

## STAFF REPORT

Case # GPA22-03

To: Planning and Zoning Commission

From: Alexander Bosworth, Assistant Planner

Through: Richard Williams, Planning and Zoning Manager

Meeting Date: March 28, 2022

## REQUESTS

### **PUBLIC HEARING GPA22-03 Minor General Plan Amendment – Santa Cruz Ranch –**

A request by the City of Maricopa, on behalf of Iplan Consulting, to amend the General Plan Future Land Use map from existing future land use of Low Density Residential (LDR), to the proposed future land use of Master Planned Community (MPC). This request is to provide correction to the previously approved General Plan Amendment case GPA21-03. This correction is to include 111.1 acres of land, which were initially intended to be a part of the aforementioned approved General Plan Amendment, but were inadvertently left out of the site exhibits and staff reports by mistake. The site is generally located on the northwest corner of W. Ruben Dr. and N. Ensenada Rd. on Parcel Number APN # 502-15-002B. **Discussion and Action.**

## APPLICANT/PROPERTY OWNER

Applicant: City of Maricopa  
 Case Planner: Alexander Bosworth  
 39700 W. Civic Center Plaza  
 Maricopa, AZ 85138

Owner: City of Maricopa  
 39700 W. Civic Center Plaza  
 Maricopa, AZ 85138

## COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future

## PROJECT DATA

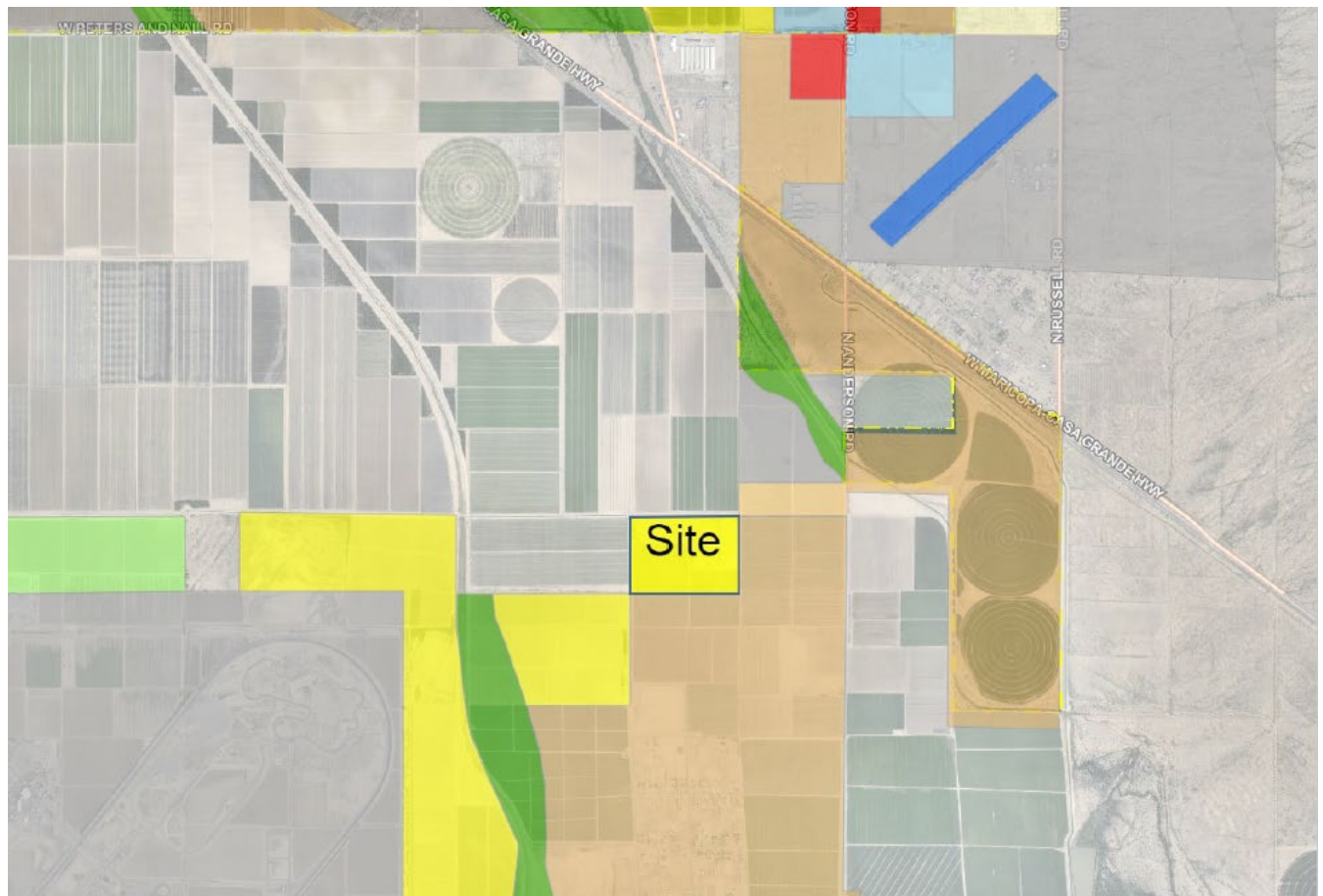
Site Gross Acres	111.1 acres
Parcel #	502-15-002B
Site Address	N/A
Existing Site Use	Vacant/Agriculture
Existing Zoning	CR-3 Single Family (Pinal County)
Existing General Plan Land Use	Low Density Residential (LDR)
Proposed General Plan Land Use	Master Planned Community (MPC)

## SURROUNDING ZONING/LAND USE

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Ak-Chin Indian Community	Ak-Chin Indian Community	Agriculture
East	Master Planned Community	CR-3 Single Family (Pinal County)	Agriculture
South	Master Planned Community	CR-3 Single Family (Pinal County)	Agriculture
West	Ak-Chin Indian Community	Ak-Chin Indian Community	Agriculture

## SUBJECT SITE

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## ANALYSIS

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The City of Maricopa, as the applicant, is requesting:

1. A Minor General Plan Amendment to the Future Land Use Map from Low Density Residential (LDR) to Master Planned Community (MPC).

The City of Maricopa is requesting to amend the General Plan Future Land Use of the subject property on behalf of Iplan Consulting. This request is to provide correction to the previously approved General Plan Amendment case GPA21-03. This correction is to include the entirety of Parcel # 502-15-002B, which was initially intended to be a part of the aforementioned approved General Plan Amendment, but was inadvertently left out of the site exhibits and staff reports by mistake. A portion of the parcel appears to already be in the Master Planned Community land use category (approximately 46.3 acres), but the majority of the parcel (111.1 acres) is still classified as Low Density Residential.

Therefore, the City of Maricopa is requesting this minor General Plan Amendment on behalf of the applicant of case # GPA21-03 (Santa Cruz Ranch).

## PLANNING MARICOPA (GENERAL PLAN) IMPLEMENTATION:

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The subject site was previously within the Casa Grande Planning Area however, the City of Casa Grande amended its planning boundaries to allow the City of Maricopa to include the subject area within its planning boundaries. This request is solely for an amendment to the General Plan; no annexation of the land is being requested. The subject site does have an active Planned Area Development zoning through the County for a proposed Master Planned Community, refer to Exhibit A for further information.

The purpose for MPC land use, according to the City of Maricopa General Plan states the following:

• **Master Planned Community:** The 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.

### **CITIZEN PARTICIPATION:**

Prior to recommending approval of the rezoning and general plan amendment, the applicant submitted a public participation plan to demonstrate the materials used to inform surrounding property owners of the proposed Rezoning/General Plan Amendment as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within **600 feet** of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A copy of the Citizen Participation Report is available to be reviewed upon request.

- Legal Notices mailed out on 02/21/2022
- Sign Posting on 02/17/2022
- Newspaper Notice in the Casa Grande Dispatch on 02/17/2022 and in the Maricopa Monitor on 02/17/2022
- Neighborhood Meeting was held on 03/10/2022
- Public Hearing scheduled for 03/28/2022

### **PUBLIC COMMENT:**

Staff has received no formal comment at the time of this writing. Neighborhood meeting details are available in the Citizen Participation Report upon request.

### **CRITERIA FOR APPROVAL**

As required by Sec. 509.14 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:

1. The amendment will promote the growth of the City in an orderly manner and protect the public health, safety, peace, comfort and general welfare.

***Staff Analysis:** The will not impact the health, safety and general welfare of the area and will promote growth in an orderly manner. This requested General Plan Amendment is proposed in order to include the site's 111.1 acres to the previously approved case # GPA21-03 (Santa Cruz Ranch).*

### **STAFF RECOMMENDATION:**

Staff recommends **approval** of **case GPA22-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.

**ATTACHMENTS:**

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- Exhibit A – Project Narrative
- Exhibit B – Narrative for Original General Plan Amendment (Case # GPA21-03)
- Exhibit C – Land Use Analysis
- Exhibit D – Citizen Participation Report
- Exhibit E – General Plan Amendment Map

-- End of staff report --

## Project Narrative

Following the approval of GPA21-03 Santa Cruz Ranch proposed by Iplan Consulting last fall, the City of Maricopa, on behalf of the aforementioned case applicant, will present a minor General Plan Amendment pertaining to approximately 111.1 acres of land generally located on the northwest corner of W. Ruben Dr. and N. Ensenada Rd. on Parcel Number APN # 502-15-002B.

As the parcel in question was inadvertently excluded in the original Major General Plan Amendment (GPA21-03), the City of Maricopa is proposing a Minor General Plan Amendment (**Case # GPA22-03**) to include this section of land initially intended to be a part of the first Santa Cruz Ranch General Plan Amendment. The future land use of the site will be amended on the General Plan from Low Density Residential (LDR) to Master Planned Community (MPC).

This Amendment (**GPA22-03**) is intended to be a corrective measure to match the initial proposal that was approved by the Planning and Zoning Commission (10/25/2021) and City Council (11/26/2021).

The overall proposal includes a master planned community encompassing approximately 1,886 acres, generally located on the southwest corner of Murphy and Val Vista Road alignments.

“The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area will seek to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.” -Iplan Consulting

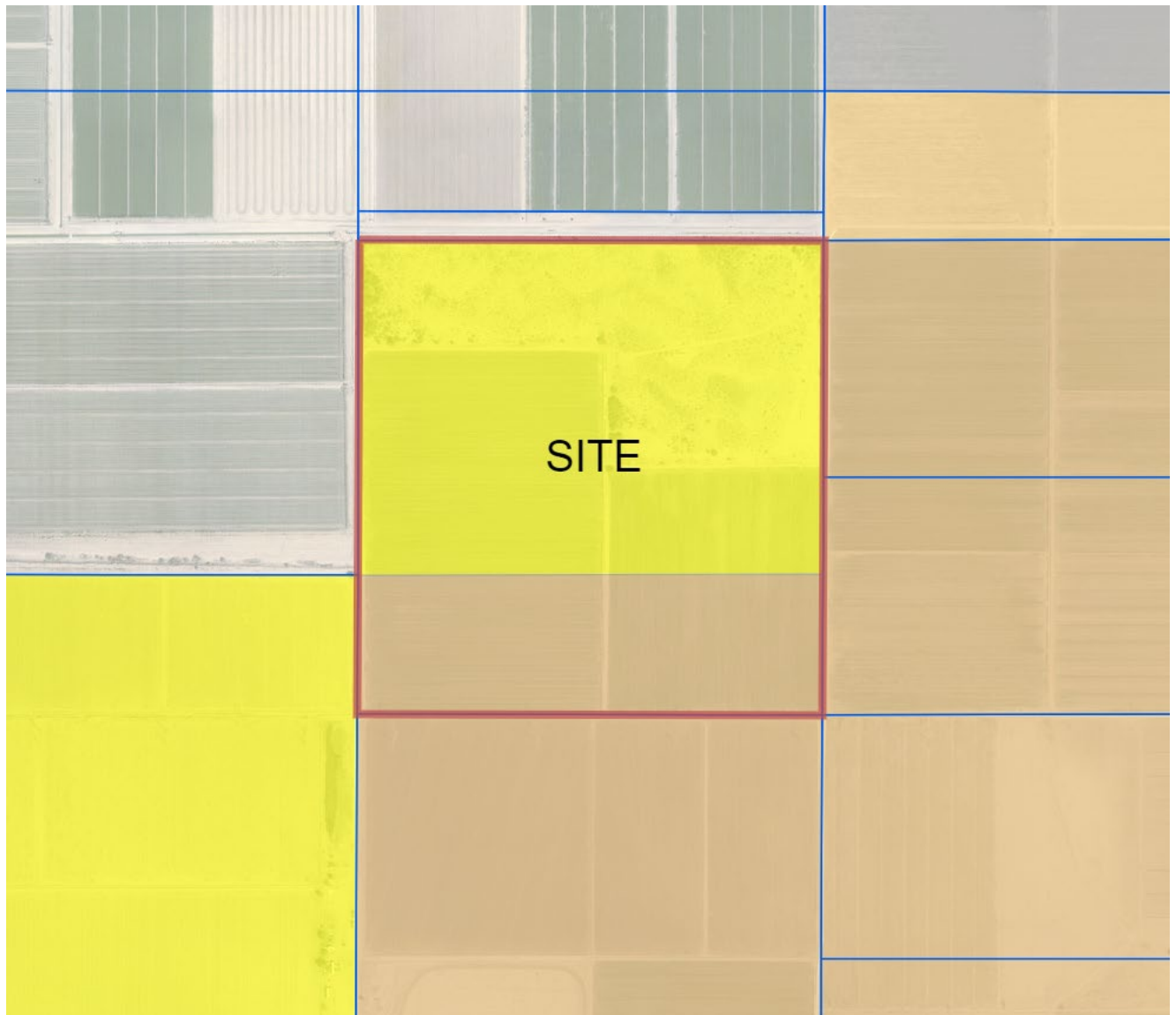
The neighborhood meeting for this general plan amendment will take place at 6:00 p.m. on March 10, 2022 at City Hall. Subsequently, the Planning and Zoning Commission will meet to take action on the notion at 6:00 p.m. on March 28, 2022. Finally, City Council will confer to discuss and take action at 7:00 p.m. on April 19, 2022.



# Location Map

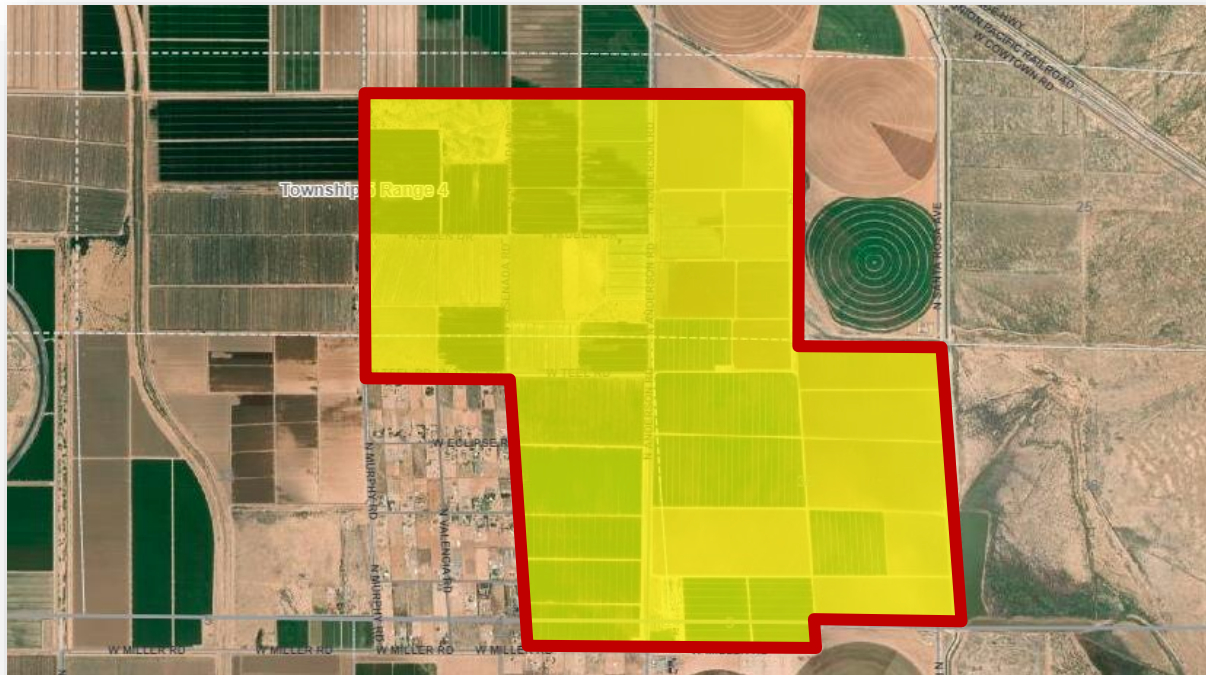


## Location Map Close-Up (General Plan)



# Santa Cruz Ranch

## *A Master Planned Community*



# Request for a Major General Plan Amendment for a Master Planned Community Land Use Designation on Approximately 1,886 Acres

**Generally located at the SWC of Murphy and Val Vista Road Alignments**

**SUBMITTED TO:**

**City of Maricopa Planning and Zoning Division**

**PREPARED BY:**

## **Iplan Consulting**

**Prepared: April 30, 2021**

**Revised: September 22, 2021**





## **PURPOSE OF REQUEST**

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Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area will seek to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.

The property is currently a mix of land use designations in the City’s adopted Future Land Use Plan Map, including Master Planned Community, Low Density Residential, and area currently outside of the City’s planning area. We are proposing to change the land use designation for the entire property to Master Plan Community. This application preceeds forthcoming Annexation and Rezoning applications so that all of the land area will be included in the City of Maricopa’s planning area and become fully entitled within the city.

## **PROJECT TEAM**

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### **Land Use Entitlements:**

**Iplan Consulting**  
**3317 S. Higley Road #114-622**  
**Gilbert, AZ 85297**

**Contact: Greg Davis**  
**Email: Greg@iplanconsulting.com**  
**Phone: (480) 227-9850**

### **Master Developer:**

**W Holdings**  
**1121 W. Warner Road, Suite 109**  
**Tempe, AZ 85284**

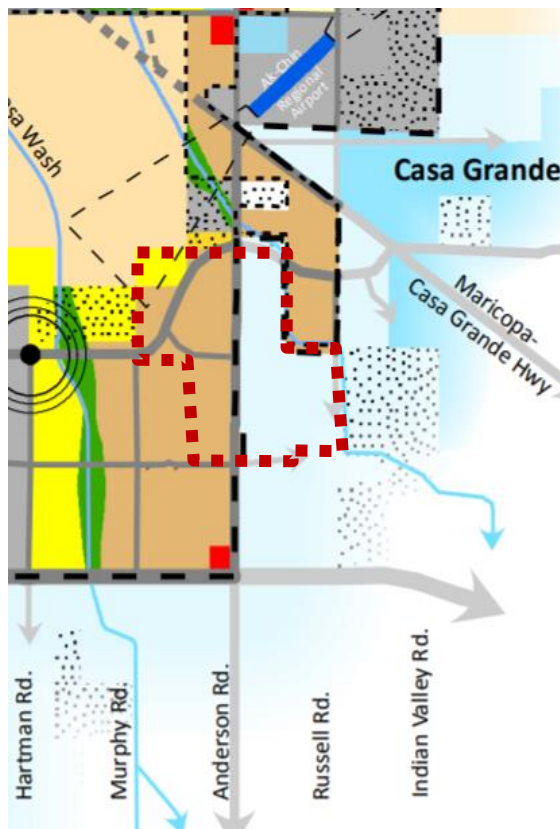
**Contact: Seth Keeler**  
**Email: sethk@wholdings.com**  
**Phone: (480) 831-2000**



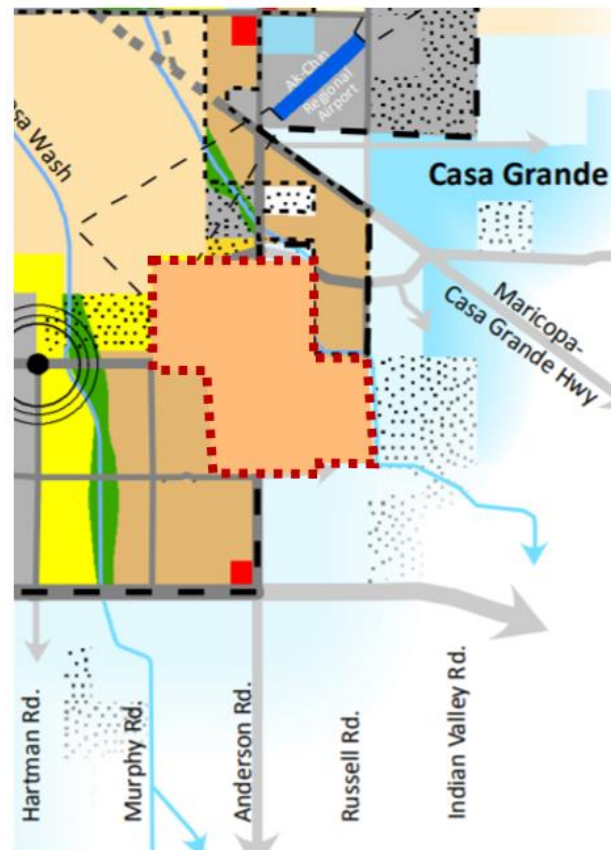
## EXISTING AND PROPOSED LAND USES

The existing and proposed Future Land Use Maps for the City of Maricopa for Santa Cruz Ranch are shown below as follows:

**EXISTING**



**PROPOSED**



**Master Planned Community**

## EXISTING SITE CONDITIONS

The approximately 1886 acre property is comprised of multiple parcels that are either vacant or used for agricultural production. It is anticipated that with development, those agricultural uses would ultimately be phased out as needed to accommodate the development. Land to our north, east, and generally south is also being used for agricultural purposes with some large lot residences nearby. Most notably, there is a neighborhood of large lot “ranchette” style residences located to our southwest. These neighbors are located on a Pinal County island within the City of Maricopa planning area. Their property is designated as “Master Planned Community” which is the same designation as our request. Generally, they are the neighbors most interested in our proposal and our immediately adjacent property to theirs is also already designated as MPC. It is not until you extend to the east and north that you have property that would be newly designated as MPC if our application were to be approved.



## **PUBLIC BENEFIT**

There are numerous benefits to providing the MPC designation on the property. The designation is intended for large properties to be harmoniously planned, in unison, for a balance of residential and non-residential uses in a manner that supports a sustainable, well-planned community with infrastructure to support the development. The large scale, macro approach allows the City to consider projects like Santa Cruz Ranch in a broader perspective to ensure a large area like its 1886 acres is thoughtfully planned out and provides residents with not only housing, but varied housing types, commercial and employment opportunities, and parks and open spaces. Transportation and connectivity can be evaluated on a larger scale to ensure the movement of people, goods, and services are appropriate to promote quality of life and integration into the larger City and community as a whole. Santa Cruz Ranch as a proposed master planned community accomplishes this purpose in a way that a simple development plan proposal does not.

## **UTILITIES**

The project is anticipated to ultimately use Global Water for water and sewer services. Adequate line sizing, connections and improvements will need to be installed to service the project. Dry utilities providers include Orbitel/Century Link, Electric District #3, and Southwest Gas. All utility providers will need to be coordinated with in conjunction with the future zoning case(s) and development plans prepared for the project.

## **FLOOD ZONE**

A portion of the property is located in Flood Zone A, as indicated on Exhibit 2 – Drainage Existing Conditions. This area will need to be specially considered as the project moves through the entitlements and civil engineering process. Drainage arrows and surrounding FEMA information are depicted on this exhibit for reference.

## **TRANSPORTATION**

The Conceptual Land Use Plan, Exhibit 1, indicated the proposed street connectivity at both the arterial and collector street level. Arterial streets alignments are indicated on the plan as: Murphy Road, Teel Road, Cow Town Road, Miller Road, and Anderson Road. The proposed “future collector” is indicated on the plan as looping through both primary land use sectors of the plan, bifurcating the MDR land use categories as well as providing some separate between commercial and non-commercial land uses. The arterial roadway network will connect the project to the nearby Maricopa – Casa Grande Highway and Interstate 10. Roadway improvements needed to access this project will be contemplated through future land use cases, traffic studies, and related development plans.

## **CONCEPTUAL LAND USE PLAN**

The project’s prospective distribution of land uses is illustrated on the “Conceptual Land Use Plan” that has been provided as part of this application, please see Exhibit 1 – Conceptual Land Use Plan. The exhibit is very high level, as it indicates the intent of the underlying land uses beneath the actual land use designation of “Master Planned Community”.



These uses are show as follows:

Medium Density Residential (MDR) = 980 Acres

High Density Residential (HDR) = 688 Acres

Commercial (C) = 97 Acres

TTL Acreage = 1886

School, parks, open space, churches, civic facilities and other more specific land uses are anticipated to be woven into the broader land use fabric as expected from property designated as MPC. It is anticipated that a future planned area development rezoning case would illustrate in more detail what the community will look like in design form.

## **CONFORMANCE WITH PLANNING MARICOPA**

Planning Maricopa, the City's current General Plan, seeks to ensure the community's needs for a balance of land uses are met through expanding quality development with a mix of residential, commercial, open space, and public facility land uses throughout its planning area. Santa Cruz Ranch is surrounded by property that is also designated for Master Planned Communities and is in close proximity to important transportation corridors like the Maricopa – Casa Grande Highway, helping to ensure ease of access to the larger Phoenix metropolitan area as well as the City of Casa Grande and Interstates I-8 and I-10.

The project request for a Master Planned Community land use designation is in conformance with the priorities of the Planning Maricopa document. Due to the large scale of the Santa Cruz Ranch project, it exceeds the threshold of 160 acres and allows for a true variety of residential options that will provide for a variety of lot sizes, with land area also available for schools, commercial activities, open space and opportunities for churches and other neighborhood supporting land uses to materialize as the project builds out. The companion rezoning document will more clearly illustrate the connectivity of parks and open space so that residents can enjoy outdoor activities and multi-modal forms of transportation to travel freely throughout their community.

The overall land use plan shall feature a balance of residential, commercial, public facility and open space uses with enhanced connectivity that will be vital to the quality of life for Santa Cruz Ranch's residents. The proposed commercial parcel is anticipated to be large enough to support a possible grocery-sized anchor and other out parcel development to service the immediate needs of this new community and surrounding area.

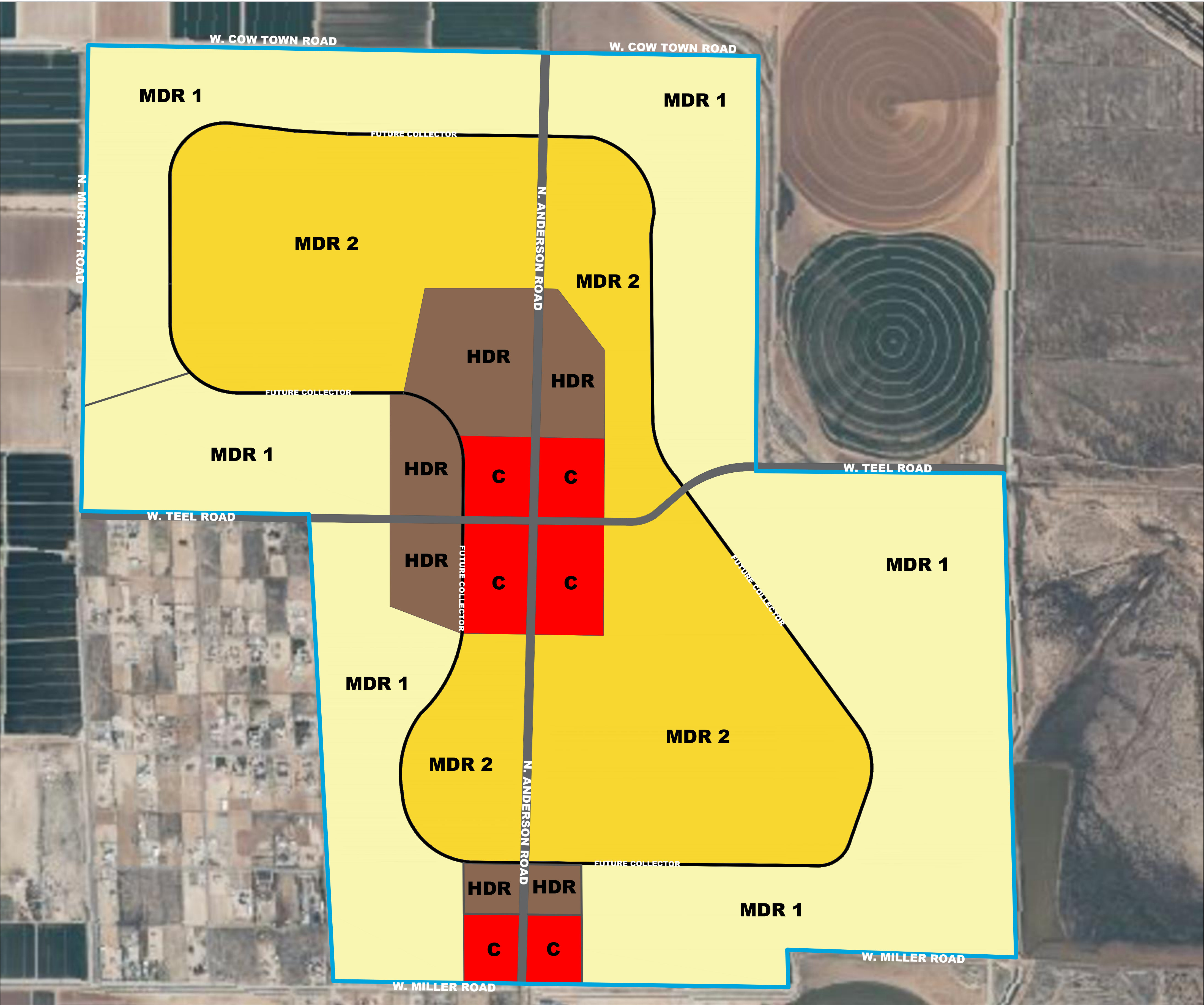
## **TIMING OF DEVELOPMENT**

The project is anticipated to develop in a series of phases. As desired by the Master Planned Community land use designation, the developer(s) shall provide for the improvements necessary to allow the proposed neighborhoods to build out in an orderly manner. The details of these improvements will be prepared by the design team's engineers, architects, and planners and will be subject to review and approval by the City's Planning and Development Division's staff. The property is anticipated to undergo a series of property subdivision plats as well, at which time the City's Subdivision Ordinance will ensure the project meets all codes, guidelines, and other regulations.



Exhibit 1 - Conceptual Land Use Plan

SANTA CRUZ RANCH  
MASTER PLANNED COMMUNITY



LAND USE CHART			
<div></div>	MDR 1	MED. DENSITY RESIDENTIAL	960 ACRES
<div></div>	MDR 2	MED. DENSITY RESIDENTIAL	688 ACRES
<div></div>	HDR	HIGH DENSITY RESIDENTIAL	141 ACRES
<div></div>	C	COMMERCIAL	97 ACRES
TOTAL			1,886 ACRES

- MASTER PLANNED COMMUNITY BOUNDARY LINE
- ARTERIAL ROAD
- FUTURE COLLECTOR ROAD

PROJECT: SANTA CRUZ RANCH MASTER PLANNED COMMUNITY  
JURISDICTION: CITY OF MARICOPA

Iplan Consulting



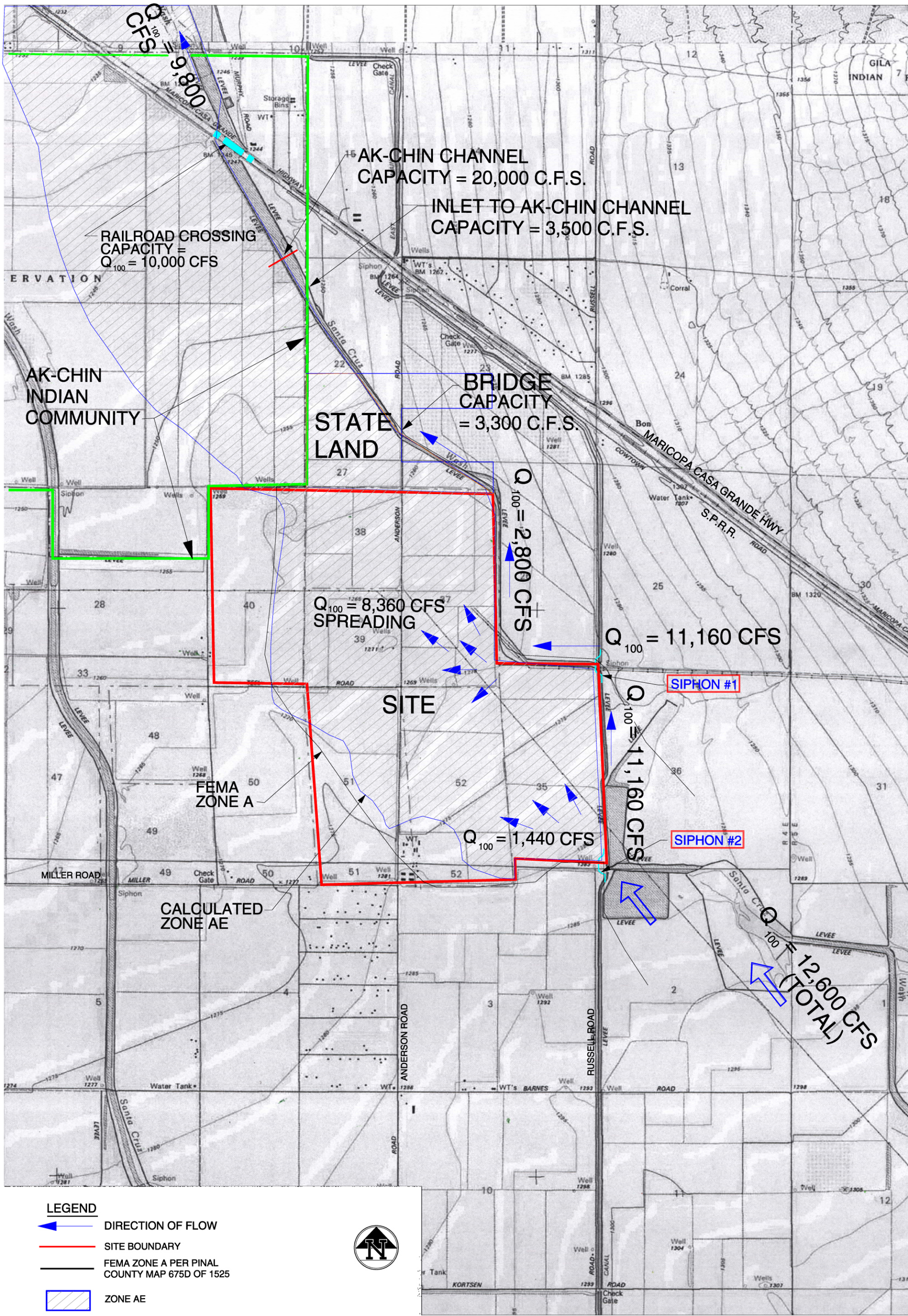
CONCEPTUAL  
LAND USE PLAN

DATE:  
09/22/2021



# Exhibit 2 - Existing Drainage Conditions

FILE: DGN DATE:



## EXISTING CONDITION

4550 NORTH 12TH STREET  
PHOENIX, ARIZONA 85014  
TELEPHONE (602) 264-6831

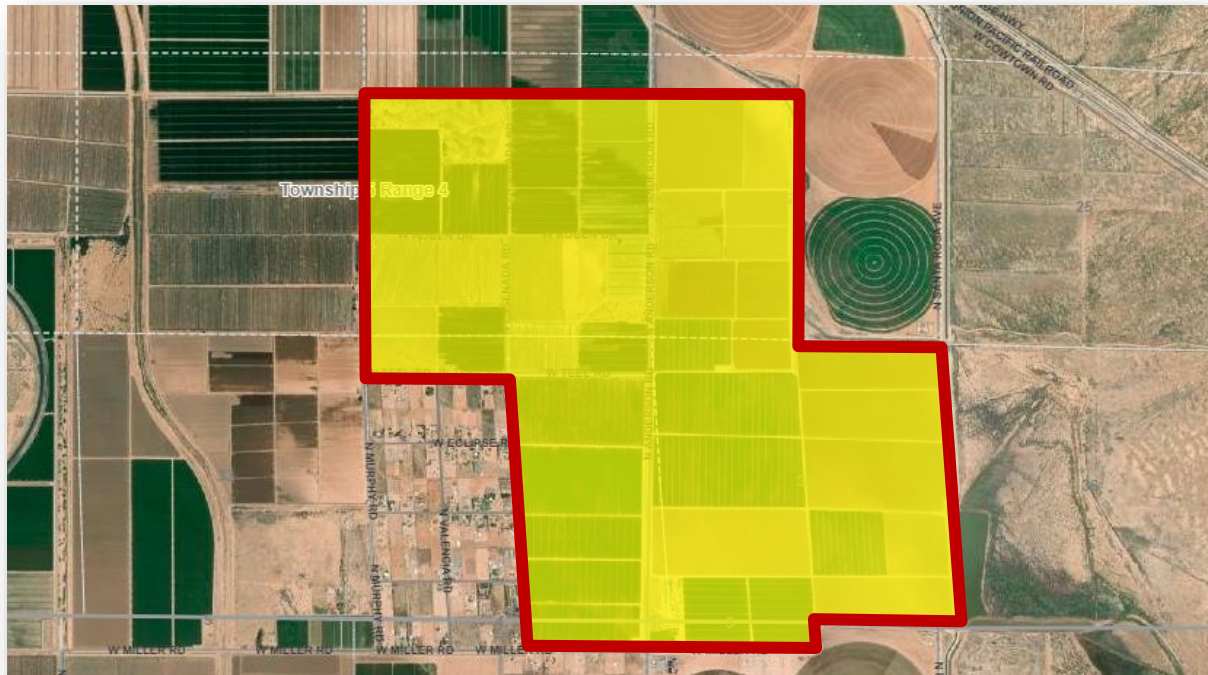
## SANTA CRUZ RANCH

**COE & VAN LOO**  
PLANNING • ENGINEERING • LANDSCAPE ARCHITECTURE



# Santa Cruz Ranch

*A Master Planned Community*



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**Generally located at the SWC of Murphy and Val Vista Road Alignments**

**SUBMITTED TO:**

**City of Maricopa Planning and Zoning Division**

**PREPARED BY:**

**Iplan Consulting**

**April 30, 2021**

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The property is currently a mix of land use designations in the City’s adopted Future Land Use Plan Map, including Master Planned Community, Low Density Residential, and area currently outside of the City’s planning area. We are proposing to change the land use designation for the entire property to Master Plan Community. This application proceeds forthcoming Annexation and Rezoning applications so that all of the land area will be included in the City of Maricopa’s planning area and become fully entitled within the city.

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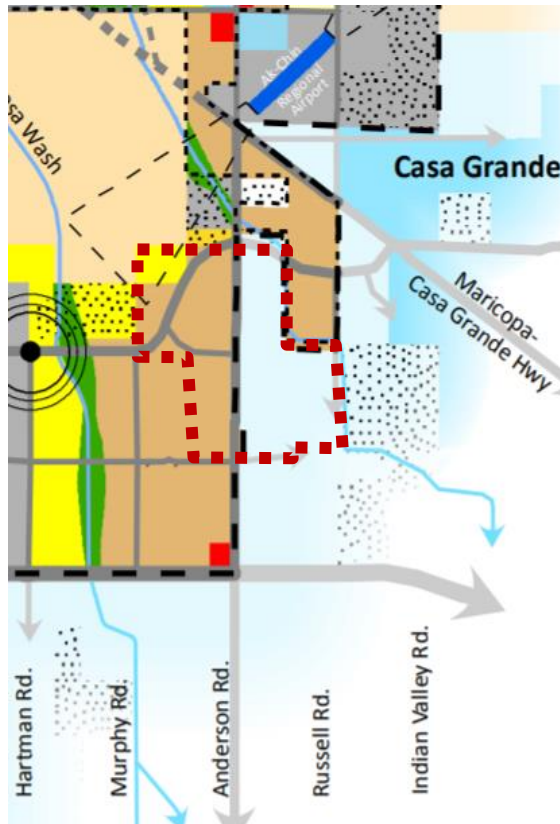
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**Email: sethk@wholdings.com**  
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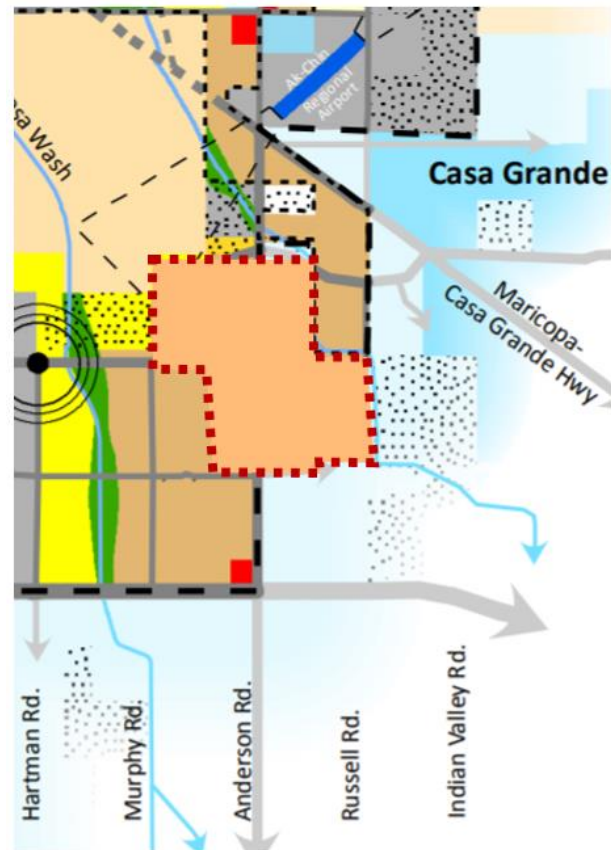
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The overall land use plan shall feature a balance of residential, commercial, public facility and open space uses with enhanced connectivity that will be vital to the quality of life for Santa Cruz Ranch's residents. The proposed commercial parcel is anticipated to be large enough to support a possible grocery-sized anchor and other out parcel development to service the immediate needs of this new community and surrounding area.

## **TIMING OF DEVELOPMENT**

The project is anticipated to develop in a series of phases. As desired by the Master Planned Community land use designation, the developer(s) shall provide for the improvements necessary to allow the proposed neighborhoods to build out in an orderly manner. The details of these improvements will be prepared by the design team's engineers, architects, and planners and will be subject to review and approval by the City's Planning and Development Division's staff. The property is anticipated to undergo a series of property subdivision plats as well, at which time the City's Subdivision Ordinance will ensure the project meets all codes, guidelines, and other regulations.





CITIZEN PARTICIPATION REPORT  
**PLANNING AND ZONING DIVISION**

GPA22-03 Santa Cruz Ranch

## **Project Narrative**

Following the approval of GPA21-03 Santa Cruz Ranch proposed by Iplan Consulting, the City of Maricopa, on behalf of the aforementioned case applicant, will present a minor General Plan Amendment pertaining to approximately 111.1 acres of land generally located on the northwest corner of W. Ruben Dr. and N. Ensenada Rd. on Parcel Number APN # 502-15-002B.

As the parcel in question was inadvertently excluded in the original Major General Plan Amendment (GPA21-03), the City of Maricopa is proposing a Minor General Plan Amendment to include this section of land initially intended to be a part of the first Santa Cruz Ranch General Plan Amendment. The future land use of the site will be amended on the General Plan from Low Density Residential (LDR) to Master Planned Community (MPC).

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“The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area will seek to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.” -Iplan Consulting

The neighborhood meeting for this general plan amendment will take place at 6:00 p.m. on March 10, 2022 at City Hall. Subsequently, the Planning and Zoning Commission will meet to take action on the notion at 6:00 p.m. on March 28, 2022. Finally, City Council will confer to discuss and take action at 7:00 p.m. on April 19, 2022.

## LEGAL NOTICE



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.568.9098  
Fx: 520.568.9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

### Planning and Zoning

RE: **GPA22-03 Santa Cruz Ranch**. This site is generally located at the **Northwest Corner of W. Ruben Dr. and N. Ensenada Rd.**, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed by **The City of Maricopa** for a Minor **General Plan Amendment** at the above-mentioned property. The meeting dates in regards to this request are as follows:

**Neighborhood Meeting**  
**March 10 @ 6:00 p.m.**  
**City Hall**  
**39700 W. Civic Center Plaza**  
**Maricopa, AZ 85138**

**Planning and Zoning Commission**  
**March 28 @ 6:00 p.m.**  
**City Hall**  
**39700 W. Civic Center Plaza**  
**Maricopa, AZ 85138**

**City Council**  
**April 19 @ 7:00 p.m.**  
**City Hall**  
**39700 W. Civic Center Plaza**  
**Maricopa, AZ 85138**

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via **first class mail/certified mail/delivery confirmation mail**.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact **Alexander Bosworth** at the City of Maricopa Planning Department at **520-316-6948**. You can also email him at **Alexander.Bosworth@maricopa-az.gov** subject **GPA22-03 Santa Cruz Ranch**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

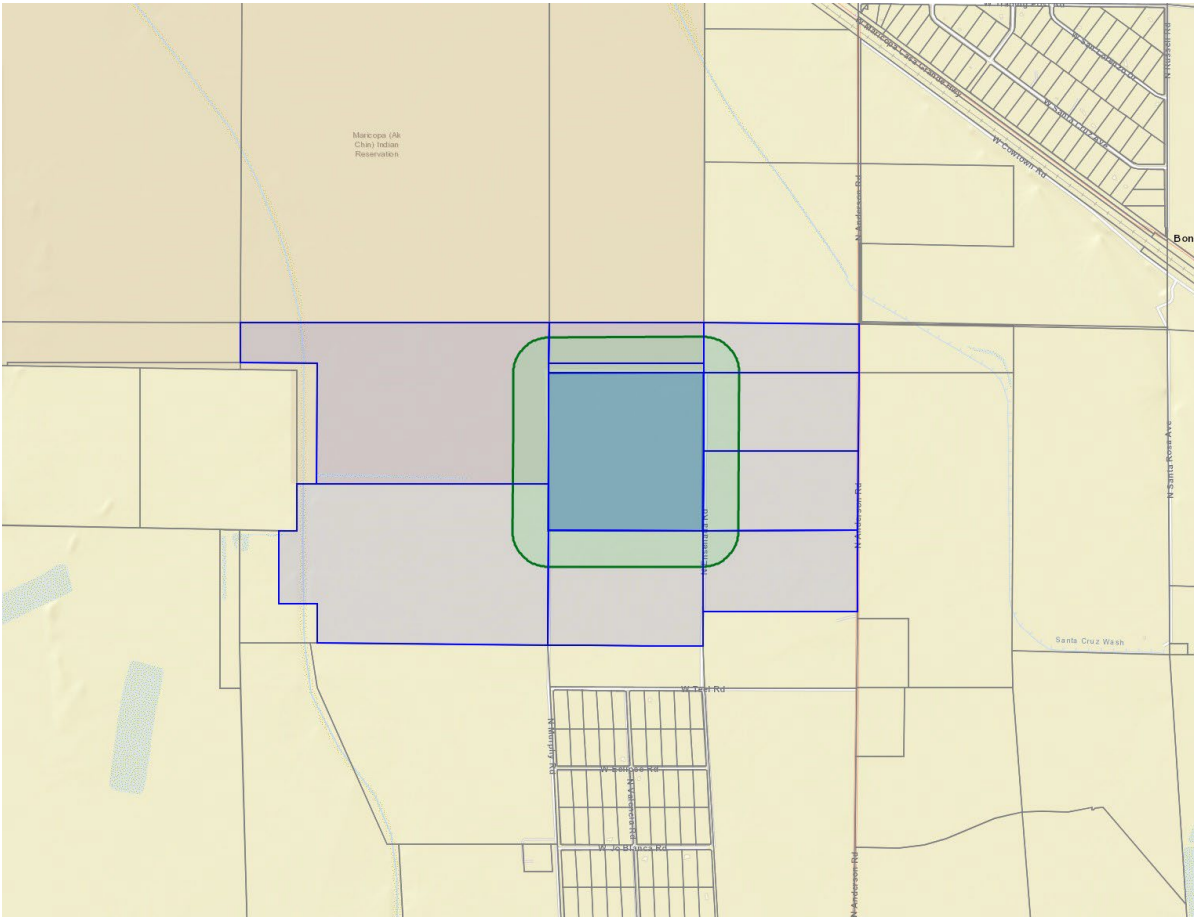
The City of Maricopa

**\*\*Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**



Current Zoning of Subject Property: **CR-3 Single Family (Pinal County)**

**600-Foot Radius Map**



**Property Owner Notification: 600 feet mailing list**

Property Owner Name	Parcel #	Physical Address
KILLIAN C MAX TR	50215002A	4445 E HOLMES AVE STE 102, MESA, AZ 85206
KILLIAN C MAX TR	50215001A	4445 E HOLMES AVE STE 102, MESA, AZ 85206
KILLIAN C MAX TR	50215001B	4445 E HOLMES AVE STE 102, MESA, AZ 85206
KILLIAN C MAX TR	50216001C	4445 E HOLMES AVE STE 102, MESA, AZ 85206

## **NEWSPAPER NOTICE INFORMATION**

The applicant will be required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice shall be published in both the Maricopa Monitor and the Casa Grande Dispatch. Notice was published on both newspapers on 02/17/2022. The affidavit of publication is available upon request.

Below is the text as displayed on the newspaper notice:

### **LEGAL NOTICE Minor General Plan Amendment, Case # GPA22-03**

**Neighborhood Meeting**  
March 10, 2022 @ 6:00 p.m.  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Planning and Zoning Commission Meeting  
PUBLIC HEARING**  
March 28, 2022 @ 6:00 p.m.  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council**  
April 19, 2022 @ 7:00 p.m.  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

**GPA22-03:** Request to amend the City's General Plan Land Use Map for approximately 111.1 acres from Low Density Residential (LDR) to Master Planned Community (MPC). Parcel Number APN # 502-15-002B generally located the Northwest Corner of W. Ruben Dr. and N. Ensenada Rd.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Alexander Bosworth at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at [Alexander.Bosworth@maricopa-az.gov](mailto:Alexander.Bosworth@maricopa-az.gov). Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6948.

Publication Date: February 17, 2022



## **Public Notice Sign**

**--SIGN TEMPLATE--**

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**Proposal: Case # GPA22-03 Santa Cruz Ranch  
Generally located on the northwest corner of  
W. Ruben Dr. and N. Ensenada Rd.**

**Neighborhood Meeting**

**March 10 @ 6:00 p.m.**

**City Hall**

**39700 W. Civic Center Plaza**

**Maricopa, AZ 85138**

**Planning and Zoning**

**March 28 @ 6:00 p.m.**

**City Hall**

**39700 W. Civic Center Plaza**

**Maricopa, AZ 85138**

**City Council**

**April 19 @ 7:00 p.m.**

**39700 W. Civic Center Plaza**

**Maricopa, AZ 85138**

**Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Alexander Bosworth: at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-316-6948.**

**Posting Date: February 17, 2022**



## SIGN POSTING





## SIGN LOCATION



## NEIGHBORHOOD MEETING DETAILS

The required neighborhood meeting was held on 03/10/2022 at 6:00p.m. at the Maricopa City Hall Council Chambers. A total of ten (10) attendees were present according to the included sign-in sheet (see next page). The neighborhood meeting included a slideshow presentation which included a project overview, a large-scale site map, a general plan map, and the original Santa Cruz Ranch GPA overview map from 2021. A packet was also available for attendees to pick up which included the project narrative, small and large-scale site maps, and a general plan map.

At around 6:15 the slideshow was stopped in order to answer questions from the attendees. The difference between a general plan amendment and a rezoning case was discussed, as a typo in the meeting packet was later brought to attention. Planning and Zoning Manager Richard Williams mainly led the discussions with Assistant Planner Alexander Bosworth and the meeting attendees.

The main topics asked about and discussed about were that of water rights and the issues of water scarcity for future residential developments, drainage and potential floodplain changes for current residents, and the lack of sufficient roads and other infrastructure in the area to currently support large scale development. Residents also expressed concerns that their rural lifestyle may be negatively impacted by a future master planned community, and that they chose to live in this area due to their rural way of life. One potential solution presented to this concern is the potential to request larger lots, no two-story homes, and landscape buffers in proximity to current rural residents and parcels when any pre-plats or other development requests are submitted to the City.

A lengthy discussion was conducted on the future of the area, and what the next steps would be for a developer wishing to develop a master planned community would be. The residents were presented with ways to express their concerns, such as checking the local newspapers for public hearing dates, keeping up with the City's website for news on any future developments, and submitting written comments and concerns to planning staff and for the public hearing/Planning & Zoning Commission meetings. The meeting ended at approximately 7:50p.m.

## SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
MICHAEL BERRY	344950 W. MILLER RD	AEROMIKE 49461411.com	
Jackie Shields	34710 22 <sup>Stanfield</sup> So Blanca	jdsrealtor@gmail.com	480-522-2889
Kristen Cardon	34745 W Teel Rd.	Kenny and Kristen @ (520) 709-2519	
Mark & Lori Sharp	34410 W Eclipse Rd	lovin mark1982@gmail.com	480-241-5202
Angie Mol	34395 W Macho Rd	AMOL1285@yahoo	763-222-7905
Rene Ogden	34415 W. Eclipse	three dwin e, com	480-990-4408
Wim Rene	" "	" "	602-619-1326
M. Maynard	34570 W. Eclipse Rd.		
Dave Klingensmith	34560 W. So Blanca RD	Dave - Dave. Rausch @ GMAIL	602-527-7736
Kenneth Cardon	346 34745 W. Teel Rd	Kenny and Kristen @ gmail.com	(480) 223-2041





WPETERS AND NALL RD

CASA GRANDE HWY

SON RD

ILL RD

N ANDERSON RD

NIRUSSELL RD

WIMARICOPA-CASA GRANDE HWY

Site