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).

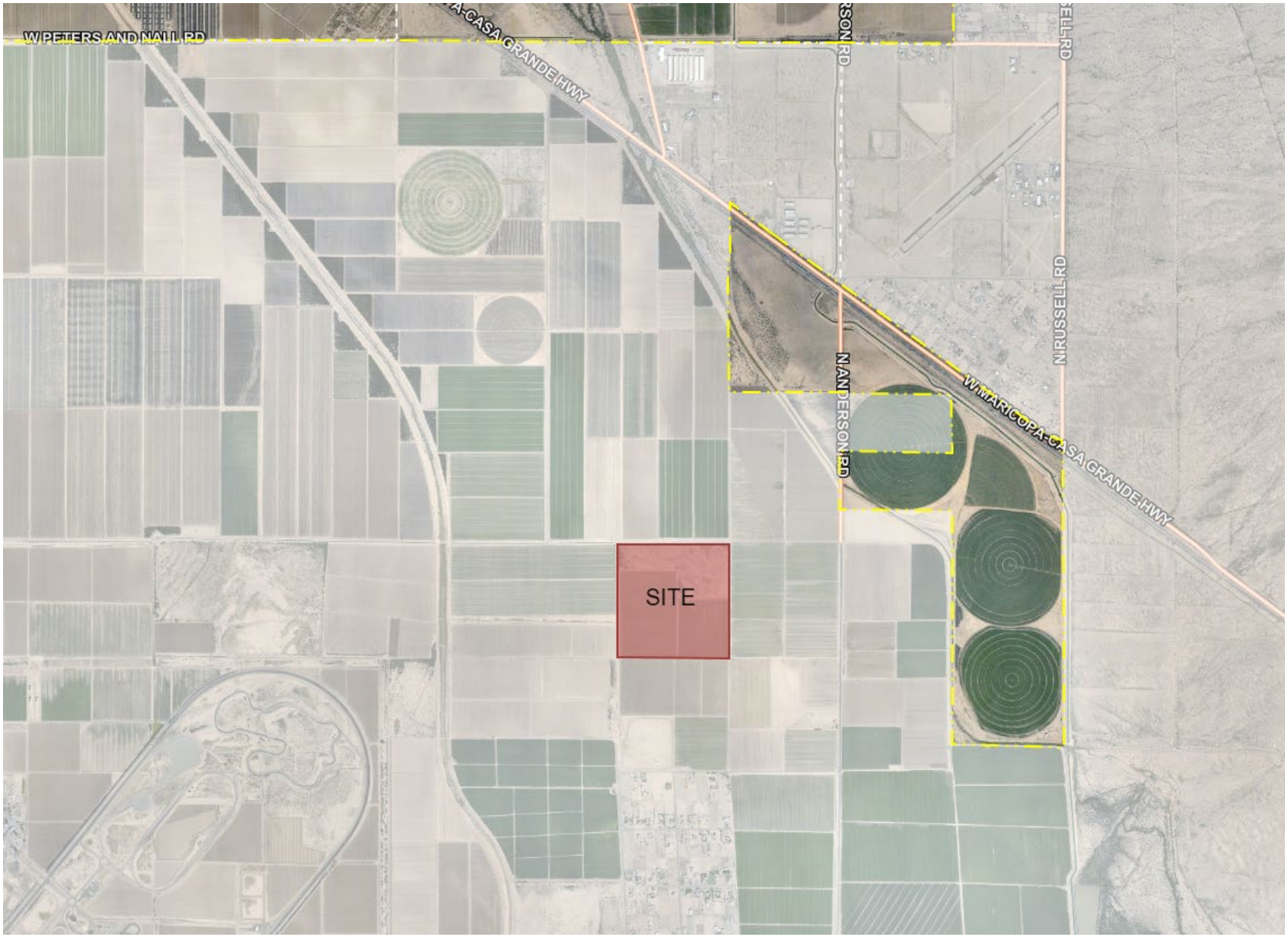
This Amendment **(GPA22-03)** is intended to be a corrective measure to match the initial proposal that was approved by the Planning and Zoning Commission (10/25/2021) and City Council (11/26/2021).

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.

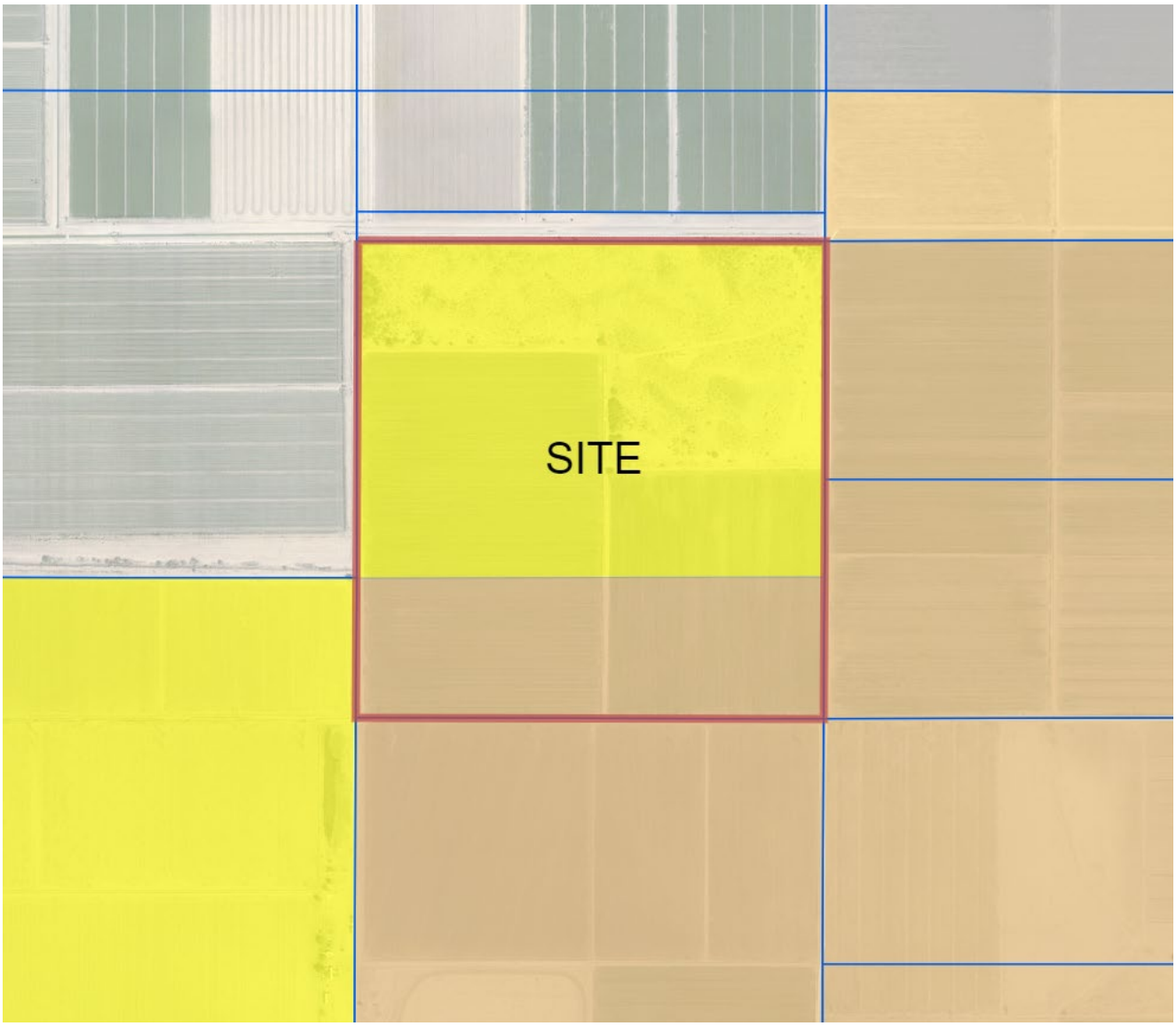
“The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County 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)



General Plan Amendment Map

