

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.