

# Hartman Ranch

*General Plan Minor Amendment  
Request  
GPA24-03*

***Presented by: Derek Scheerer***



# Site Information

## Site Map

### Applicant:

CVL Consultants, on behalf of Cole Maricopa 193, LLC

### Location:

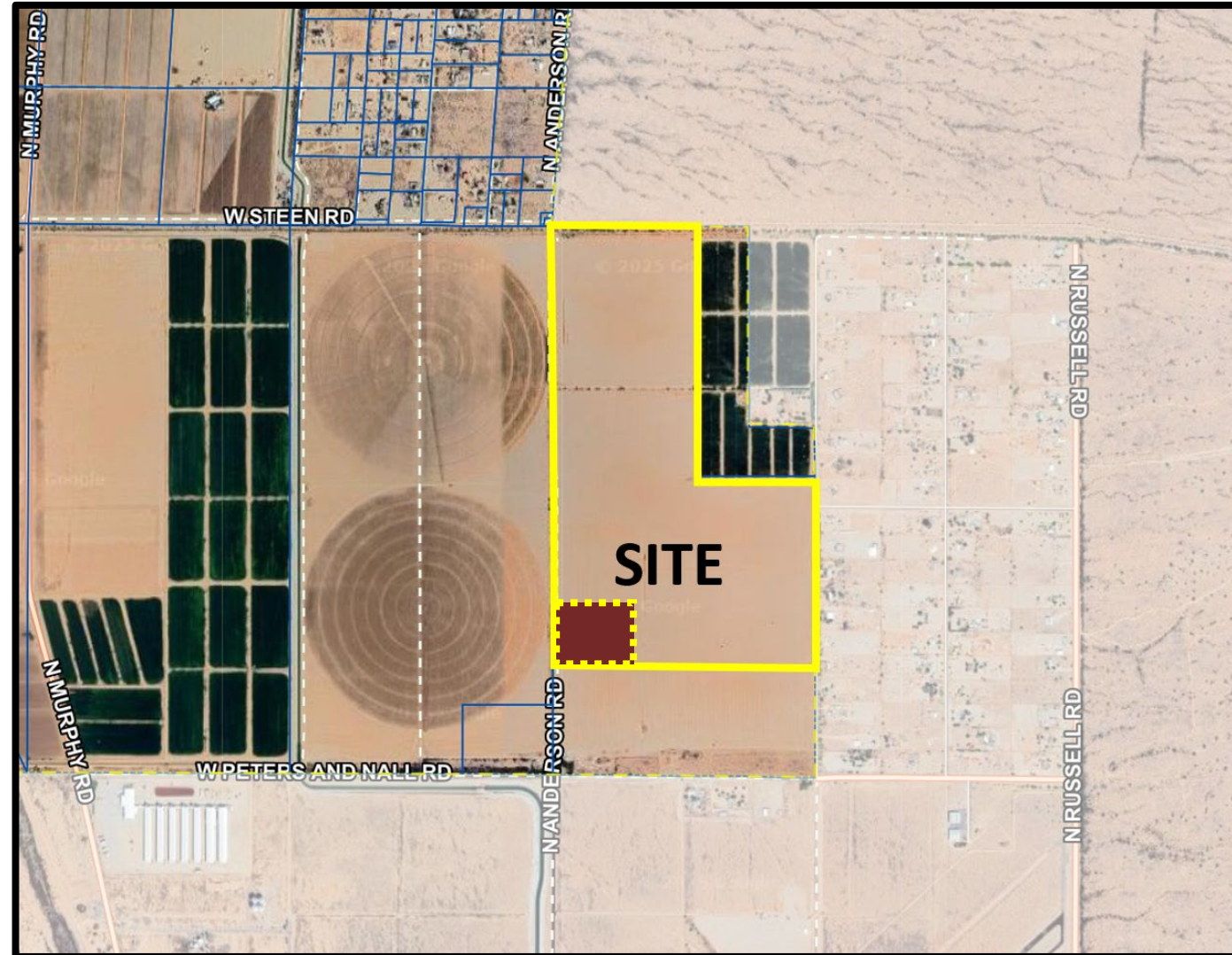
Southeast corner of W. Steen Rd. and N. Anderson Rd.

### 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.



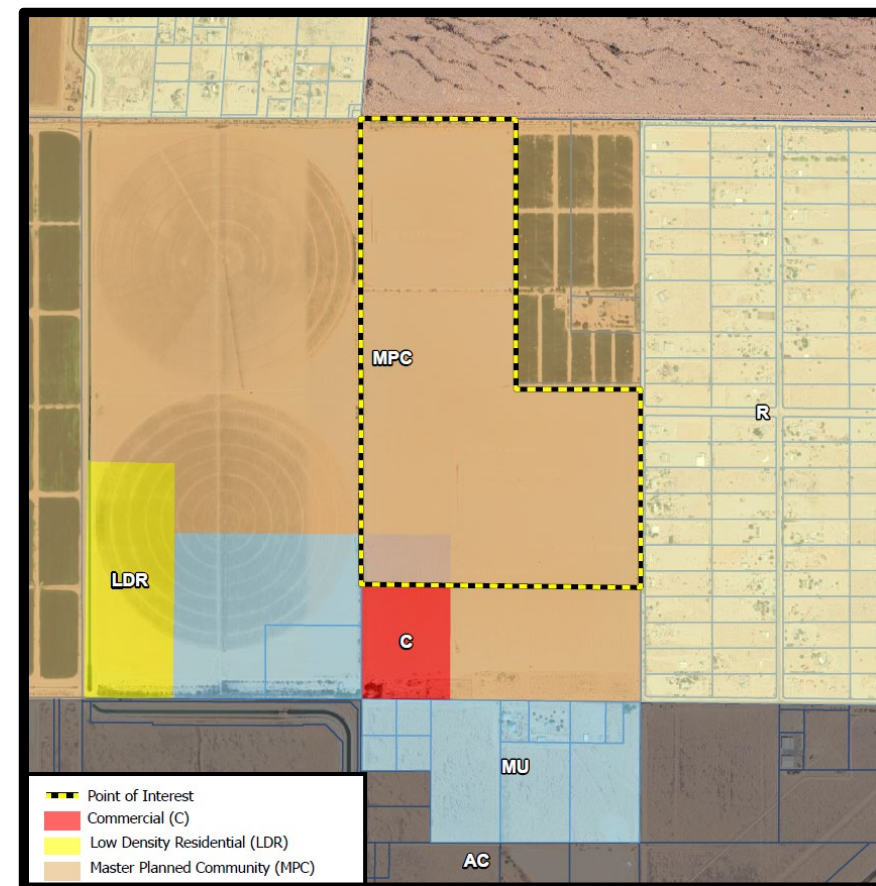
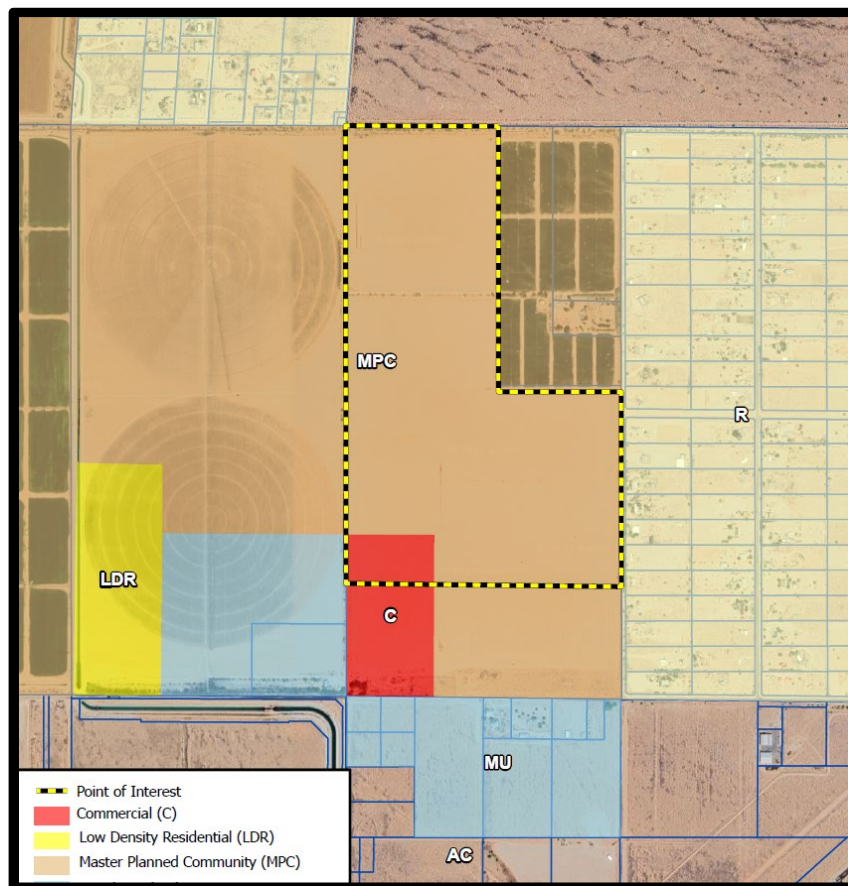
# Staff Analysis

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.



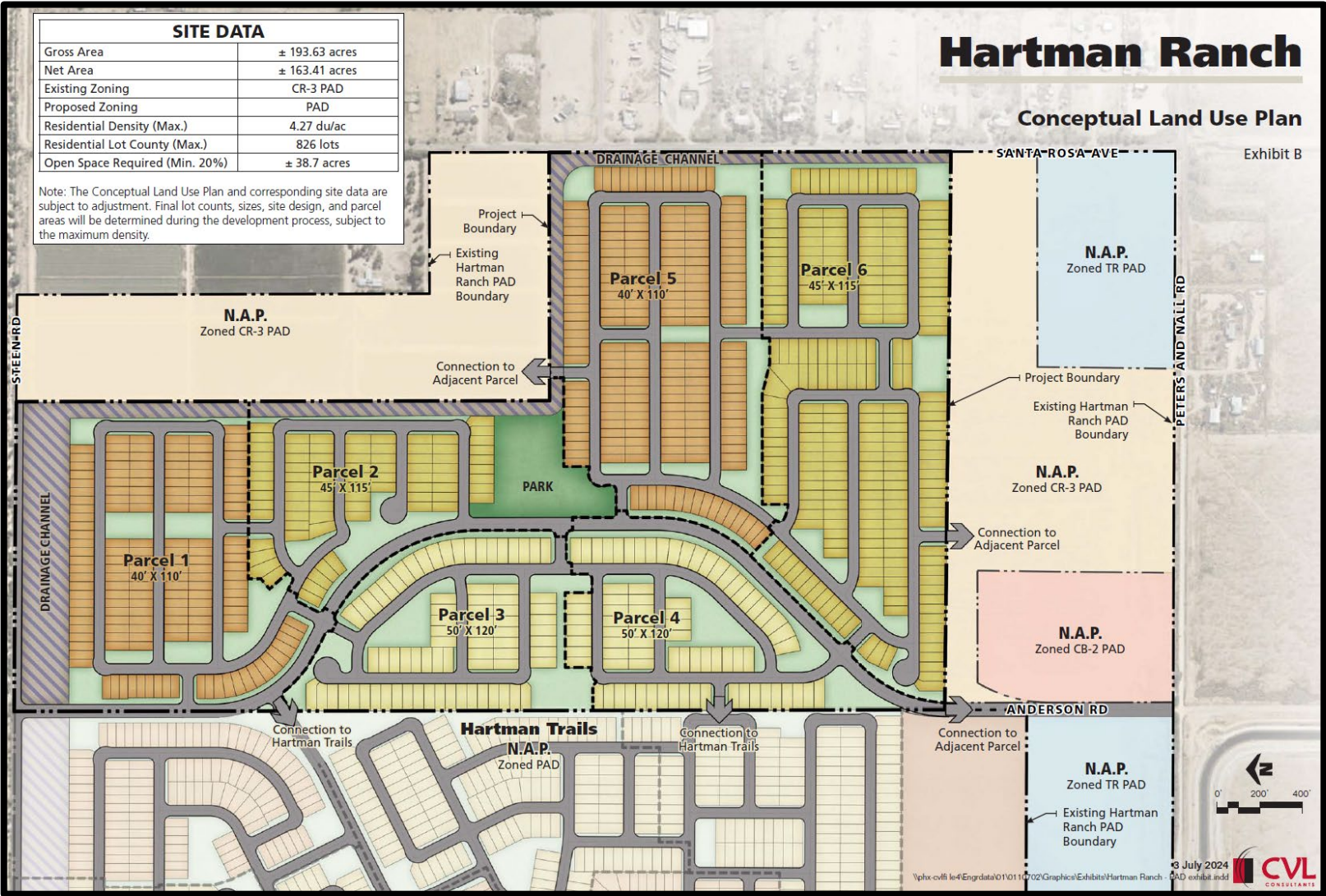


# Details Of The Request

## Conceptual Land Use Pattern

### 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.



# 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

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- 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

# Discussion:

- 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**.