

June 24, 2024

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# Sanctuary Phase 1

Located at the northeast corner  
of Hartman Road and Maricopa  
Casa Grande Highway

City of Maricopa, Arizona

## Preliminary Plat Narrative



45339 N 12th Street

Phoenix, AZ 833914

CVL Job No. 1-01-0365901

# **Preliminary Plat Narrative**

**for**

## **Sanctuary Phase 1**

### **Owner**

#### **Rankin Real Estate LLC**

5141 North 40th Street #400  
Phoenix, AZ 85018  
Attn: Kernit Rankin  
Phone: 601-448-6029

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

#### **CVL Consultants**

4550 North 12th Street  
Phoenix, Arizona 85014  
Attn: Julie Vermillion  
602-264-6831  
[jvermillion@cvlci.com](mailto:jvermillion@cvlci.com)

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## 1. Introduction

This narrative document has been prepared and submitted to the City of Maricopa in support of the Preliminary Plat in process for Phase 1 of the community established by the Sanctuary Planned Area Development (PAD) approved under case PAD21-07. Sanctuary Phase 1 is an approximately 83.02-acre portion of the overall 330.339-acre master planned community of Sanctuary located at the northeast corner of Hartman Road and Maricopa Casa Grande Highway in the City of Maricopa (City).

The Project is proposed as a single family detached residential community featuring a range of three typical lot sizes and common open space area detailed further in this request. The community consists of an approximately 83.02-acre portion of two parcels identified as APNs 50208003A and 50208002C. This Preliminary Plat request is for the creation and subdivision of approximately 339 residential lots, public streets and common open space areas, including a community park and centrally located open space for pathways, landscaping, and recreation amenities.

The Sanctuary PAD (Case No. PAD21-07) established the general parameters of the overall community and its design standards. A recent minor amendment (Case No. PAD24-10) to the Sanctuary PAD has been approved to allow for a nine percent (9%) increase of the number single-family residential lots on the PAD's Conceptual Land Use Plan. The amendment approved an additional 108 units, totaling a maximum of 1,191 units for the Sanctuary PAD. The design standards approved under case PAD21-07, as amended by PAD24-10, are referenced in this document and proposed on the Sanctuary Phase 1 Preliminary Plat.

## 2. Project Description

Sanctuary Phase 1 proposes a total of 339 lots ranging between three typical lot sizes of 40' x 120', 45' x 120', and 50' x 120'. A density of 4.08 dwelling units per acre (du/ac) is proposed for the Project. Approximately 21.160 acres ( $\pm 25.49\%$ ) of the site is reserved as open space including an attractive, centrally located open space area planned in each parcel for landscaping, pedestrian pathways, and amenities. Approximately 17.582 acres ( $\pm 83.09\%$ ) of the open space provided is useable open space containing landscaped areas with pathways, shaded seating, and other amenities to serve as common area and a destination for residents to gather and enjoy.

An internal collector roadway is proposed with primary access to Hartman Road along the western frontage. This collector temporarily terminates in a stub on the east side of the Project for future continuation. Future phases of Sanctuary will continue

this collector roadway east to a landscaped round-a-bout. The alignment is planned to meander south from the round-a-bout to provide connection to the Maricopa Casa Grande Highway.

All weather emergency access for Phase 1 is planned from the terminus of the collector road in Phase 1 south to the Maricopa Casa Grande Highway. Please refer to the Preliminary Plat for additional information.

### Development Standards

The community's development standards are established by the Sanctuary PAD approved under case PAD21-07 as amended by PAD minor amendment PAD24-10. The standards are detailed below and identified on the Preliminary Plat.

APPROVED DEVELOPMENT STANDARDS	
ZONING	PAD21-07 (RS-5)
MIN. LOT AREA	4,500 SF
MIN. LOT WIDTH	40'
MIN. FRONT BUILDING/GARAGE (*) (**)	15'/18'
MIN. SIDE YARDS	5'
MIN. REAR YARD	15'
STREET SIDE YARD	5'
BUILDING HEIGHT	30'
MAX. LOT COVERAGE - 1 STORY	55%
MAX. LOT COVERAGE - 2 STORY	50%

\* STREET-FACING GARAGE ENTRANCES SHALL BE NO LESS THAN A DISTANCE OF 18' FROM THE BACK OF WALK.

\*\* FRONT SETBACKS TO BE MEASURED FROM BACK OF WALK.

## 3. Conformance to Land Use and Zoning

Sanctuary Phase 1 possesses a General Plan land use designation of Medium Density Residential (MDR) and is surrounded by lands primarily designated with that same land use with a corridor of land to the south designated as Open Space. Sanctuary Phase 1 has been designed within the parameters of the MDR land use in mind and complies with the permitted density range of 2.0 to 6.0 du/ac. The Project is in conformance with the City's General Plan.

As stated above, the Project holds a PAD zoning designation set forth by the Sanctuary PAD approved under case PAD21-07, as amended by PAD minor amendment PAD24-10, and maintains compliance with the established standards and guidelines of the PAD.

## 4. Existing Conditions

Sanctuary Phase 1 is located at the northeast corner of Hartman Road and Maricopa Casa Grande Highway, within Section 9, Township 5 South, Range 4 East of the Gila and Salt River Meridian, Pinal County, Arizona. The site is primary undeveloped desert land with a portion reserved for the Santa Cruz Wash. A small area of disturbed land adjacent to the Hartman Road frontage was previously used for a non-residential use that has since been abandoned.

Primary access to the community is from Hartman Road to the east. This location is in close proximity to the Maricopa Casa Grande Highway which provides convenient access to major cities and freeways in the area.

## 5. Surrounding Land Uses

The properties surrounding the Project are identified below.

Direction	Use	Zoning	General Plan
North	Undeveloped desert land.	CI-2	MDR
South	Undeveloped land planned for Sanctuary.	PAD	MDR, OS
East	Undeveloped land planned for Sanctuary.	PAD	MDR
West	Undeveloped land planned for Eagle Shadows.	CR-3 PAD, CB-2 PAD	MDR, OS, E

## 6. Community Services

The anticipated community service providers for the Project are detailed below.

Service	Provider
Police	City of Maricopa
Fire	City of Maricopa
School Districts	Casa Grande Elementary School District, Casa Grande High School District

## 7. Utilities and Services

The anticipated utility providers for the Project are detailed below.

Utility	Provider
Water	Global Water Resources
Wastewater	Global Water Resources
Electric	Electrical District #3
Communications	Orbitel, CenturyLink, or Hotwire Communications
Gas	Southwest Gas Corporation

## 8. Drainage

The Pinal County, Arizona and Incorporated Flood Areas Flood Insurance Rate Map (FIRM), panel number 04021C0765F revised on June 16, 2014, indicates that the subject site falls within Zone A. According to FEMA, Zone A is characterized by “No base flood elevations determined.”

A Conditional Letter of Map Revision (CLOMR) was drafted and submitted to FEMA for the Sanctuary site, proposing a map revision to change the effective Zone A floodplain within the development to Zone X and to Zone AE within the proposed channel. This CLOMR has also been submitted to Dan Frank at the City for review and approval.

All proposed grading, drainage, and retention for the Project will comply with City of Maricopa Standards & Requirements. Please refer to the drainage report provided for additional information.

## 9. Water and Sewer

Global Water Resources is proposed to serve the development with required infrastructure improvements. Please refer to the preliminary water and sewer reports provided for additional information.

## 10. Landscape and Amenities

Attractive, centrally located open space is proposed in each parcel in addition to both landscape tracts along the subdivision entrance and landscape buffers along the collector roadway. The community proposes monument signage, entry landscaping, trail connectivity, and quality design for the theme walls and fencing in accordance with the approved Sanctuary PAD.

As stated above, approximately 21.160 acres ( $\pm 25.49\%$ ) of the site is reserved as open space including an attractive, centrally located open space area planned in each parcel for landscaping, pedestrian pathways, and amenities. Approximately 17.582 acres ( $\pm 83.09\%$ ) of the open space provided serves as useable open space containing landscaped areas with pathways, shaded seating, and other amenities to serve as a destination for residents to gather and enjoy.

Please refer to the detailed Open Space Plan provided for additional information.

## **11. HOA, Community Association**

A Home Owners Association (HOA) will be established to manage and maintain the community including common areas, open space, community amenities and landscaping.

## **12. Conclusion**

Sanctuary Phase 1 upholds the intent of the existing land use and zoning designated for the area while providing a new and attractive residential community on this long undeveloped property in a growing and highly desirable area of the City of Maricopa. The development team believes that this request represents an appropriate and favorable planning of the site, and we look forward to working with staff in the processing of this Preliminary Plat.