



City of Maricopa

Meeting Minutes - Draft Planning & Zoning Commission

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Chair Robert Klob

Vice Chair Robert Brems

Commissioner William Robertson

Commissioner Maurice Thomas Jr.

Commissioner Chad Whittle

Commissioner Ted Yocum

Monday, March 23, 2026

6:00 PM

Maricopa Library and Cultural Center

5. Agenda and Public Hearings

5.1 [PAD 23-07](#)

Public Hearing: The Planning and Zoning Commission shall discuss and take action on a request for a Zoning Map Amendment on approximately 193 +/- acres effectively rezoning the site from the Hartman Ranch Planned Area Development (PAD) CR-3 Single-Family Residential to the Hartman Ranch Planned Area Development (PAD). The site is generally located at the southeast corner of W. Steen Rd. and N. Anderson Rd. DISCUSSION AND ACTION.

Derek Scheerer, Senior Planner, presented the request for the Hartman Ranch PAD amendment to the Commission. He reminded the Commission that the amendment was originally presented at the June 23, 2025 Planning and Zoning Commission meeting, where it was tabled for consideration at a future date. He noted that the Hartman family had expressed opposition at that time, as they desired access through the development to reach their property located northeast of the site, as well as access to the existing well located within the development.

Mr. Scheerer explained that the amendment proposes an average density of 4.27 units per acre, with lot widths ranging from 40 to 55 feet. He stated that the request would amend approximately two-thirds of the PAD area. He also clarified that the amendment includes only residential uses, although other portions of the overall development contain non-residential uses.

Mr. Scheerer confirmed that the Planned Area Development amendment is consistent with the General Plan, noting that a General Plan amendment was approved during the June 23, 2025 Planning and Zoning Commission meeting. He added that the proposal also conforms to the requirements of the Zoning Code.

Julie Vermillion, representing the applicant from the consulting firm CVL Consultants, presented the case, explaining that PAD 23-07 involves approximately 193 acres for rezoning from the Heartland Ranch planned area development. She noted this case was previously presented to the commission in June, where there had been opposition from the adjacent property owner, the Hartman family, who were the original owners of the Hartman Ranch PAD area.

Ms. Vermillion explained that over time, the original Hartman Ranch had been split, with portions becoming Hartman Trails while the current area remained as Hartman Ranch. She added the amendment proposes a conceptual land use plan with a density of 4.27 dwelling units per acre, with lots ranging from 40 to 55 feet.

Ms. Vermillion noted that a previous area of concern had been along Anderson Drive regarding maintaining access, as the current access is a farm road serving the family. She explained the amendment affects approximately two-thirds of the PAD area, with residential development standards including RS 5 base zoning standard for 40, 45, 50, and 55-foot lots.

Vice Chair Brems asked if there were any questions from the commission and no questions or comments were raised. He opened the floor for public hearing.

Carolyn Oberholtzer, representing the Hartman family with the law firm Bergin, Frakes, Smalley, and Oberholtzer, addressed the commission during the public hearing. She explained that since the case was continued last year, they had been working with the applicant and staff to arrive at a plan more acceptable to the Hartman family, who have lived on the property for many decades.

Ms. Oberholtzer stated that the important issues to the Hartmans had been resolved in the current plan, noting that the plan in the commission's packet was not the final version being presented. She mentioned they have a well agreement in final stages of being signed, and provided that is completed, they would continue to be supportive of moving the case forward in its current form.

Ms. Oberholtzer requested one clarification regarding the alternative housing product, noting there was no height limit specified in the development standards. She assumed it should be 30 feet like the other single-family product and requested this be clarified on the record.

Mary Hartman, a member of the Hartman family, also addressed the Commission during the public hearing. She expressed her thankfulness to the commission and the applicant to responding positively to her family's concerns.

Motion to approve PAD 23-07 was made by Commissioner Yocum, seconded by Commissioner Thomas. The motion passed unanimously.