



# City Council Meeting

April 21, 2026

CITY OF  
**MARICOPA**  
PROUD HISTORY • PROSPEROUS FUTURE

Hartman Ranch  
Planned Area Development Major  
Amendment  
Request  
PAD23-07

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 +/- 193 acres (PAD Amendment)

## Proposal:

A request for a Major Amendment to the Hartman Ranch Planned Area Development (PAD) on +/- 193 acres of vacant land for the development of various residential developments.

## Vicinity Map

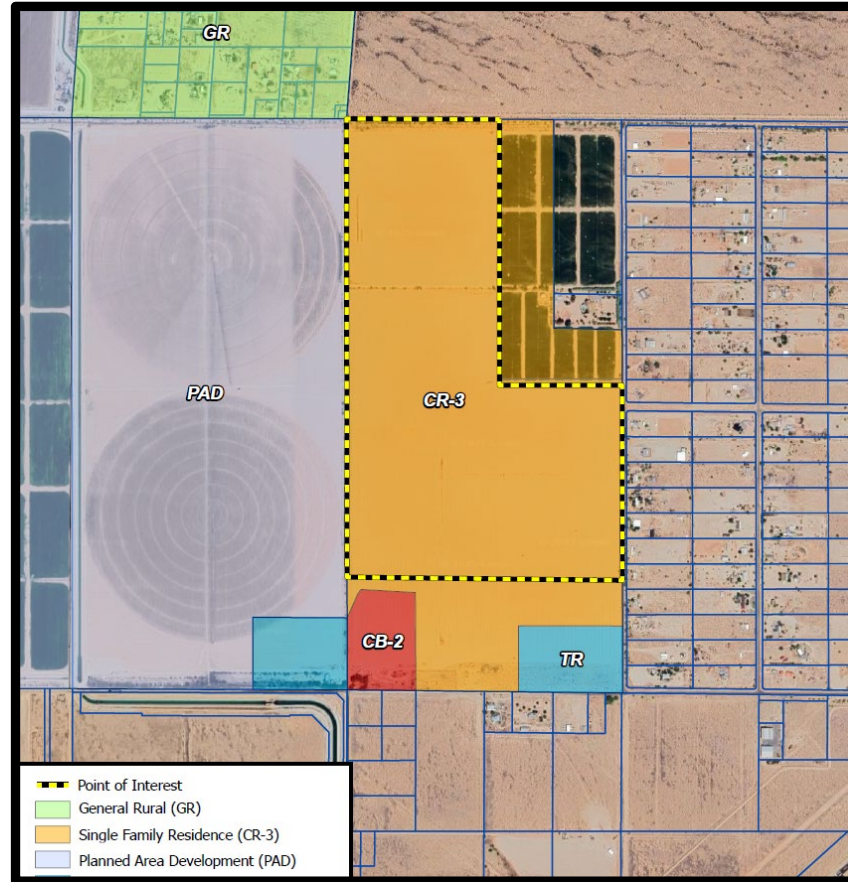


# Details of the Request:

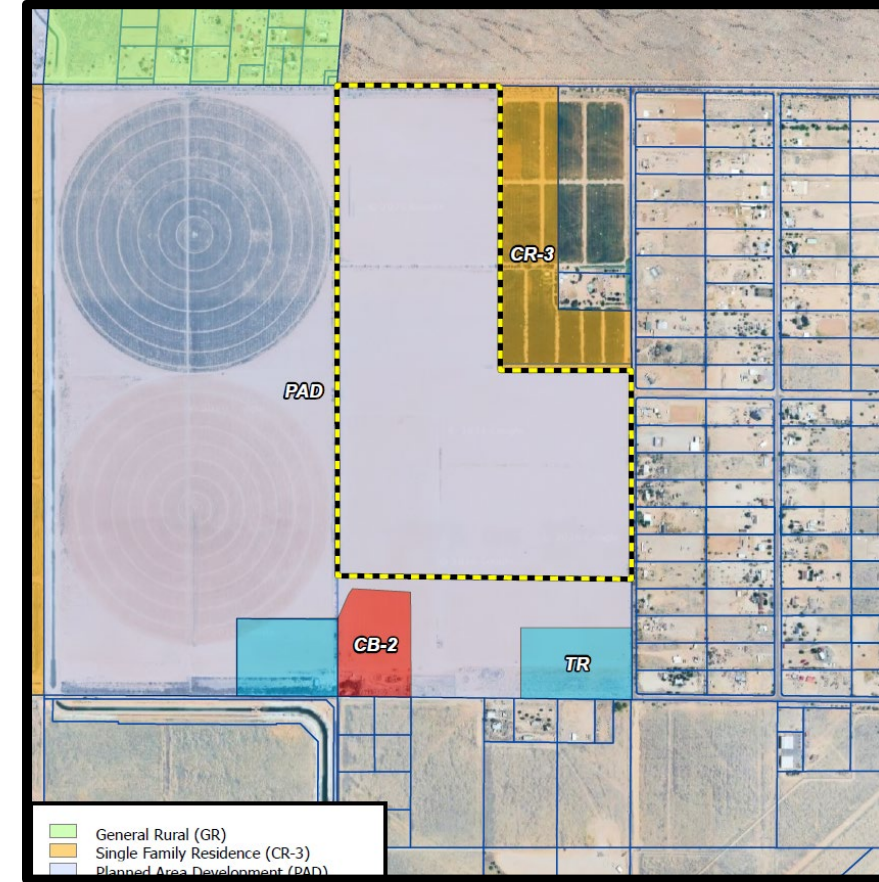
## Zoning Maps:

- Hartman Ranch Planned Area Development (PAD) with a CR-3 Single-Family Residential underlying base zone.
- Proposed change to Hartman Ranch Planned Area Development (PAD) with no base zone but closely following standards of RS-5 Single-Family Residential zone.
- The proposed Major Amendment request is consistent with existing General Plan and Zoning designations for the site.

### Current Zoning Map



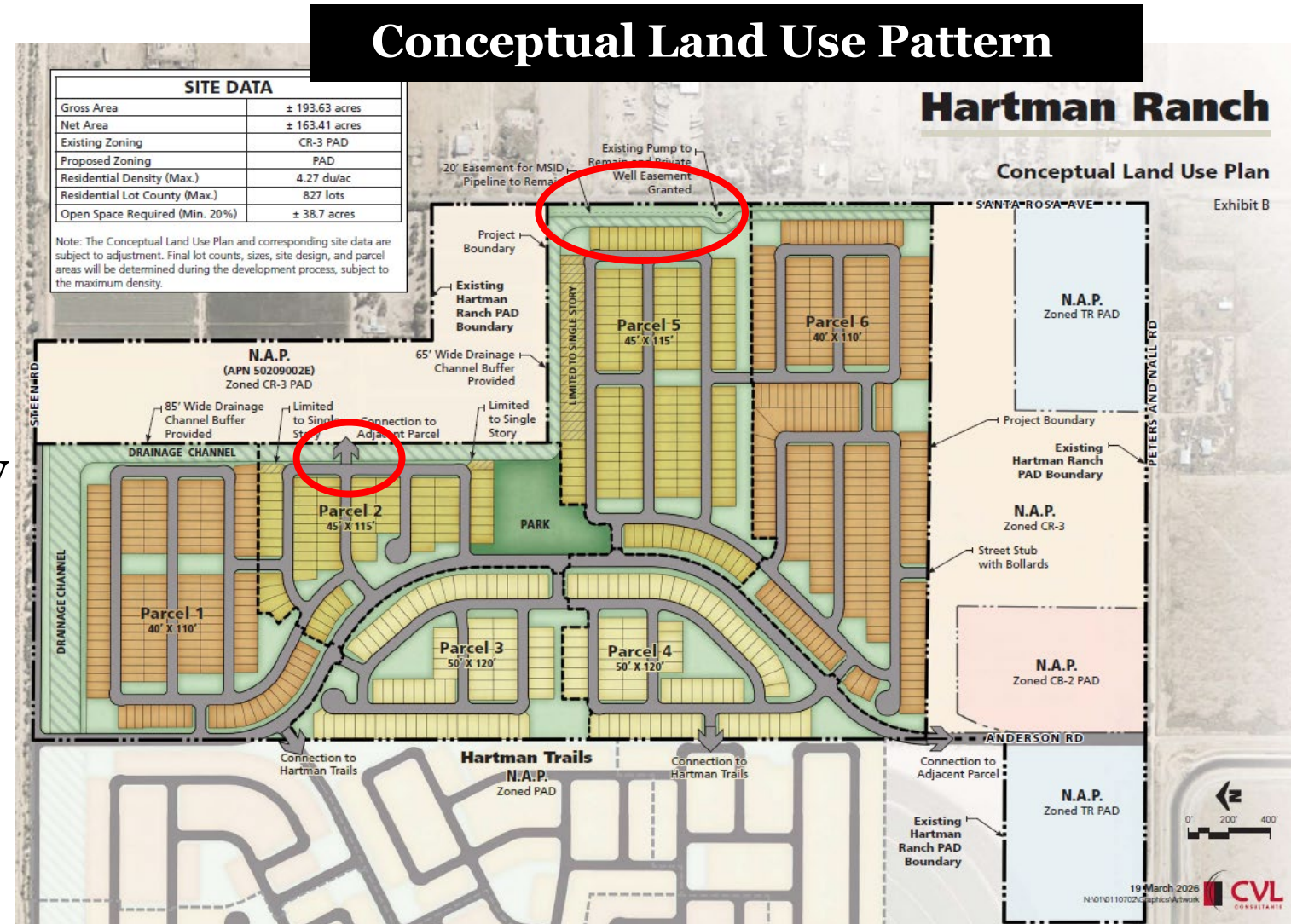
### Proposed Zoning Map



# Details of the Request:

## Hartman Ranch:

- The proposed Major PAD Amendment request focuses rezoning the land from previous legacy zoning into the new PAD zoning used by the City.
- The PAD request is supported by a conceptual land use plan 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.



# Details of the Request:

## Residential Development Standards

### Hartman Ranch:

- The PAD Amendment removes the legacy CR-3 base zone and relies on the current zoning ordinance standards for RS-5 single-family residential with proposed changes to lot width and lot area requirements.
- The PAD does not propose to include additional use types.

Development Standards - RS-5 PAD (40' Lot)			
Standards <sup>(1)(2)(3)</sup>		RS-5 (Code)	RS-5 PAD (Proposed)
<b>Lot Density Standards</b>			
40' Lot	Min. Lot Area	5,000 sf	4,000 sf
	Min. Lot Width	50'	40'
Maximum Lot Coverage			
One Story		55%	55%
Two/Three Stories		50%	50%
<b>Building Standards</b>			
Maximum Building Height		30'	30'
Setbacks			
Front		15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side		5'	5'
Street Side		5'	5'
Rear		15'	15'

Development Standards - RS-5 PAD (45' Lot)			
Standards <sup>(1)(2)(3)</sup>		RS-5 (Code)	RS-5 PAD (Proposed)
<b>Lot Density Standards</b>			
45' Lot	Min. Lot Area	5,000 sf	4,800 sf
	Min. Lot Width	50'	45'
Maximum Lot Coverage			
One Story		55%	55%
Two/Three Stories		50%	50%
<b>Building Standards</b>			
Maximum Building Height		30'	30'
Setbacks			
Front		15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side		5'	5'
Street Side		5'	5'
Rear		15'	15'

Development Standards - RS-5 PAD (50' Lot)			
Standards <sup>(1)(2)(3)</sup>		RS-5 (Code)	RS-5 PAD (Proposed)
<b>Lot Density Standards</b>			
50' Lot	Min. Lot Area	5,000 sf	5,800 sf
	Min. Lot Width	50'	50'
Maximum Lot Coverage			
One Story		55%	55%
Two/Three Stories		50%	50%
<b>Building Standards</b>			
Maximum Building Height		30'	30'
Setbacks			
Front		15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side		5'	5'
Street Side		5'	5'
Rear		15'	15'

Development Standards - RS-5 PAD (55' Lot)			
Standards <sup>(1)(2)(3)</sup>		RS-5 (Code)	RS-5 PAD (Proposed)
<b>Lot Density Standards</b>			
55' Lot	Min. Lot Area	5,000 sf	6,000 sf
	Min. Lot Width	50'	55'
Maximum Lot Coverage			
One Story		55%	55%
Two/Three Stories		50%	50%
<b>Building Standards</b>			
Maximum Building Height		30'	30'
Setbacks			
Front		15'; 10' to livable; 18' to face of garage	15'; 10' to livable; 18' to face of garage
Interior Side		5'	5'
Street Side		5'	5'
Rear		15'	15'

Development Standards - RS-5 PAD		
Standards <sup>(1)</sup>	RS-5 Clustered Development Standards (Code)	RS-5 PAD (Proposed)
<b>Site Development</b>		
Maximum Lot Coverage	50% (of site)	50% (of site)
Maximum Number of Units in an Individual Cluster	8 for a cluster with a single access point	8 for a cluster with a single access point
<b>Setbacks</b>		
Project Site	The perimeter of the project site is subject to the setback requirements of the base zone.	The perimeter of the project site is subject to the setback requirements of the base zone.
Individual Lot Setbacks		
Front	10 ft.; 7 ft. to porch	10 ft.; 7 ft. to porch
Side	5 ft. (or as approved by PAD)	5' or 0' (attached)
Rear	15 ft.; 0' for detached garage on alley or private autocourt <sup>(1)</sup>	15 ft.; 0' for detached garage on alley or private autocourt <sup>(1)</sup>
Minimum Building Separation	International Residential Code	International Residential Code

<sup>(1)</sup> A 3' setback for maneuvering and pedestrian safety may be required adjacent to alley. See MCC Title 17, Subdivisions, for minimum alley dimensions.

# Staff Analysis:

## **Conformance with General Plan:**

- The proposed development is consistent with the General Plan Future Land Use Map designation of the area.

\*In July 2025, the City Council approved a Minor General Plan Amendment (case no. GPA24-03) for the site.

## **Conformance with the Zoning Ordinance:**

- The proposal meets the requirements outlined in Section 18 of the Zoning Ordinance. The Planning & Zoning Commission made the following findings in their recommendation to the City Council:
  1. The amendment is consistent with the General Plan.
  2. Any change in District boundaries is necessary to achieve the balance of land uses desired by the city, consistent with the General Plan, and to increase the inventory of land within a given Zoning District; and
  3. The amendment will promote the growth of the city in an orderly manner and protect the public health, safety, peace, comfort, and general welfare.

# 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 (deferred)
- March 23, 2026 – Planning and Zoning Commission
- April 21, 2026 – City Council meeting

Staff has not received public comment on the proposal

# Commission Recommendation:

- On March 23, 2026, the Planning and Zoning Commission recommended that the City Council **approve** Hartman Ranch Planned Area Development Major Amendment, **case # PAD23-07**, and **adopt Ordinance # ORD26-07**, subject to the conditions stated in the staff report, or as amended by the Planning and Zoning Commission.