

December 6, 2024

Hartman Ranch

Located at the southeast corner of
Steen Road and Anderson Road

City of Maricopa, Arizona

Minor GPA Land Use Analysis

Case#: GPA24-03



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-01107-02

Minor General Plan Amendment Land Use Analysis

for Hartman Ranch

City of Maricopa, Arizona

Owner/Developer:

Cole Maricopa 193, LLC

8300 East Dixileta Drive Unit 302
Scottsdale, AZ 85266
Attn: Scott Cole

**Planning/Civil Engineering
Consultant:**

CVL Consultants

4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

Land Use Analysis

1. Purpose of Request

Hartman Ranch supports the City's goals, objectives, and vision by providing an updated residential community that is compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). A small, approximately 9 acre portion of the site is designated Commercial, and a minor amendment is requested to match the primary MPC designation. The proposed Conceptual Land Use Plan and lot mix maintain consistency with the MPC category's maximum residential density of 10.0 dwelling units per acre (du/ac) with a maximum proposed density of 4.27 du/ac. (Refer to Existing and Proposed General Plan.)

2. Description of Community

Hartman Ranch will provide a desirable living environment for residents with the architectural elements and landscape character to create an identity for the site that complements the surrounding properties. The current plan proposes six single-family residential parcels of varying lot sizes surrounding a centrally located park. The proposed residential lots feature a typical lot mix of 40' x 110', 45' x 115', 50' x 120', and 55' x 120' lots with the opportunity for the end user to revise the lot mix or incorporate additional variations of lot sizes and product types, subject to the minimum development standards permitted by the PAD.

Internal circulation is provided by Anderson Road which bisects the site and runs primarily north-south. Anderson Road provides access to Steen Road to the north which features an accompanying drainage channel that runs east-west along the south side of the Property's northern boundary. The Anderson Road alignment continues south of the Property, outside of this proposal, for connection to Peters and Nall Road. Both Anderson Road and Steen Road will be designed in accordance with Chapter 17.30 of the City's Zoning Code, including minimum ROW standards, landscape tracts, and residential lot setbacks and orientation.

The proposed community addresses the City of Maricopa's Single-Family Residential Design Guidelines and Zoning Code by proposing multiple perimeter improvements, including attractive monument signage, entry landscaping, character shade trees, and trail connectivity, along with quality material and finish design for the theme walls provided throughout the community.

3. Conformance to General Plan

Hartman Ranch supports the City's goals, objectives, and vision by providing an updated residential community that is compatible with the current Maricopa General Plan land use designation of Master Planned Community (MPC). A small portion of the site is designated Commercial, and a minor amendment is requested to match the primary MPC designation. The proposed Conceptual Land Use Plan and lot mix maintain consistency with the MPC category's maximum residential density of 10.0 dwelling units per acre (du/ac) with a maximum proposed density of 4.27 du/ac.

The Project supports the City's goals, objectives, and vision by providing a single-family community that is compatible with the current primary Maricopa General Plan land use designation of Master Planned Community (MPC). The City's definition of the above-mentioned land use designation is provided below.

Master Planned Community

The Master Planned Community designation provides for large-scale (160 acres or more) master planned developments that include a true variety of residential products, including larger lots and smaller, attached housing, along with supporting commercial and employment land uses to meet the daily needs of the residents. Residential areas are to include adequate open space, schools, churches and neighborhood facilities. Overlay zoning in combination with comprehensive site planning provide for supporting infrastructure. MPC developments are expected to provide off-site infrastructure enhancements as necessary to offset development impacts including needed roadway, bridge and overpass capacity. The overall density is flexible to allow appropriate urban design for properties designated for Village Center. Overall densities for all residential dwellings in MPCs without a Village Center designation can range from 3.0 to 10.0 dwelling units per acre.

The proposed maximum residential unit count for the community is 826 lots for a maximum residential density of 4.27 du/ac, which is well within the 10 du/ac density permitted by the MPC category. The final lot sizes, yield, and product will be addressed with the Preliminary and Final Plat approvals for the community.

This proposal complies with numerous provisions of the City of Maricopa General Plan, including those items highlighted below.

Growth Area Element

Goal A2: Achieve a balance in the community between jobs and housing.

Objective A2.1: Support land use requests that improve the balance between housing and employment within the Maricopa Planning Area.

Response: This request improves the balance between housing and employment within the City limits by creating the opportunity for attainable housing to support population growth in the City of Maricopa.

Objective A2.2: Assure that sufficient infrastructure is in place or necessary improvements are adequately planned and funded (i.e. remove from Vekol Wash, floodplain, adequate sanitary sewer and water supply).

Response: The applicant will secure all the necessary commitments from area utilities and intends to provide all required infrastructure at the time of project development.

Land Use Element

Goal B1.1.: Identify and implement policies to develop multiple mixed-use village core areas with commercial and employment centers served by restaurants, retail shopping and cultural opportunities such as art districts and galleries.

Objective B1.1.3: Develop a walkable community with commercial nodes and amenities for residents.

Response: This request provides the opportunity for a variety of different lot sizes, a centrally located park, and a variety of amenities to promote a walkable community.

Goal B1.4.: Minimize conflicts between land uses.

Objective B1.4.1: Address land use compatibilities and incompatibilities when considering zone changes and development approvals.

Response: This request will continue to address land use compatibilities and incompatibilities in its ultimate design, character, and construction. As stated above, all proposed land uses are compatible with, and will not negatively impact, the existing and proposed neighboring uses. Landscape tracts and access points are carefully designed within the community to provide both access to and buffering from these uses.

Objective B1.4.2: Apply buffer codes to establish transitions that include open space and landscaping between substantially different land uses.

Response: This project has established adequate buffers and transitions that include open space and landscaping along all perimeter roadways.

Objective B1.4.3: Based on noise, vibration and safety concerns strongly discourage residential development adjacent to high capacity roadways, airports, and railroad corridors.

Response: This community was thoughtfully planned to provide a large drainage channel along the south side of Steen Road which serves as a buffer for the community.

Objective B1.4.4: Minimize air pollution impacts to residential areas and school from smoke, odors and dust generated by industrial land uses and unimproved sites.

Response: This project has and will adhere to and comply with all environmental regulations to minimize air pollution.

Objective B1.4.5: Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations.

Response: The project has and will adhere to and comply with the community development codes, including zoning, subdivision, and related regulations, where applicable and required, and as modified by the accompanying PAD.

Goal B1.6: Coordinate land management and planning activities with neighboring Indian Communities, Federal, State and private interests.

Objective B1.6.1: Participate in regular meetings with Ak-Chin and Gila River Indian Communities to address land use and transportation issues and concerns.

Response: The applicant will coordinate with Ak-Chin and Gila River Indian Communities as needed to address any land use compatibility and/or transportation issues, where applicable, as the project progresses toward development.

Housing Element

Goal B2.2: Assure the development of a diverse housing stock in both dwelling type and density.

Objective B.2.2.1: Identify and use available tools, including area specific plans, zoning and subdivision standards, to promote housing diversity in both type and lot size for existing and future PAD's.

Response: This community provides the opportunity for a diverse mix of lot sizes by utilizing the flexibility allowed by the requested PAD zoning.

Parks, Recreation, and Open Space Element

Goal G1.c.1: Trails and open space design requires emphasis on walkability and connectivity across the property complete with connections to adjacent properties.

Objective G1.c.1.4: Future developments should incorporate open space, trails, and recreation as an integral design element, providing direct access and visibility to open space corridors from public ways.

Response: Open Space, trails, recreation, and pedestrian linkage has been and will continue to be thoroughly addressed throughout the rezoning and development processes with the ongoing development of open space and landscaping details to be provided as part of the upcoming site design efforts. The applicant has and will continue to adhere to all pedestrian circulation safety standards and requirements.

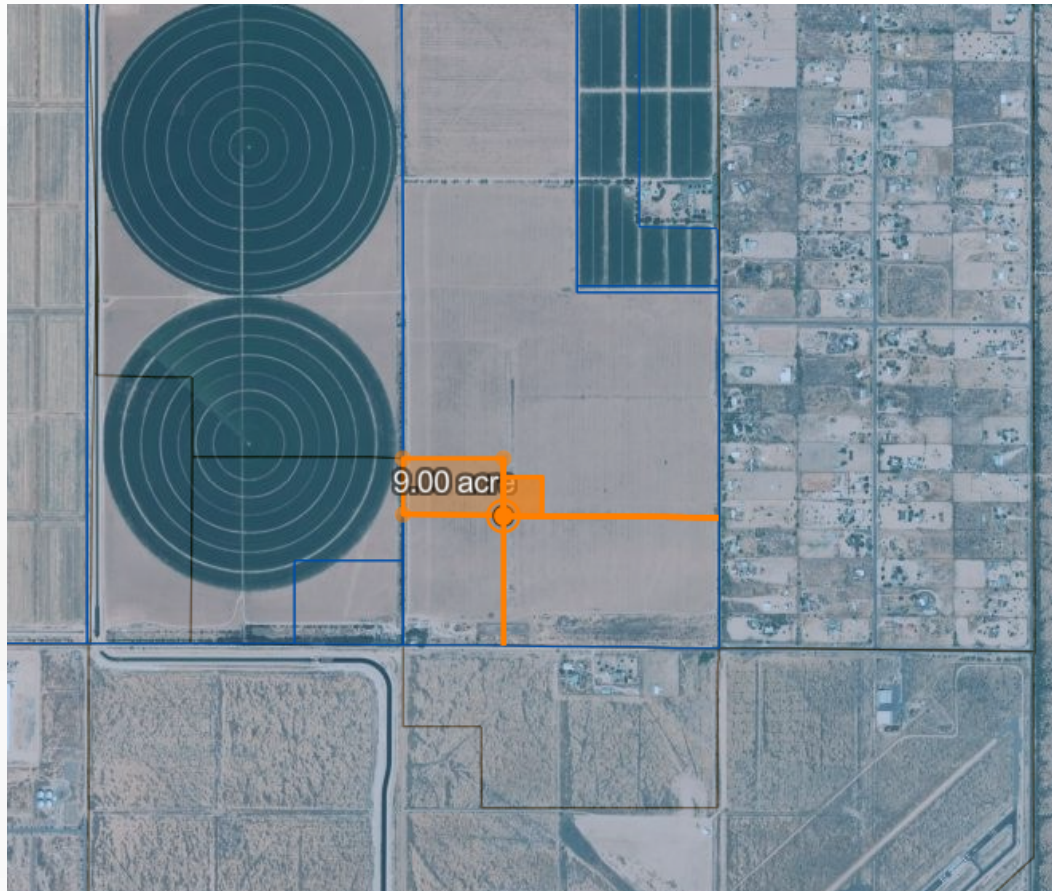
Goal H2.c.4: Create and maintain a system of recreational opportunities throughout the City.

Objective H2.c.4.2: Foster and maintain relationships with private and public entities to provide multi-use recreational facilities that promote fitness and activity.

Response: Design options for entry monuments, the central park, and additional recreation and amenity areas are identified in the PAD to be owned and maintained by an HOA. Proposed open space will contain open space corridors, common amenity areas and trail connections to promote recreational activity throughout the community.

4. Existing Acreage Analysis

The existing Commercial land use overlapping the parcel boundary for the community is approximately 9 acres in size, as determined using ArchGIS resources and shapefile measurement tools.



The 9 acres of land included in this amendment are zoned CR-3 PAD and identified on the original Hartman Ranch land plan for residential use. The commercial parcel for Hartman Ranch was zoned CB-2 and is located to the direct south of our site.

The development team believes that at the time of mapping the CB-2 area for the general plan, the acreage for this commercial use was extended north, encroaching into the existing planned residential parcel. As such, there is a conflict between the existing CR-3 zoning, the Hartman Ranch PAD, and the general plan designation. An amendment is necessary to resolve this conflict for development.

4. Land Use Variation

The existing overall Hartman Ranch master plan contains parcels designated for a wide variety of land uses. In total, the remaining ± 309 acres of land within Hartman Ranch provide 3 separate land uses which meet the City's criteria for land use variation within the MPC land use designation. The Hartman Ranch master plan provides the land uses detailed below, including the acreage of the companion PAD amendment which joins the individual disconnected parcels of the overall master plan together.

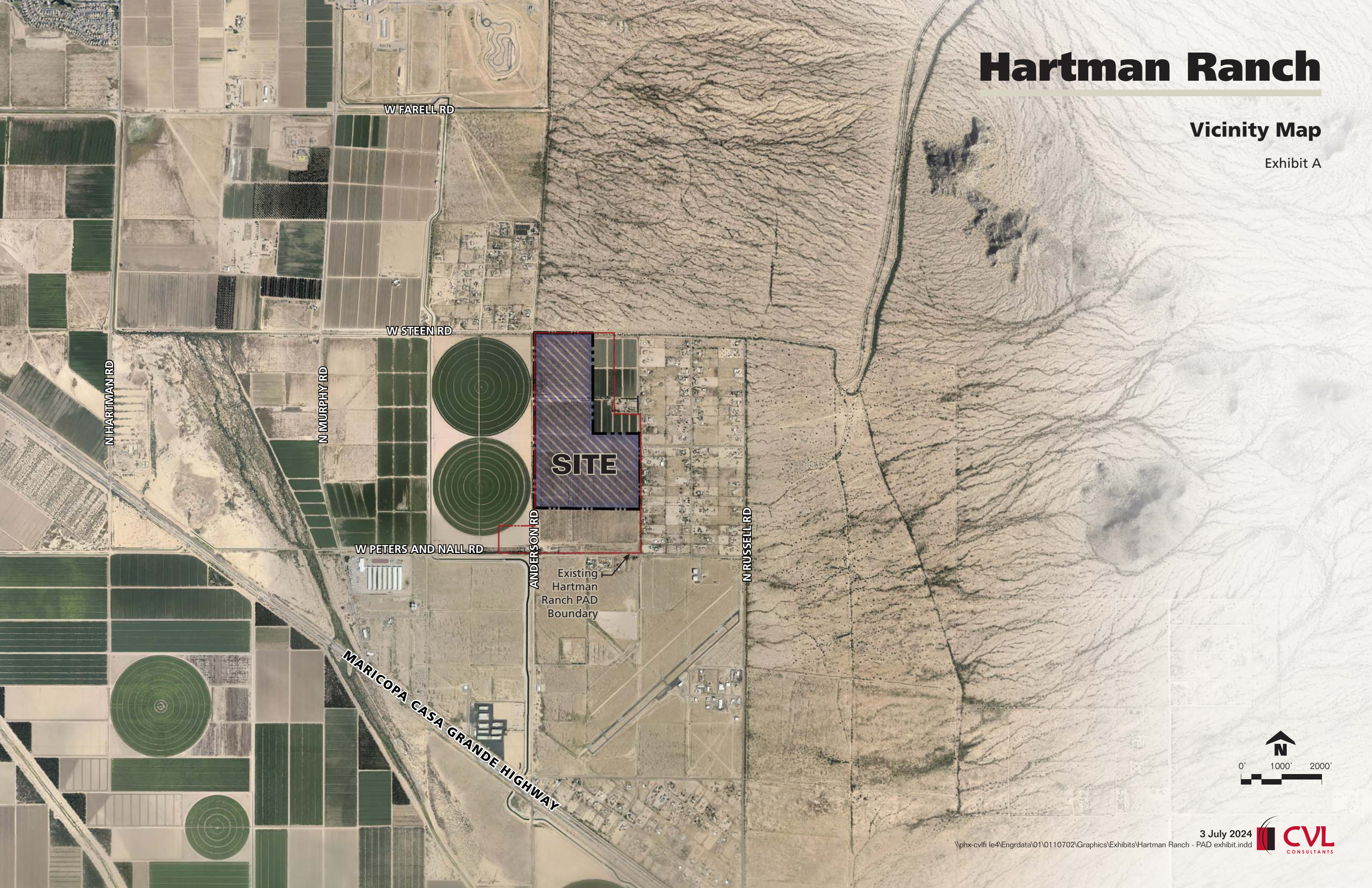
Overall Hartman Ranch			
Land Use	Acreage	Zoning	General Plan
Commercial	± 20 acres	Existing CB-2 PAD	Commercial
Mixed Use	± 26 acres	Existing TR PAD	Mixed Use
Single Family Residential	± 263 acres	Existing CR-3 PAD (± 69 acres), Proposed PAD (± 193.63 acres)	Master Planned Community

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. The existing land use variation within Hartman Ranch as a whole and the multi-modal connectivity provided by the subject amendment area fulfill the City's requirement for land use variation within Hartman Ranch.

Hartman Ranch

Vicinity Map

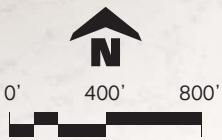
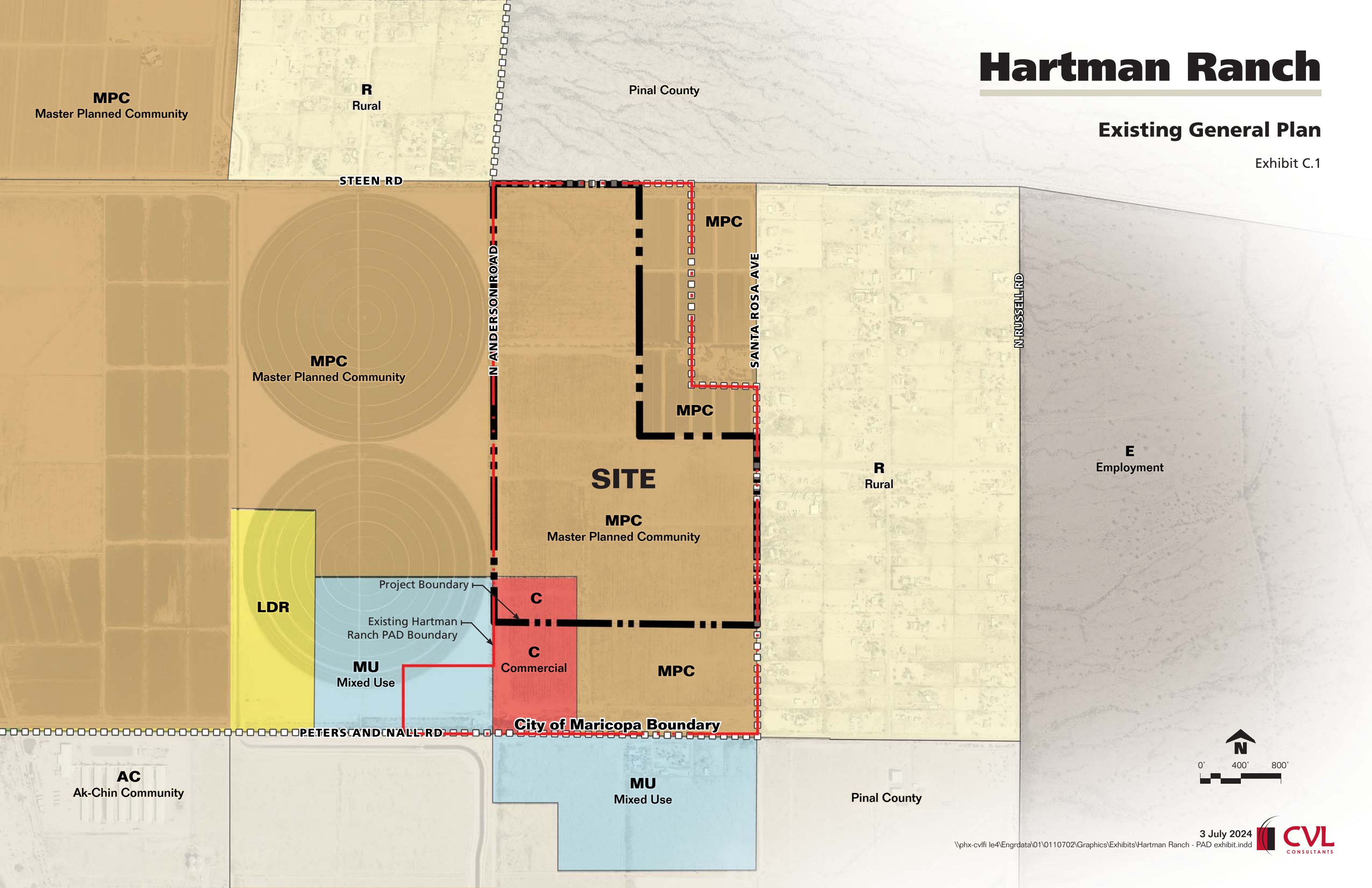
Exhibit A



Hartman Ranch

Existing General Plan

Exhibit C.1



3 July 2024



Hartman Ranch

Proposed General Plan

Exhibit C.2

