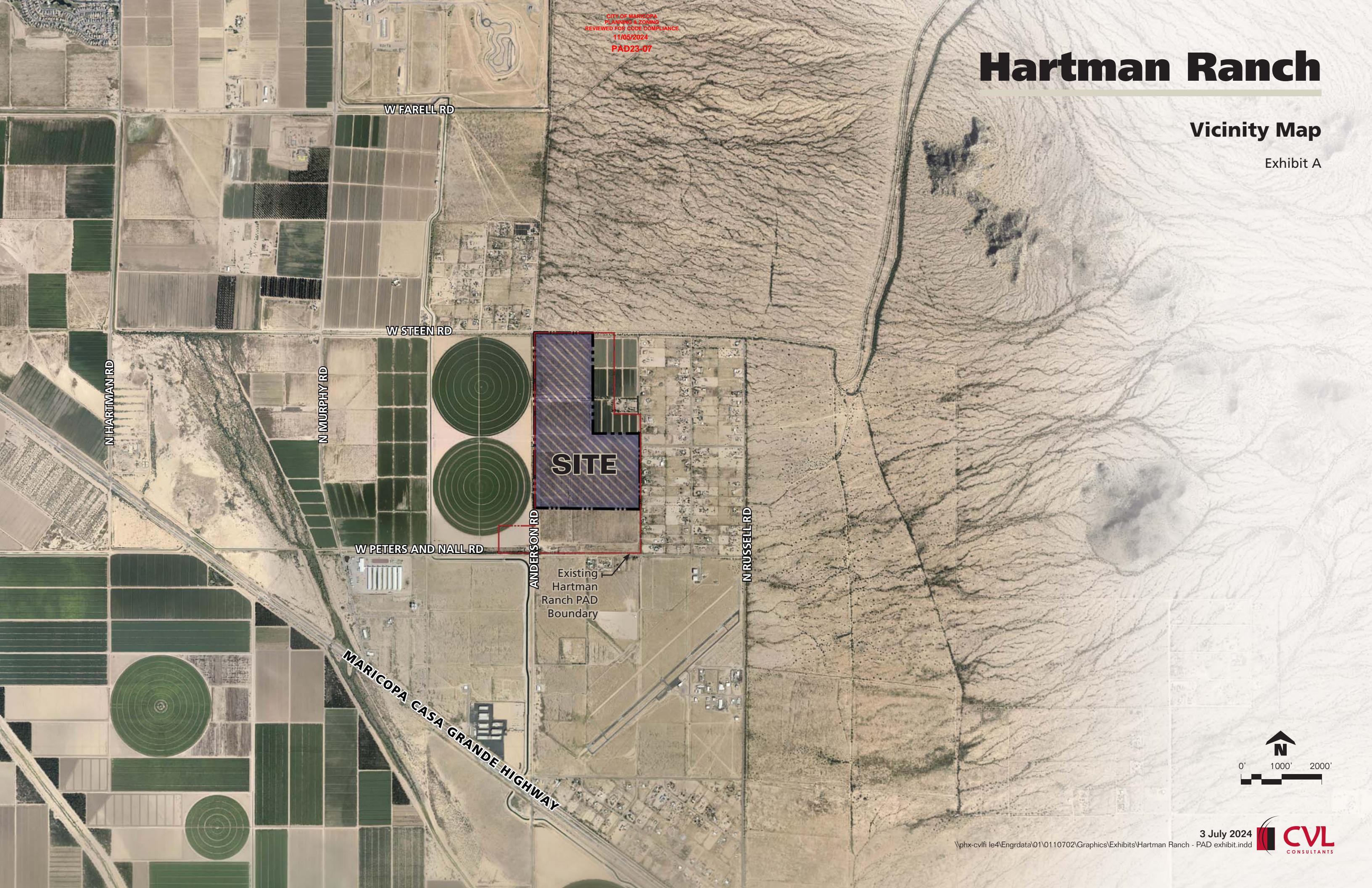
family residential lots, a maximum overall density of 4.27 du/ac, and a minimum of 20% open space (± 38.7 acres) with a minimum of 30% of that open space being amenitized as useable for the enjoyment of residents and guests.

The development team believes that this request represents an appropriate and favorable planning of the site and a positive contribution to the area. This request is consistent with the original intent of the approved Hartman Ranch PAD and will enhance the outdated PAD with lot sizes to meet the desires of current and future homebuyers. Thank you for your consideration, and we respectfully request your approval.

Hartman Ranch

Vicinity Map

Exhibit A



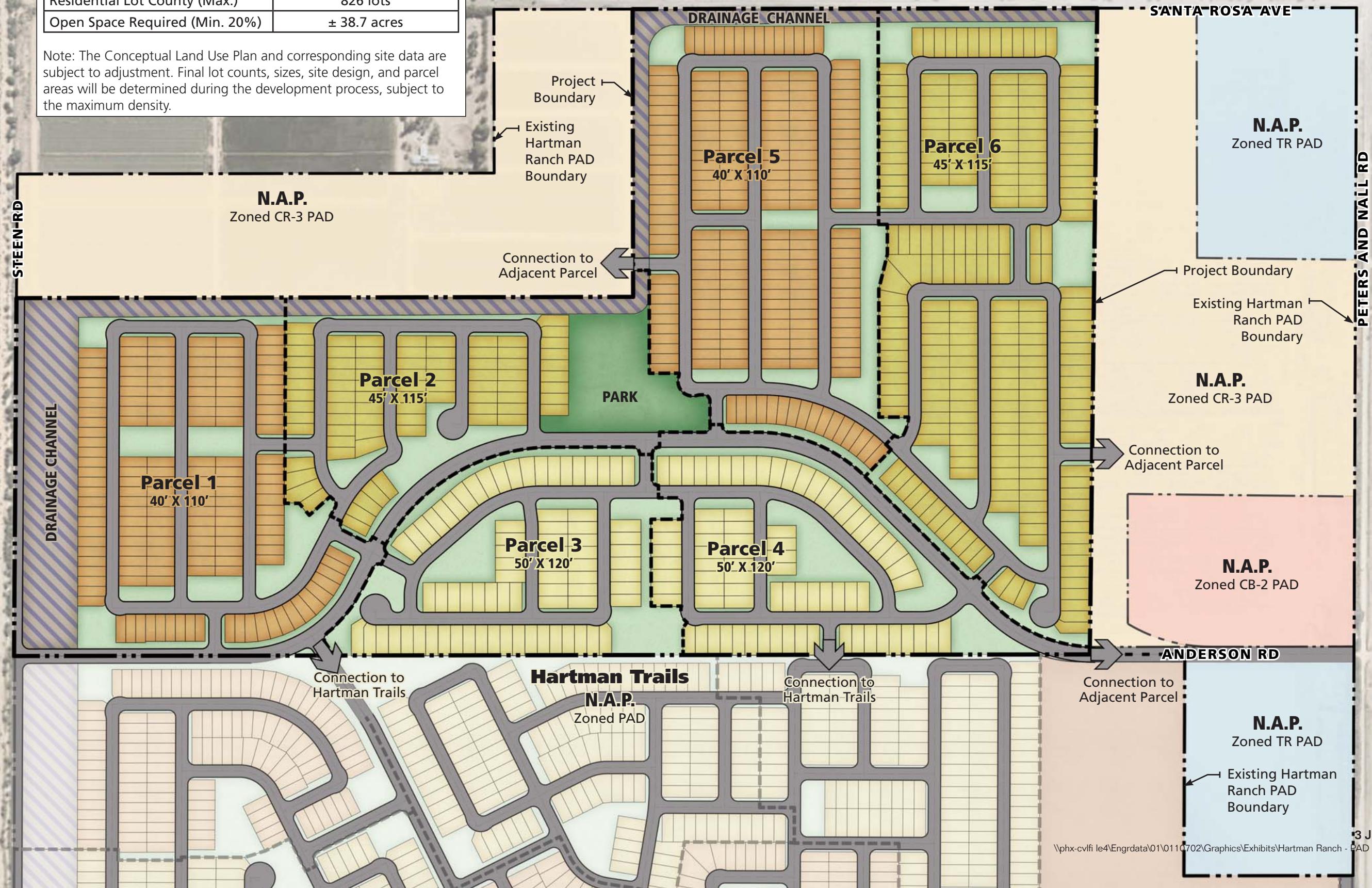
Hartman Ranch

Conceptual Land Use Plan

Exhibit B

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

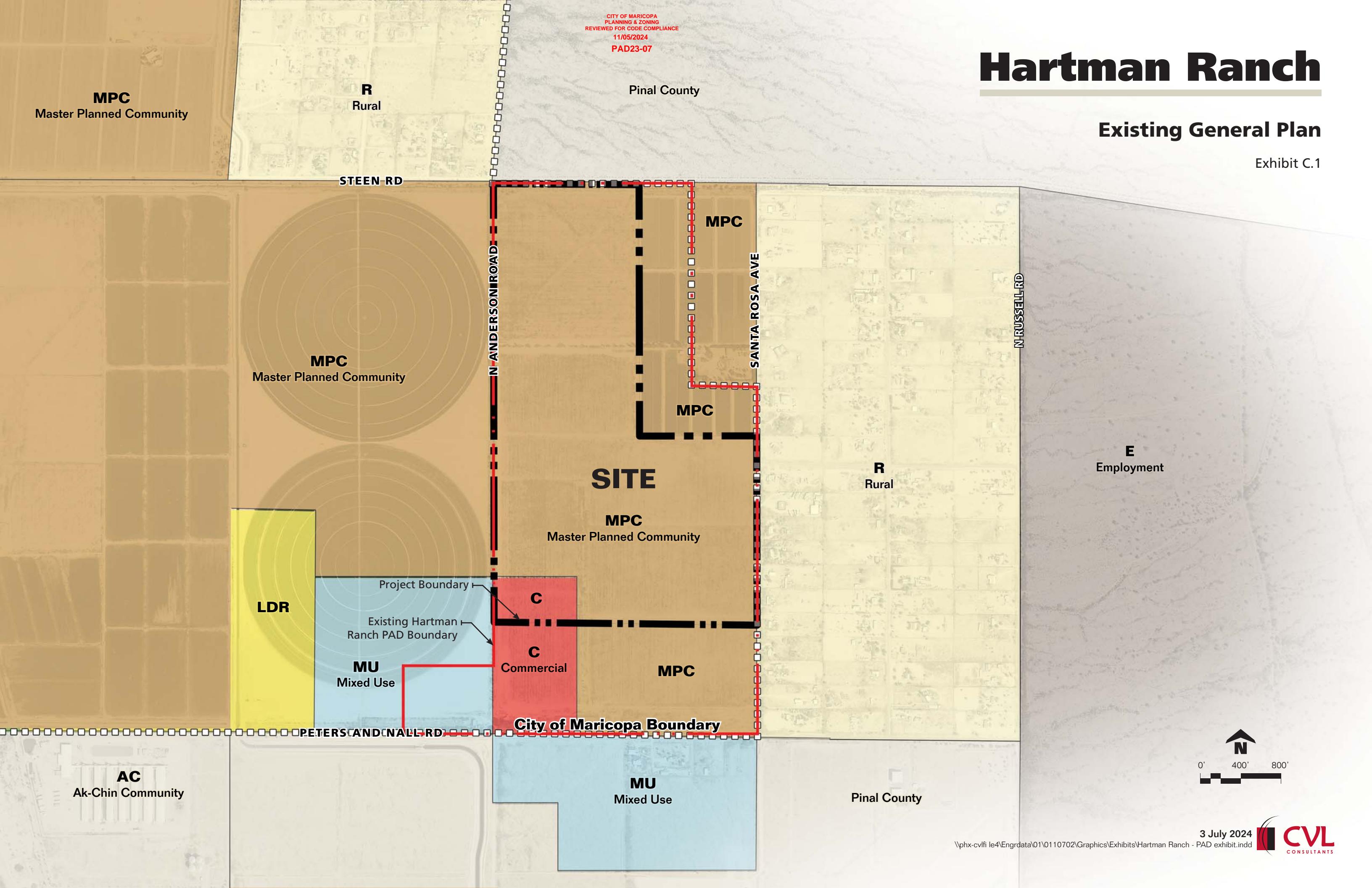
Note: The Conceptual Land Use Plan and corresponding site data are subject to adjustment. Final lot counts, sizes, site design, and parcel areas will be determined during the development process, subject to the maximum density.



Hartman Ranch

Existing General Plan

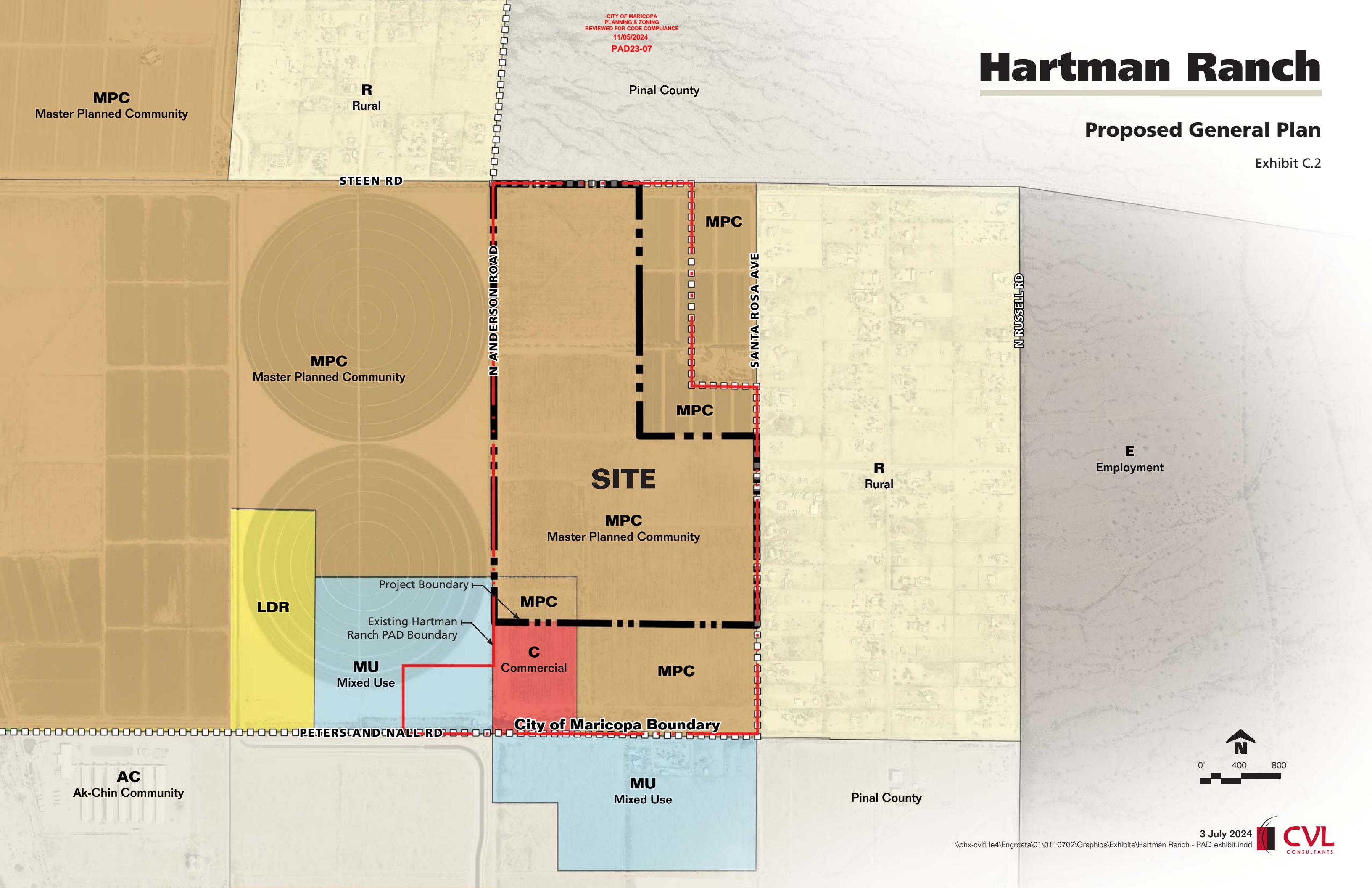
Exhibit C.1



Hartman Ranch

Proposed General Plan

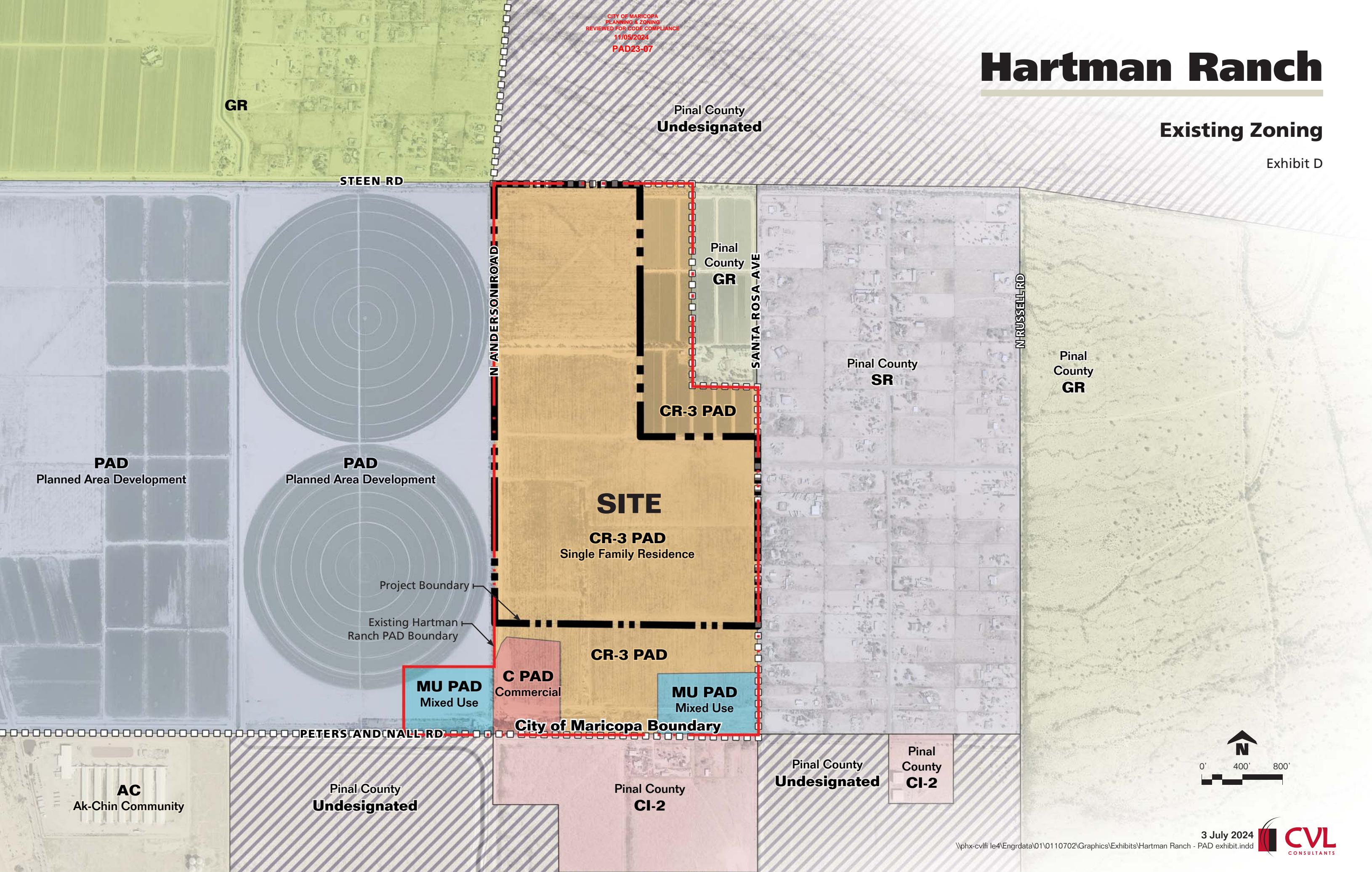
Exhibit C.2



Hartman Ranch

Existing Zoning

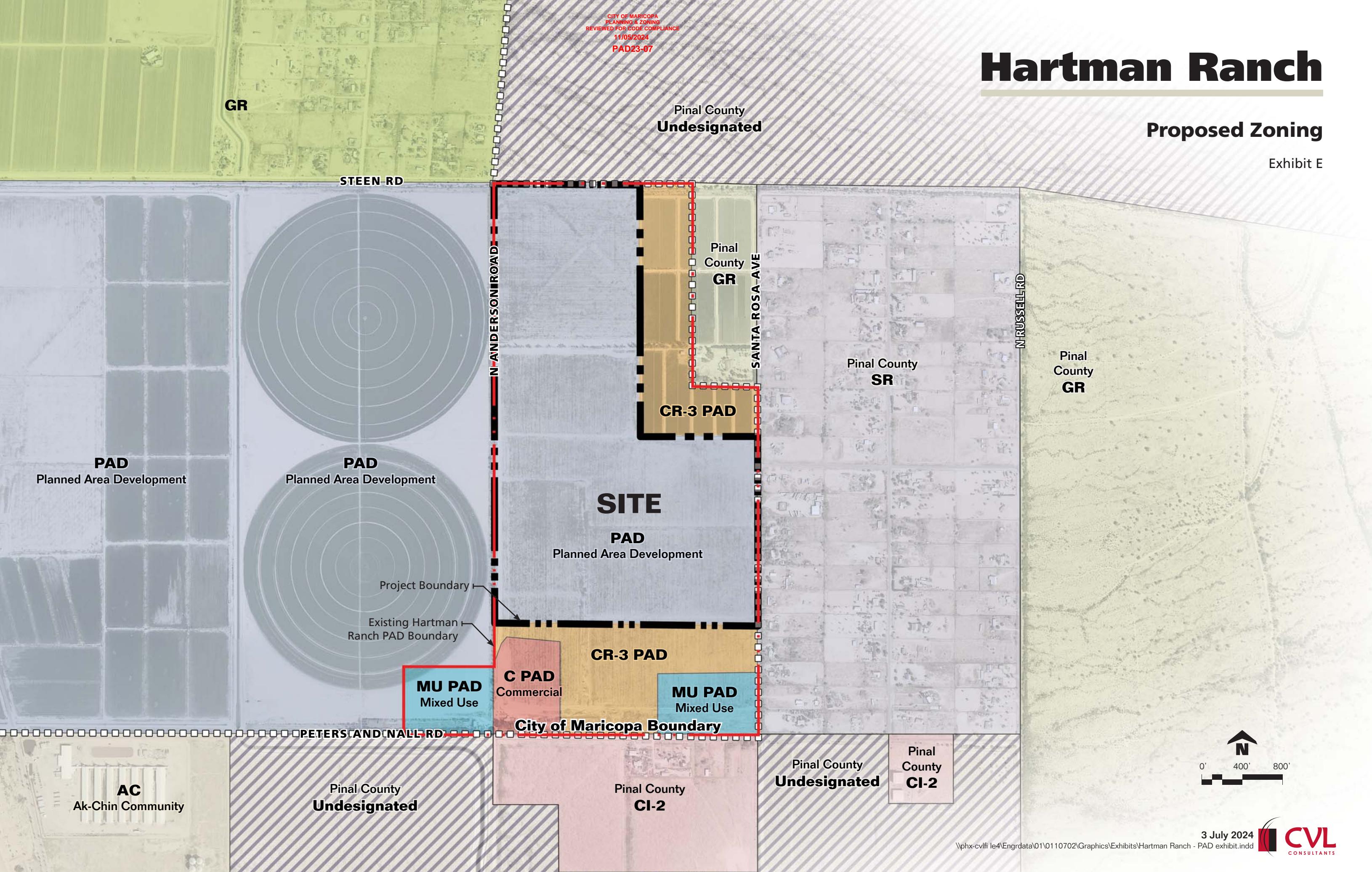
Exhibit D



Hartman Ranch

Proposed Zoning

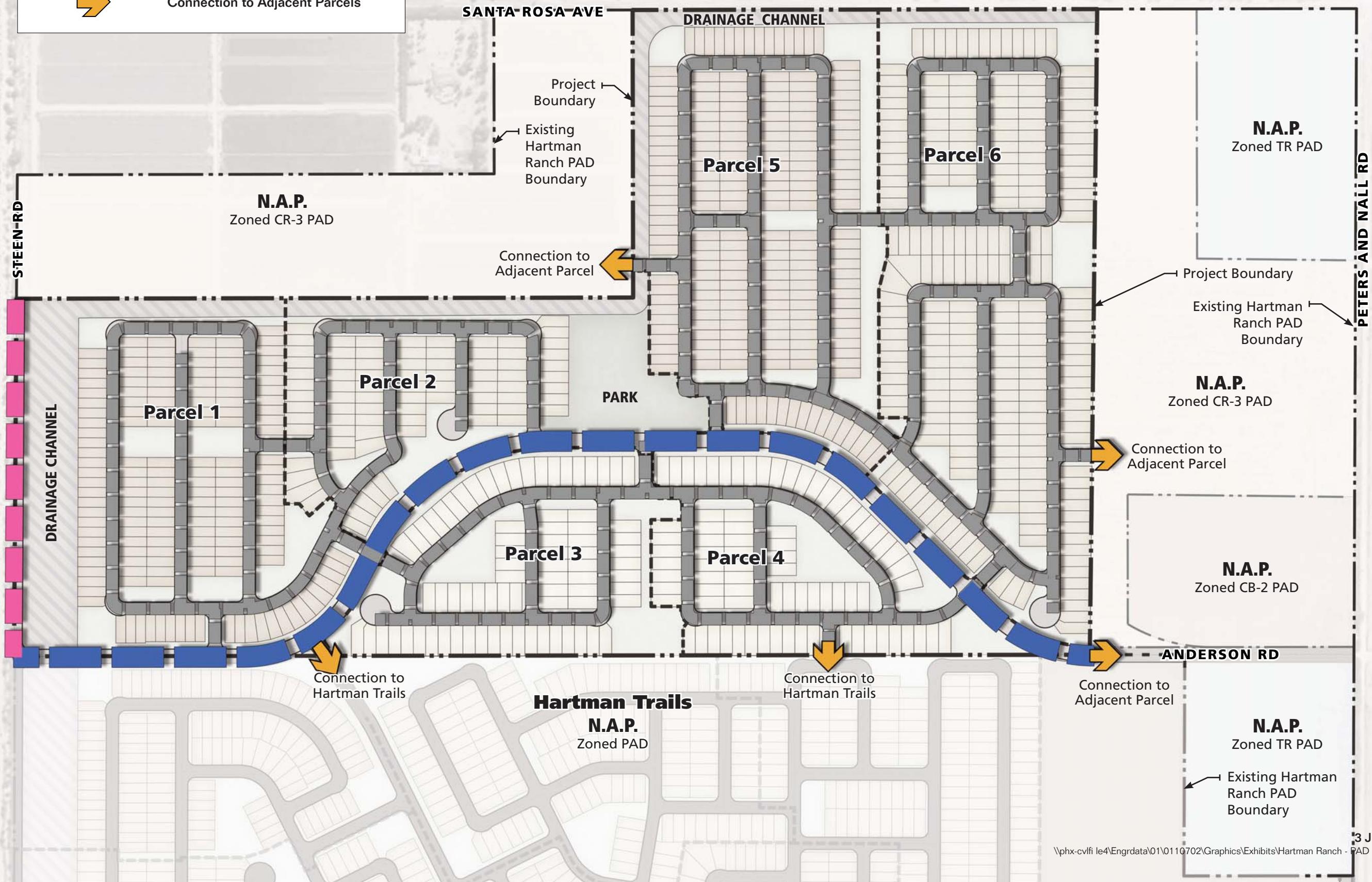
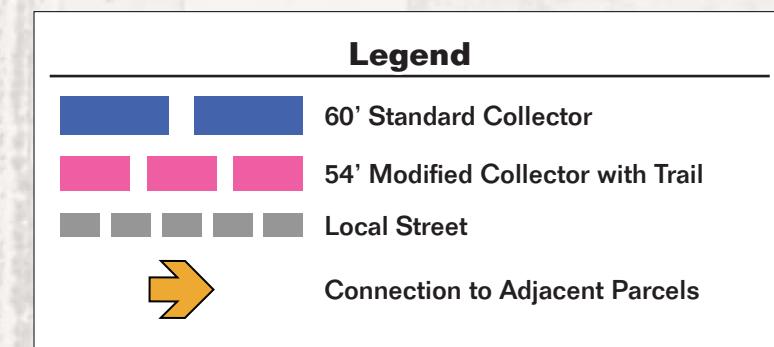
Exhibit E



Hartman Ranch

Proposed Circulation Plan

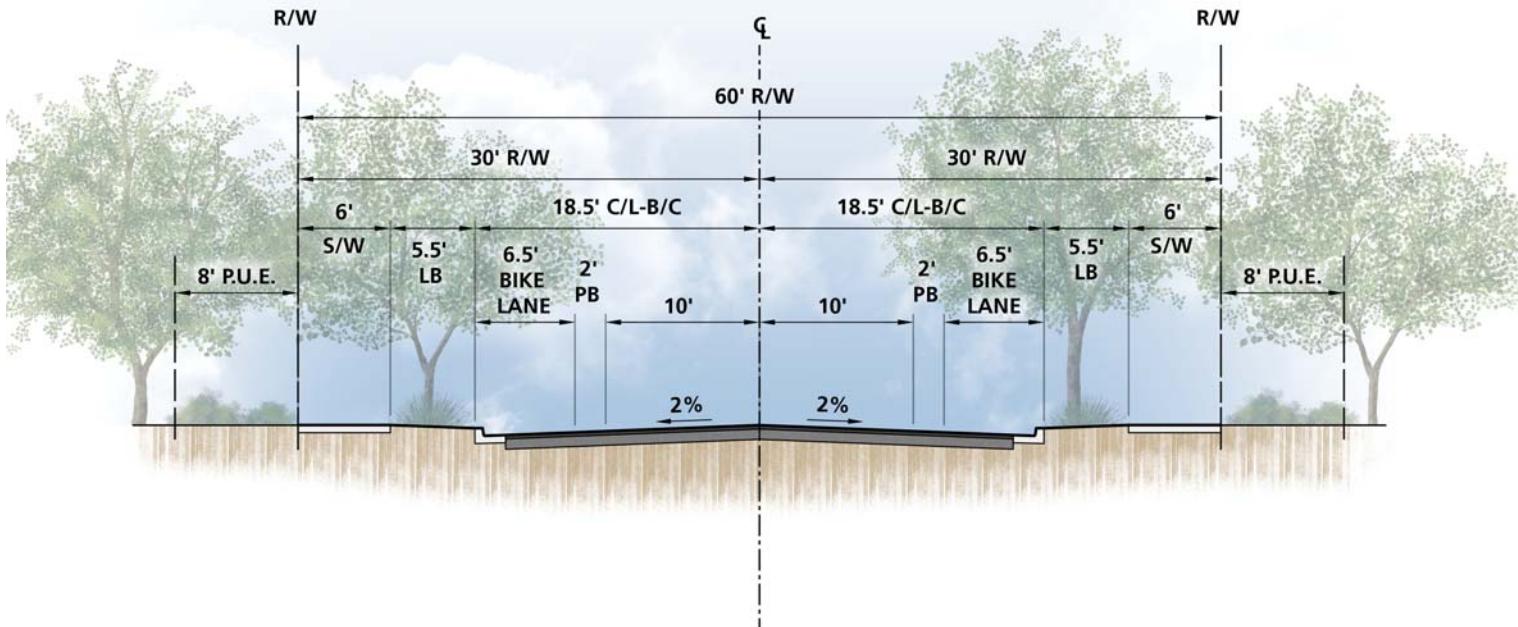
Exhibit F



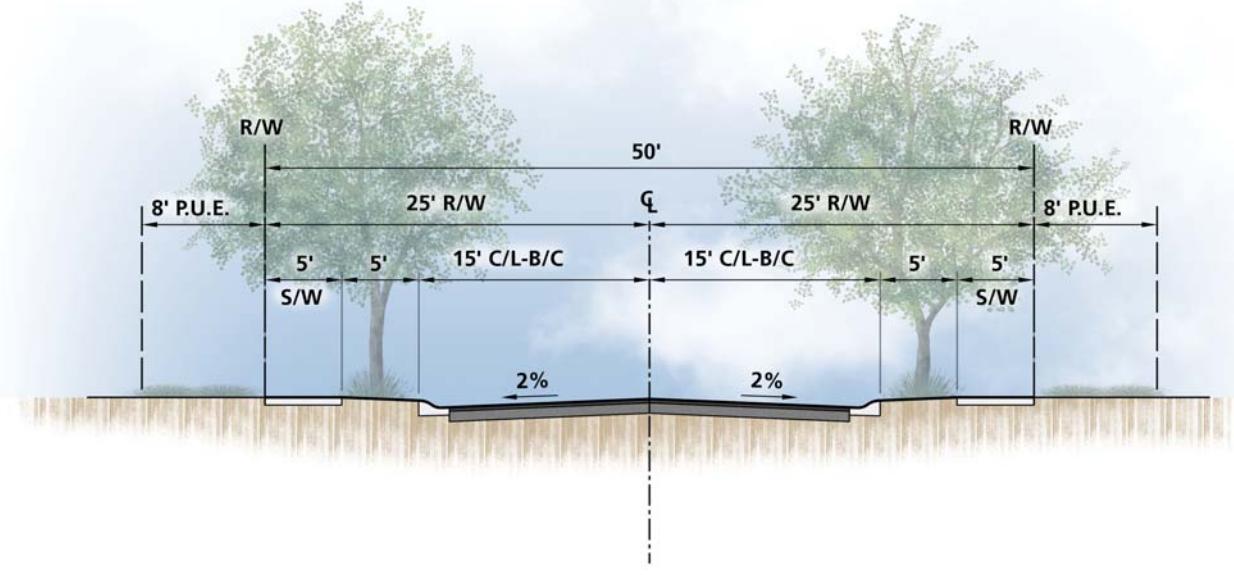
Hartman Ranch

Proposed Street Sections

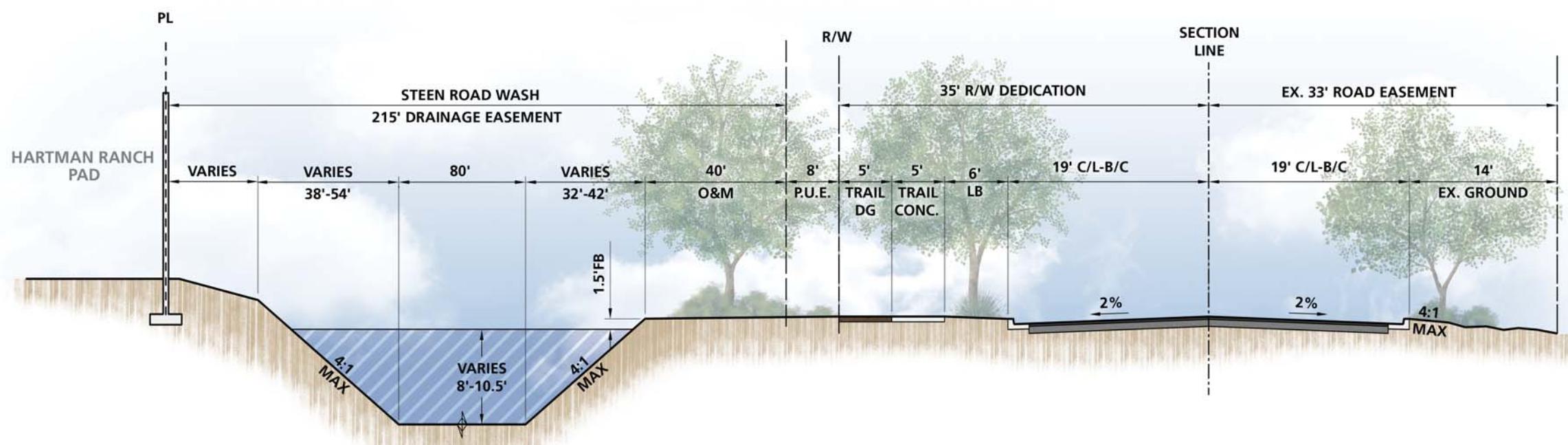
Exhibit G



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



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

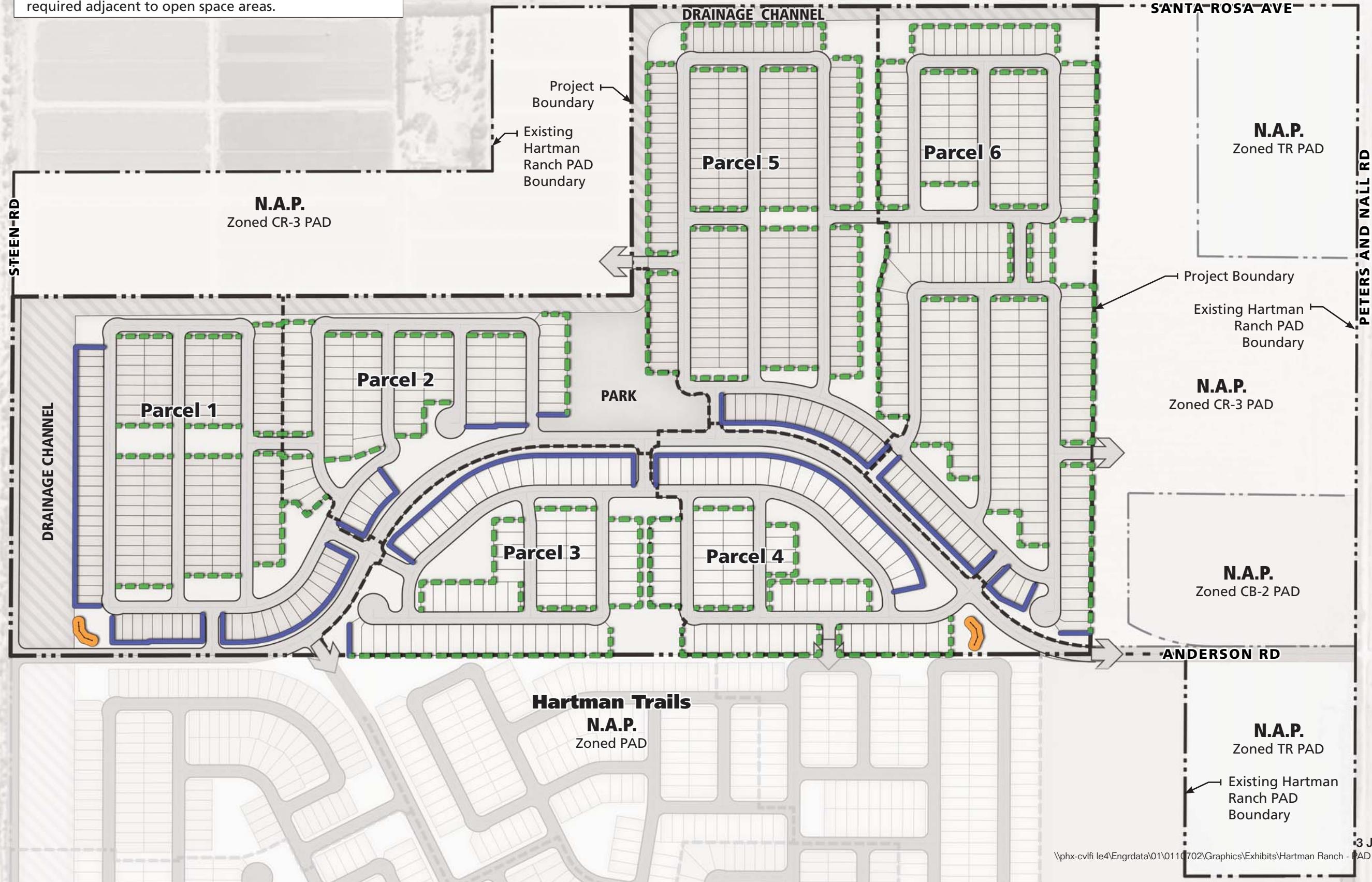
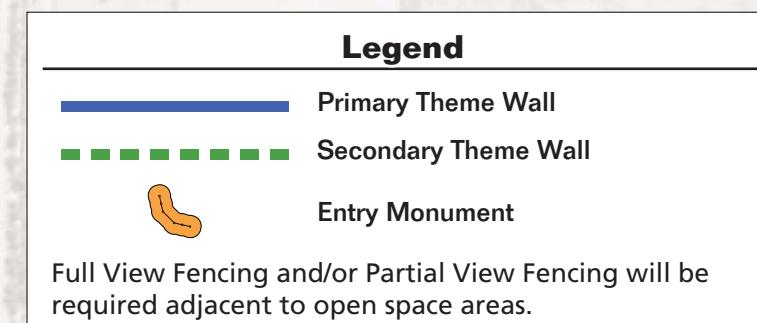


MODIFIED COLLECTOR WITH TRAIL - 54' ROW
LOOKING WEST - N.T.S.

Hartman Ranch

Proposed Wall and Sign Plan

Exhibit H



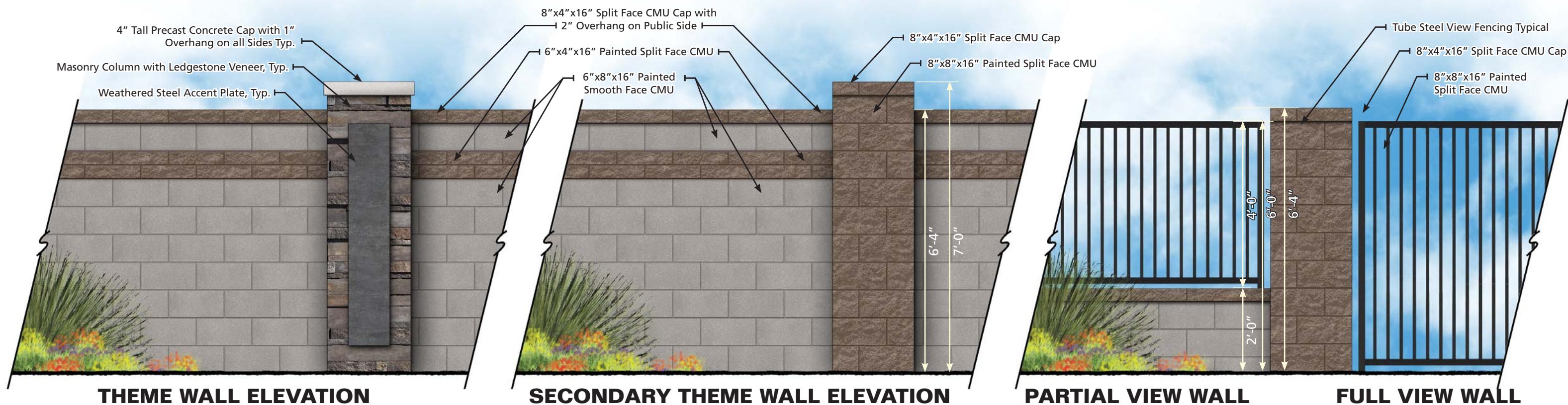
Hartman Ranch

Wall & Entry Sign Elevations

Exhibit I



ENTRY MONUMENT ELEVATION



THEME WALL ELEVATION

SECONDARY THEME WALL ELEVATION

PARTIAL VIEW WALL

FULL VIEW WALL