## Hartman Ranch

### General Plan Minor Amendment Request GPA24-03

**Presented by: Derek Scheerer** 





# **Site Information**

#### **Applicant:**

CVL Consultants, on behalf of Cole Maricopa 193, LLC

#### Location:

Southeast corner of W. Steen Rd. and N. Anderson Rd.

#### **Project Area:**

Approximately +/- 9 acres (General Plan Amendment)

### Proposal:

A request for a Minor General Plan Amendment on +/- 9 acres of vacant land for the development of various residential developments.

#### Site Map



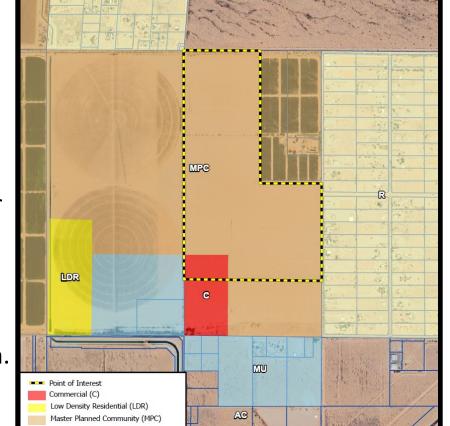
# **Staff Analysis**

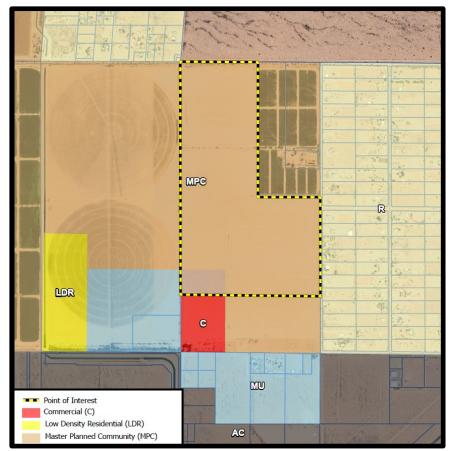
#### **Current GPFLUM Map**

#### **Proposed GPFLUM Map**

### General Plan Future Land Use Maps:

- Master Planned Community (MPC) and Commercial (C)
- Proposed change to all Master Planned Community (MPC)
- The proposed Minor Amendment request is supported by the General Plan.





# **Details Of The Request**

### Hartman Ranch:

- The proposed Minor GPA
  Amendment is a companion request
  to a Major PAD Amendment request
  (to be heard by the City Council at a later date) that focuses on rezoning
   the land from previous legacy
   zoning into the new PAD zoning
   used by the City.
- The GPA request is supported by a conceptual land use plan of the PAD that will divide the site into various parcels for a variety of single-family residential development types while maintaining the existing commercial portions of the PAD.

#### SITE DATA **Hartman Ranch** Gross Area ± 193.63 acres Net Area ± 163.41 acres Existing Zoning CR-3 PAD PAD Proposed Zoning **Conceptual Land Use Plan** Residential Density (Max.) 4.27 du/ac Residential Lot County (Max.) 826 lots Exhibit E 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 Project ⊢ Boundary areas will be determined during the development process, subject to he maximum density. N.A.P. Existing Zoned TR PAD Hartman Parcel 6 Parcel 5 Ranch PAD 45'-X-40' X N.A.P. Zoned CR-3 PAD Connection to **Project Boundary** PETERS. Adjacent Parcel **Existing Hartman** Ranch PAD Boundary Parcel 2 N.A.P. PARK Zoned CR-3 PAD Connection to diacent Parce Parcel 1 Parcel 3 Parcel 4 50' X 120' N.A.P. 50' X 120 Zoned CB-2 PAD ANDERSON RD **Hartman Trails** Connection to Hartman Trail Adjacent Parcel N.A.P. Zoned PAI N.A.P. Zoned TR PAD xisting Hartman Ranch PAD Boundary

#### **Conceptual Land Use Pattern**

# **Staff Analysis**

### **Conformance with the General Plan:**

 The proposed General Plan future land use designation of Master Planned Community (MPC) will be consistent with the proposed Hartman Ranch PAD zoning with use of the RS-5 Single-Family Residential zoning district as the basis for the site.

### **General Plan Objectives:**

- Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.
  - Staff Analysis: The requested rezone will provide for a diverse mix of housing lot sizes and housing types.
- Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.
  - Staff analysis: The PAD request provides opportunities for walkability between different centrally located parks and open space areas while connecting the central residential portion of the PAD to commercial areas along its periphery.

# **Public Outreach**

- May 20, 2025 Newspaper notice published
- May 20, 2025 Notification letters sent
- May 21, 2025 Site signs posted
- June 6, 2025 Neighborhood meeting held
- June 23, 2025 Planning and Zoning Commission meeting



 On June 23, 2025, the Planning and Zoning Commission recommended the Planning & Zoning Commission approve Resolution RES25-25 for Minor General Plan Amendment Case # GPA24-03.

