

City of Maricopa  
Economic and Community Development Department

# CITY COUNCIL

September 7, 2021



**SEVEN RANCHES LAND USE STUDY**  
CITY OF MARICOPA, ARIZONA





# PLANNING PROCESS

1. BACKGROUND RESEARCH
2. MARKET ANALYSIS
3. SITE ANALYSIS
4. CONCEPT PLAN DEVELOPMENT
5. NEIGHBORHOOD MTG. #1-
6. 5/27/2021 DRAFT PLAN
7. NEIGHBORHOOD MTG. #2 - 7/29/2021
8. PLANNING & ZONING COMMISSION - 8/9/2021
9. CITY COUNCIL - 9/7/2021



**SEVEN RANCHES LAND USE STUDY**  
CITY OF MARICOPA, ARIZONA





# PROJECT SCOPE

**POLICY GUIDE ONLY - NO NEW REGULATIONS OR RESTRICTIONS ON PROPERTY OWNERS**

- LAND USE
- ROADS,
- WATER
- SEWER
- DRAINAGE
- IMPLEMENTATION



**SEVEN RANCHES LAND USE STUDY**  
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# OBJECTIVES

## ADDRESS:

- PROPERTY OWNER CONCERNS:
- NEIGHBOR'S CONCERNS:
- COMMUNITY CONCERNS:

**FLEXIBILITY**

**COMPATIBILITY**

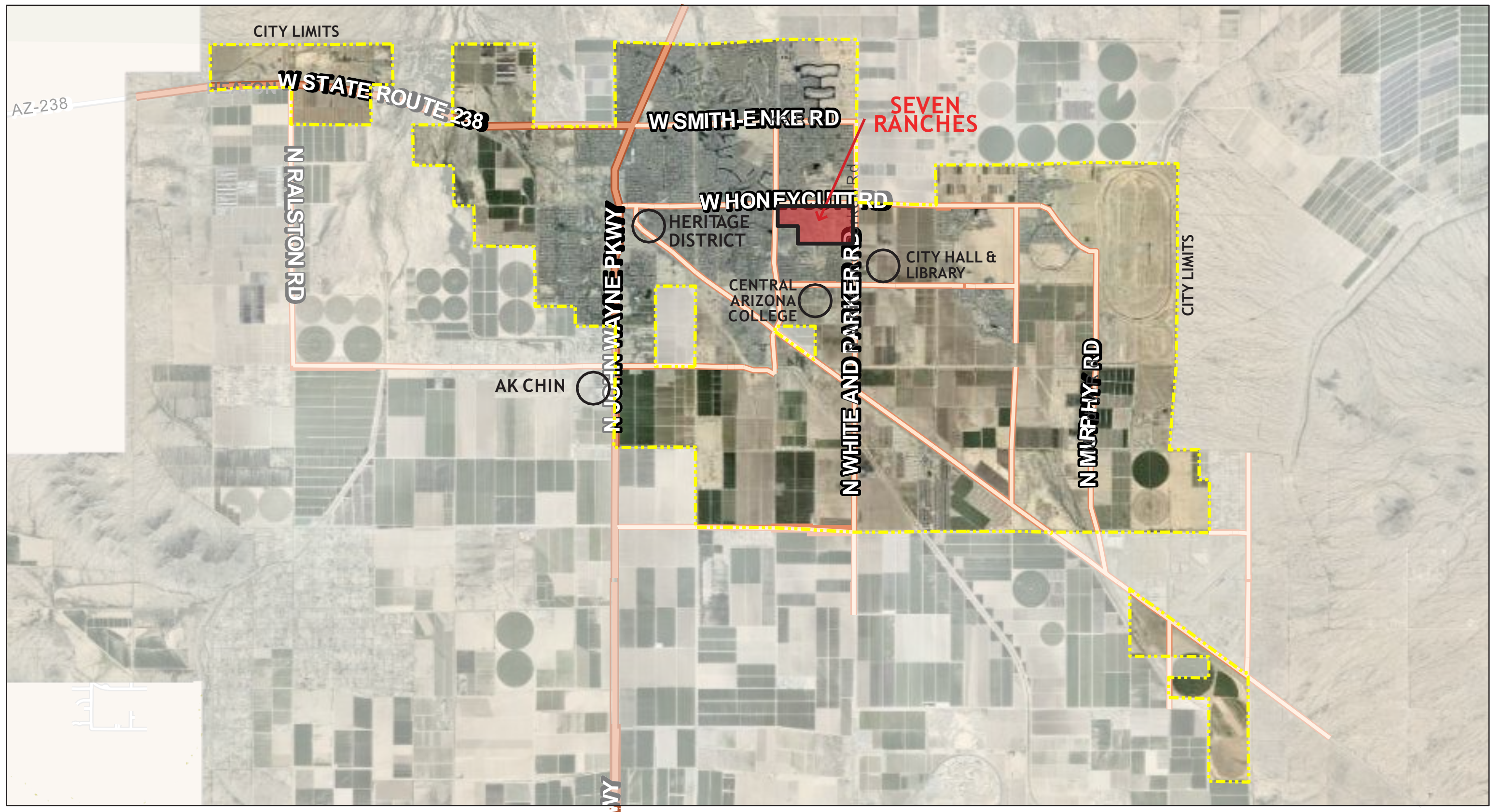
**ECONOMIC OPPORTUNITIES**



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LOCATION MAP





EXISTING LAND USES



POWER LINE EASEMENT  
POTENTIAL TRAIL AND DRAINAGE CORRIDOR



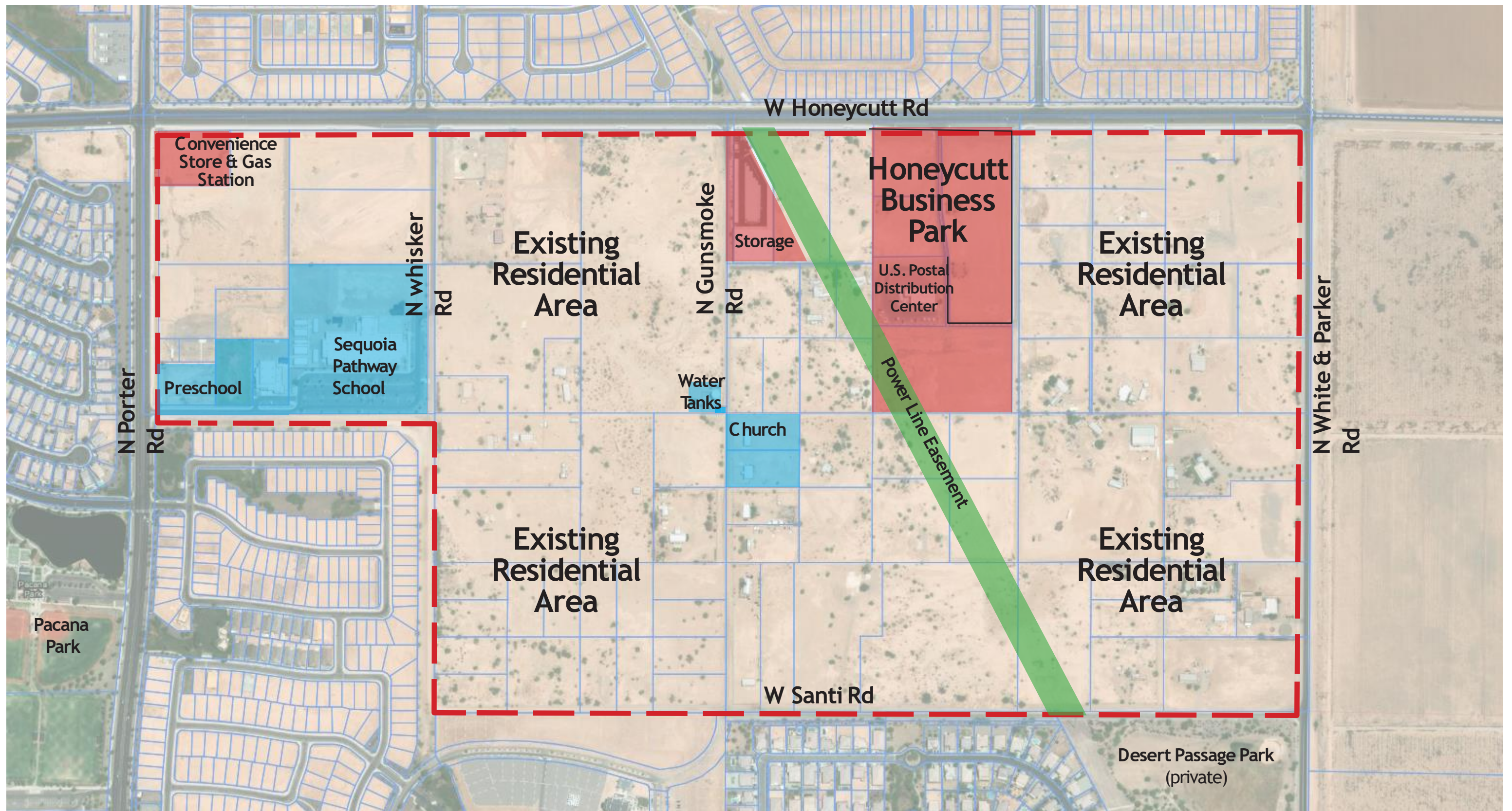
North of Honeycutt Road



Looking south from Honeycutt Road

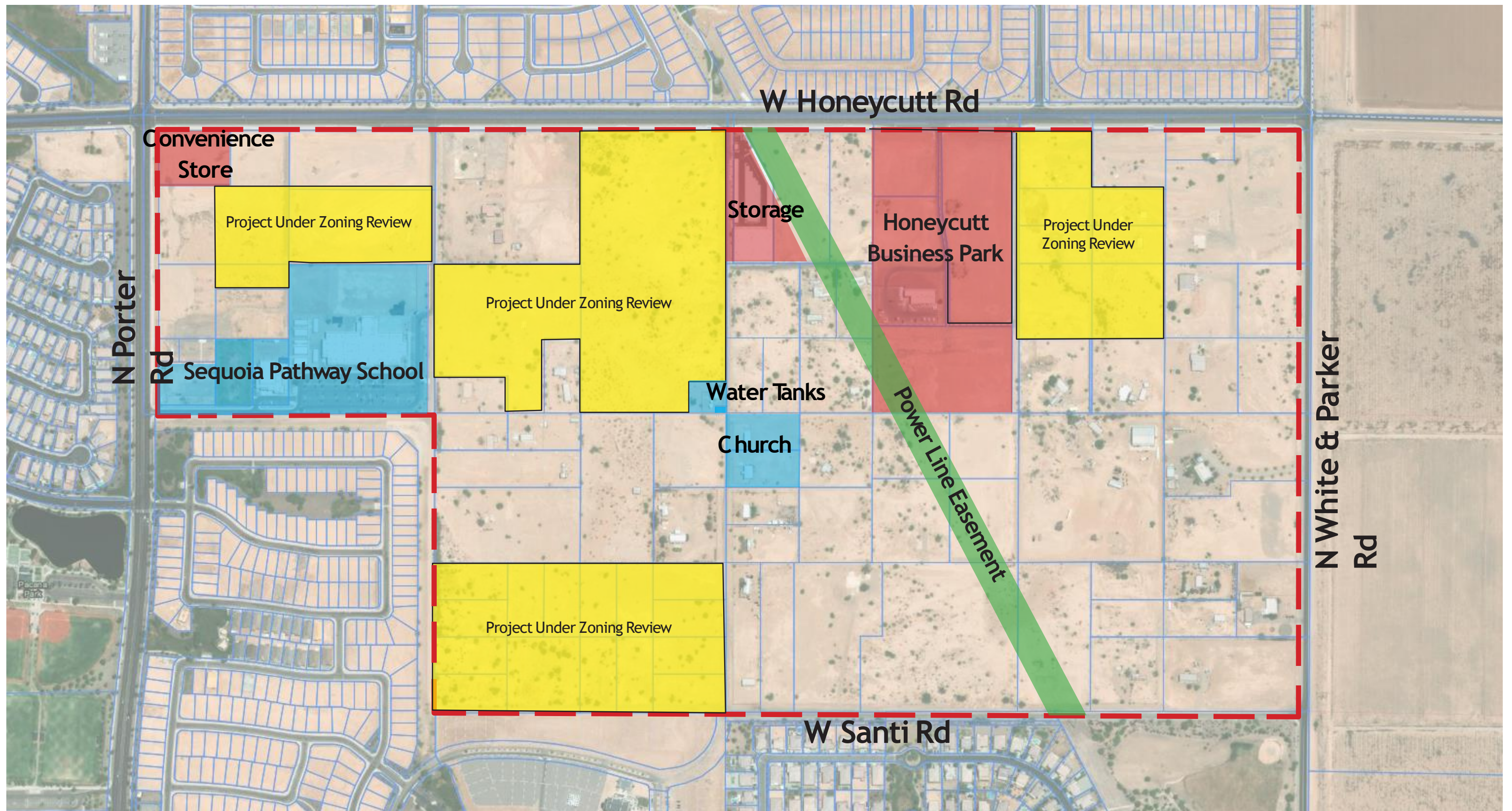
EXISTING CONDITIONS





EXISTING LAND USE





## EXISTING LAND USE & PROJECTS UNDER ZONING REVIEW



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CITY OF MARICOPA, ARIZONA





# FOUNDATION

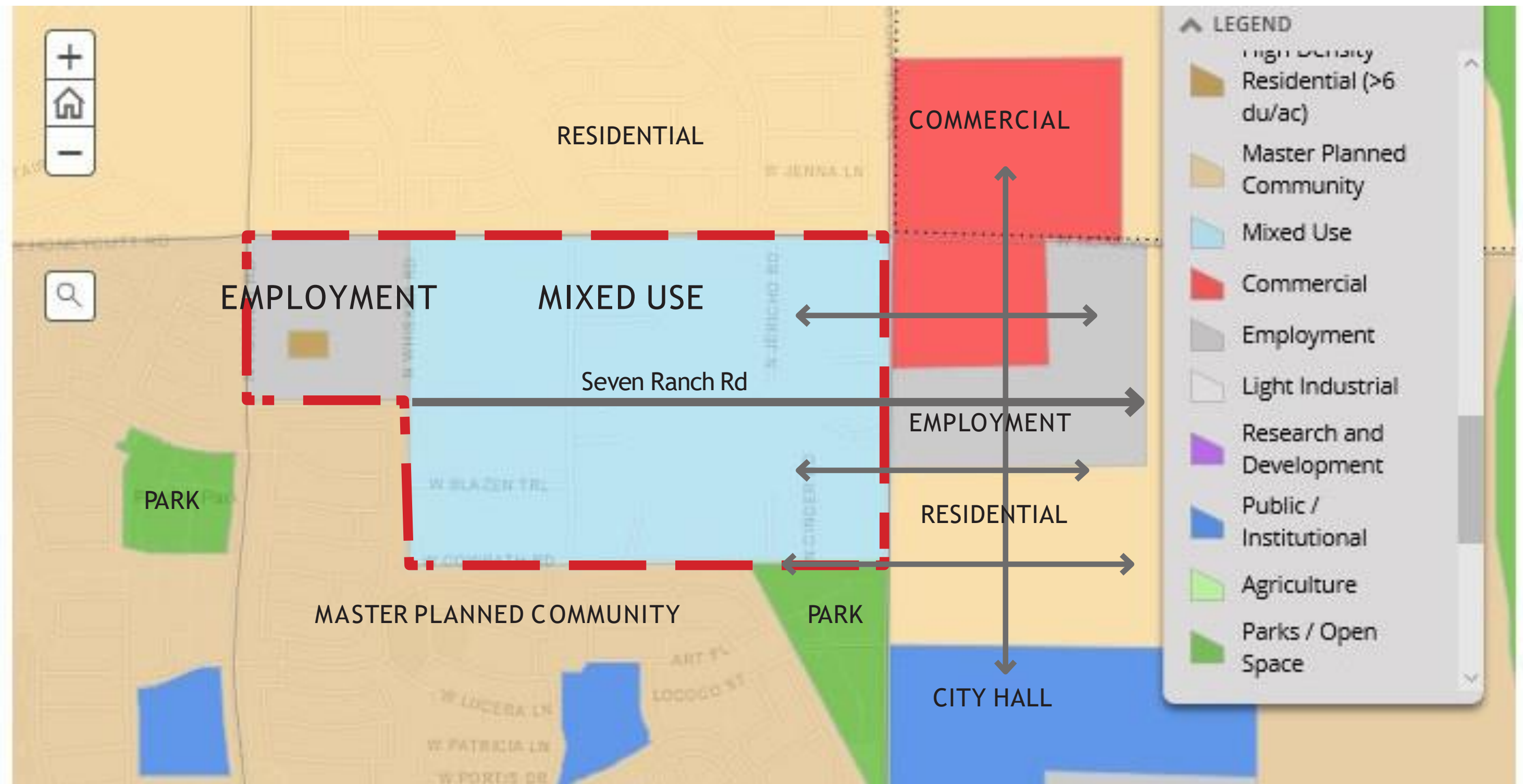
- **GENERAL PLAN**
- MIXED USE & EMPLOYMENT
- **CURRENT ZONING**
- GENERAL BUSINESS & GENERAL RURAL (one home per acre)



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GENERAL PLAN - FUTURE LAND USE MAP (Source: City of Maricopa)

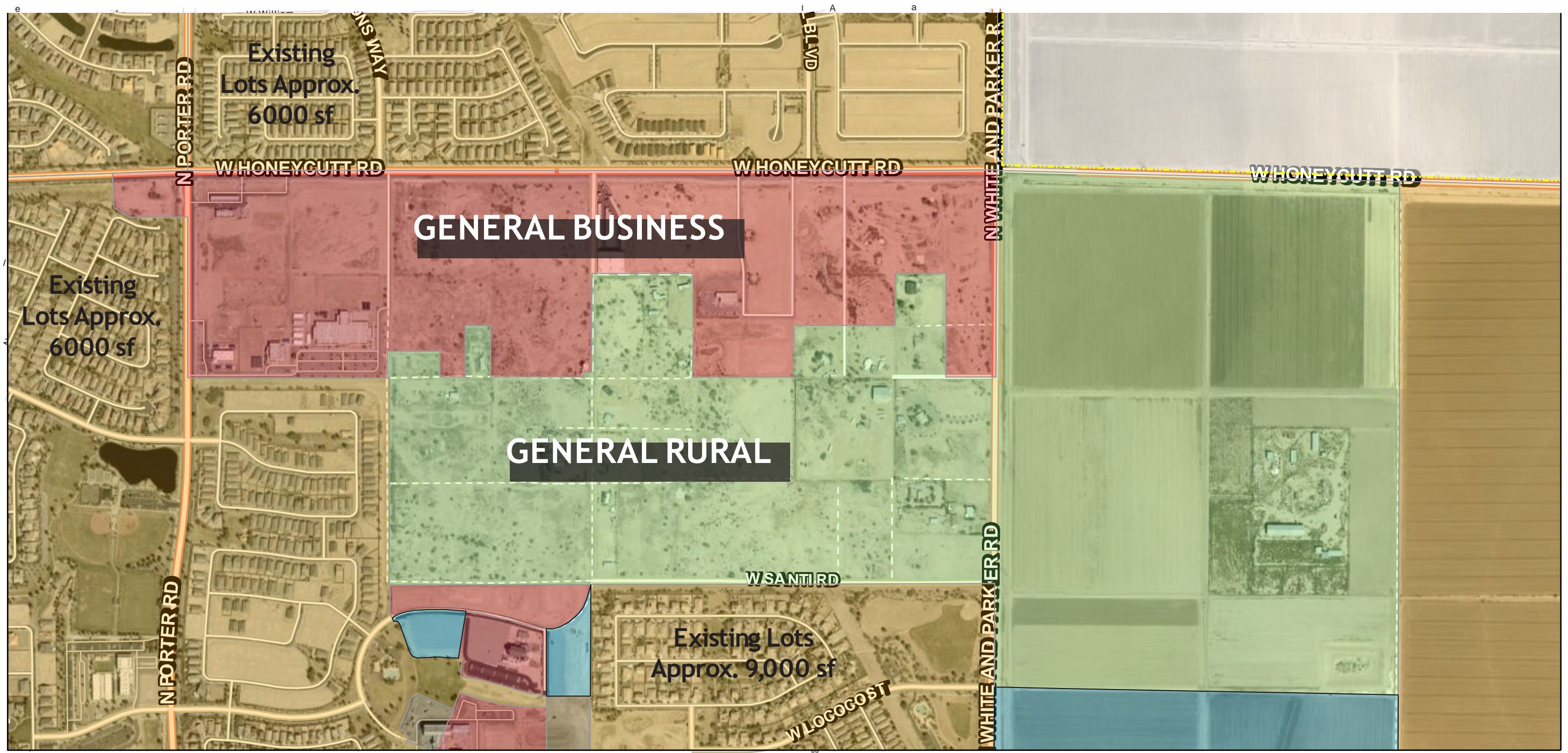


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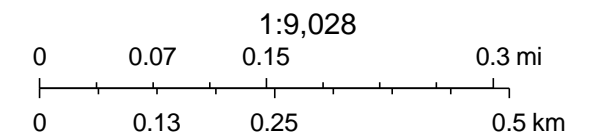






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- Zoning
- GR : General Rural Zone
  - CB-2 : General Business Zone
  - CR-3 : Single Family Residence
  - CR-5 : Multiple Residence Zone
  - TR : Transitional Zone
  - City Limits



Esri Community Maps Contributors, City of Maricopa, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, MAG

## CURRENT ZONING MAP



# SEVEN RANCHES LAND USE STUDY

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# RECOMMENDATIONS

- FLEXIBLE LAND USE DISTRICTS & BOUNDARIES
- COMPATIBLE LAND USE TYPES & DENSITIES
- DIVERSE TYPES OF HOUSING & COMMERCIAL OPPORTUNITIES

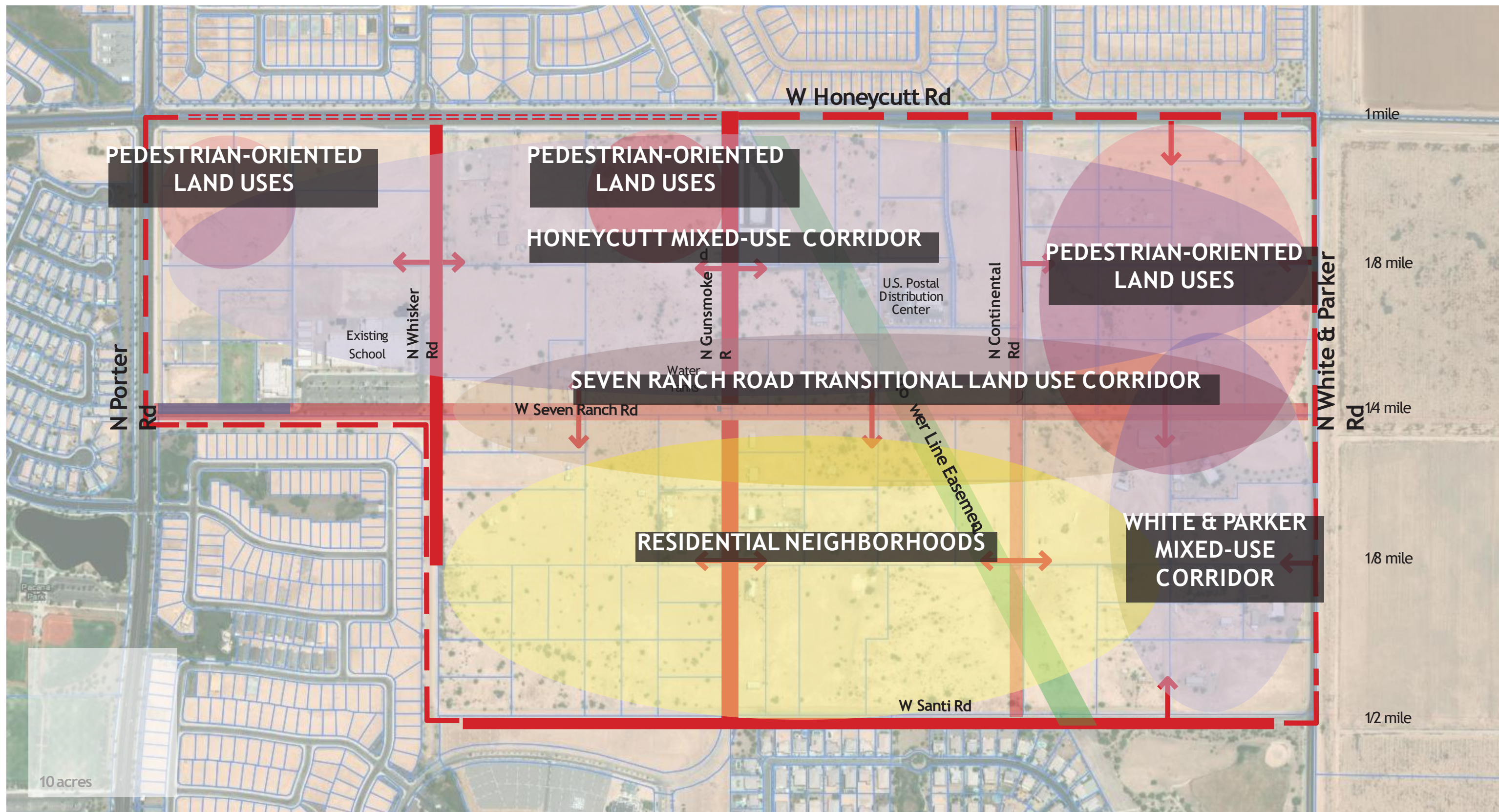
**A COMMUNITY THAT IS INTER-RELATED,  
CONNECTED, AND WALKABLE WITH HIGH  
QUALITY ROADS, UTILITIES, PARKS, OPEN  
SPACE & TRAILS**



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## LAND USE DISTRICTS

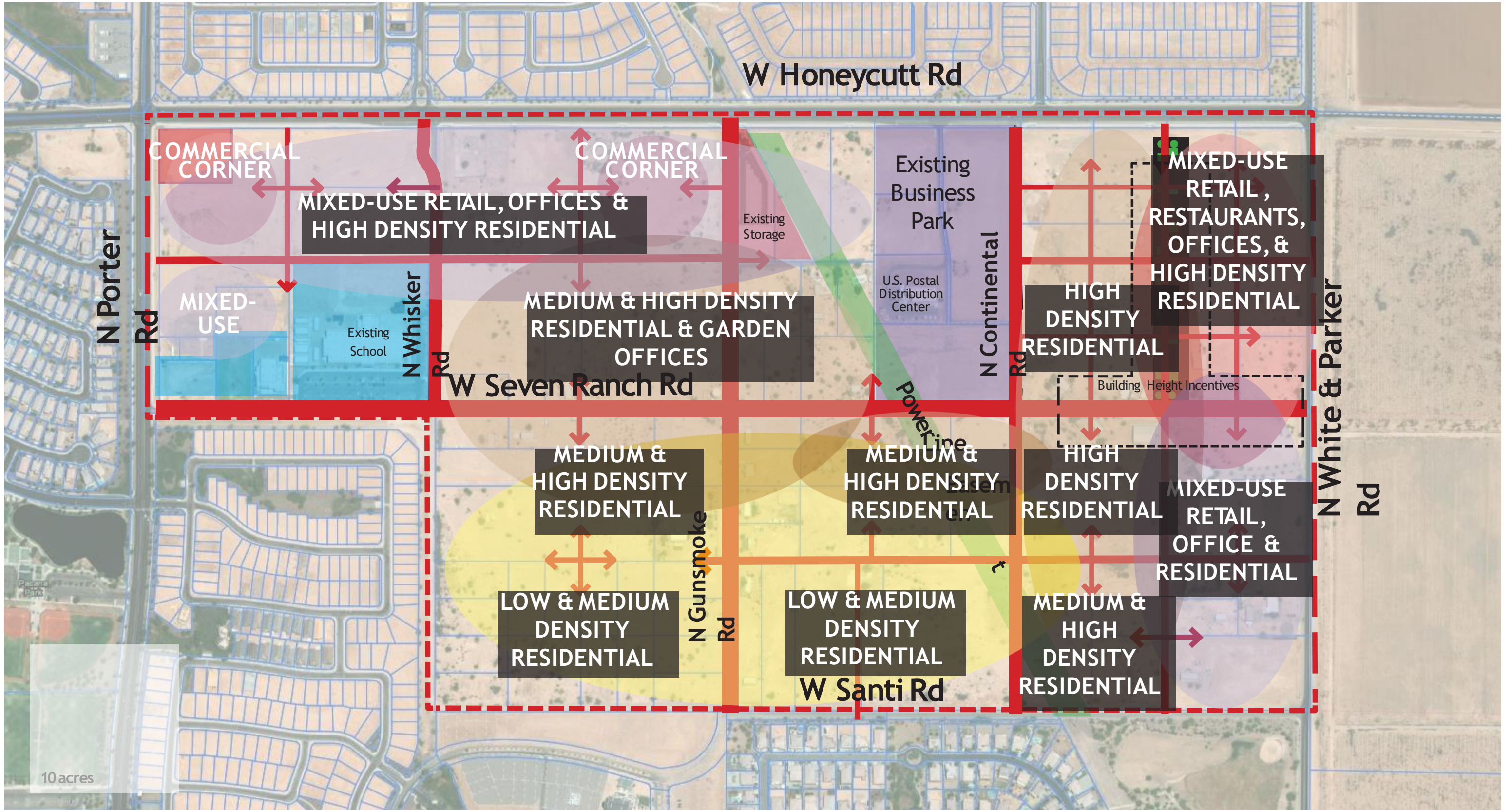


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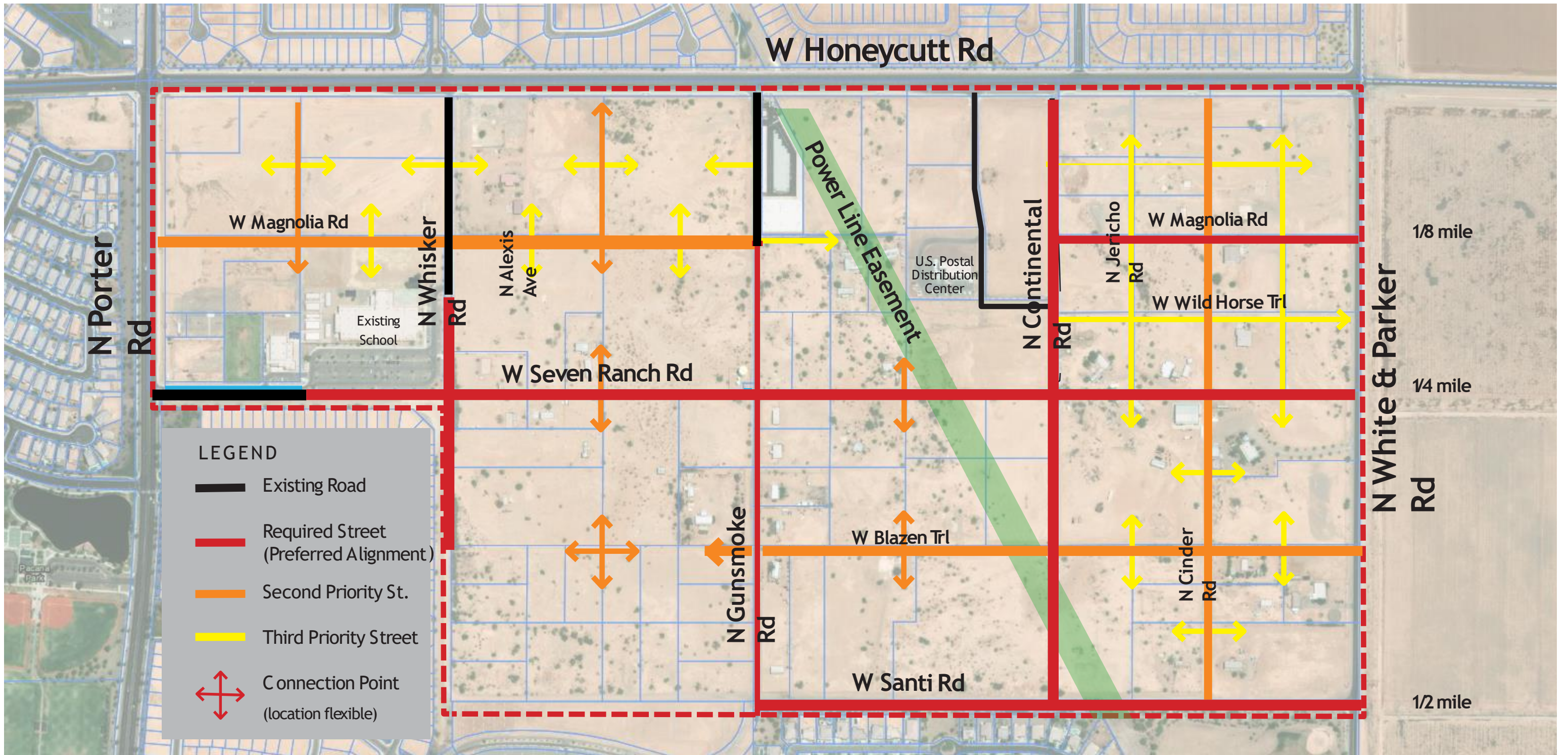




LAND USE PLAN

6.26.2021



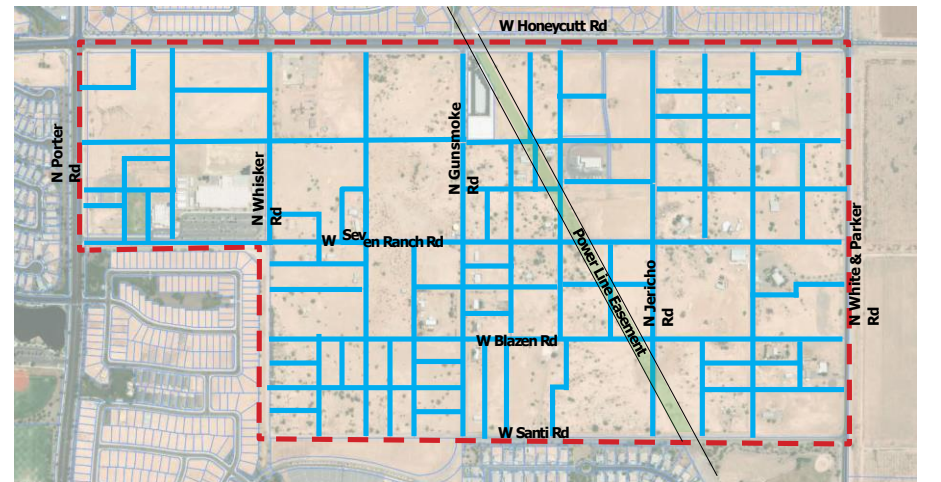


## STREET NETWORK & PEDESTRIAN CONNECTIONS



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POWER LINE TRAIL



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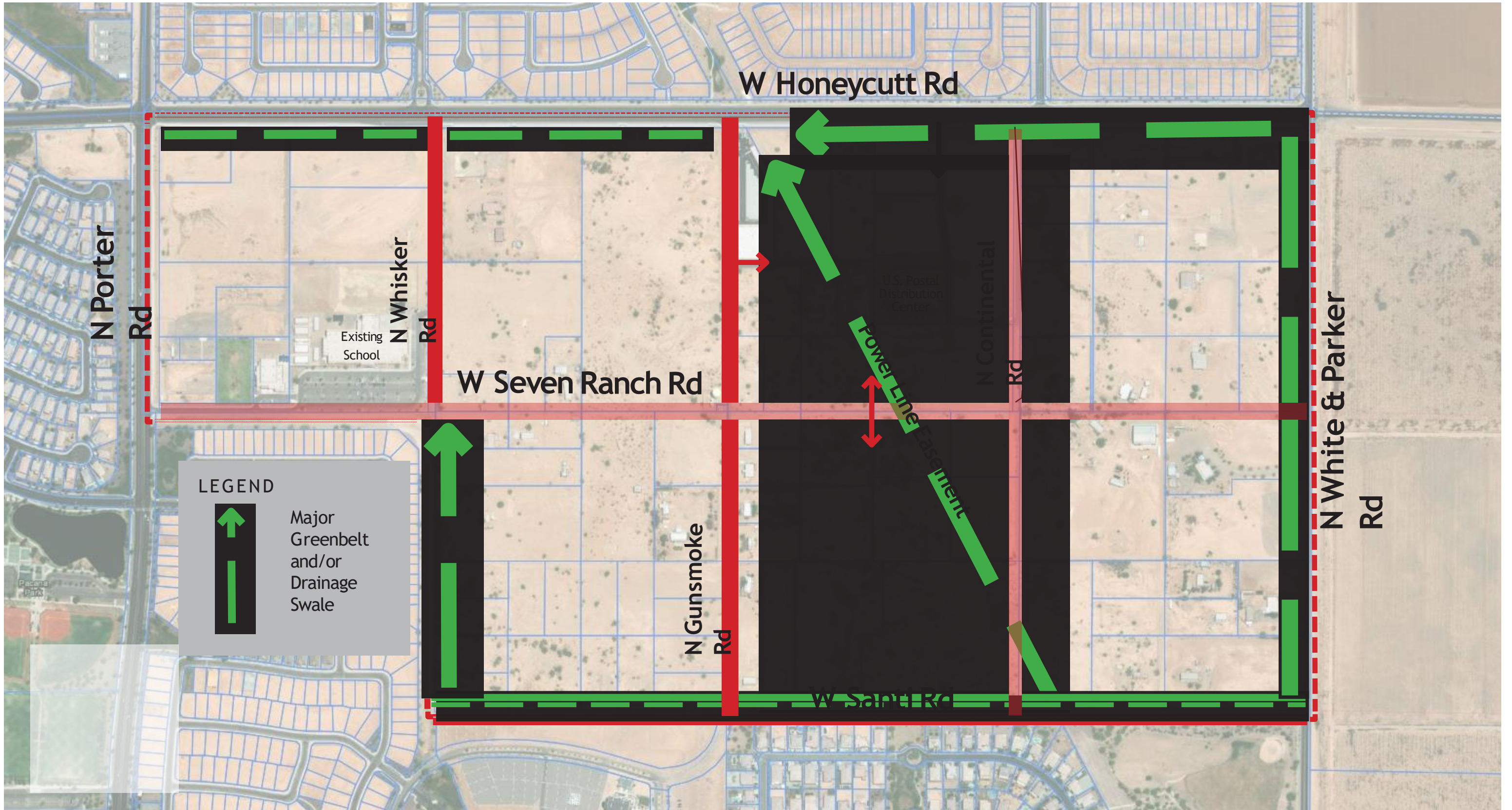




Seven Ranches Land Use Plan - Roadway Implementation					
Type	Roadway	Responsibility	Constraints	ROW	Easement
1 mile	White & Parker Road	City	Existing two-lane road	City owned	No
1/2 mile	Gunsmoke Road	City	Existing storage building and water tanks may encroach on needed ROW	None	Existing water line along full length
	Santi Road	Private Developers	Existing one-half street paved from White & Parker to Gunsmoke	None	Existing water line along most length
1/4 mile	Seven Ranch Road	City	Existing school access drive, parking, drainage channel, water tanks and at least one residence may encroach on needed ROW	None	Existing water line along most length
	Whisker Road	Private Developers	Existing curb cut on Honeycutt and two-lanes of pavement from Huneycutt to Sequoia School	None	Existing water line
	Continental Road	Private Developers	Existing curb cut at Honeycutt and two-lane road paved approximately 880' through Business Park	None	No

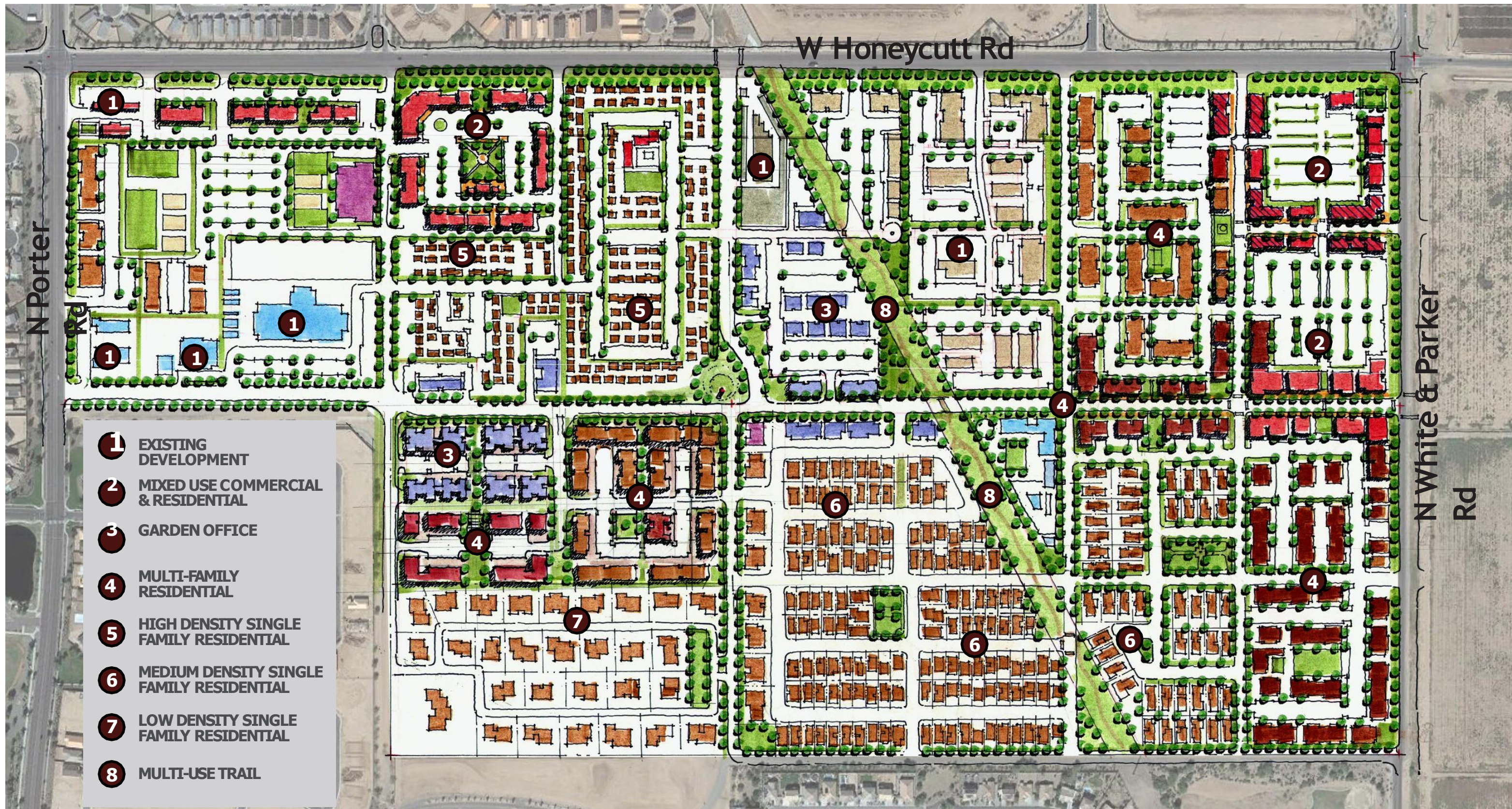
IMPLEMENTATION - ROADS





GREENBELTS / DRAINAGE CORRIDORS CONCEPT - (Based on implementation of a Regional Drainage Plan)





ILLUSTRATIVE MASTER PLAN

*Note: The illustrative study does not represent an actual proposed development plan, and is only intended to illustrate the overall vision and a possible concept for future land use and infrastructure at Seven Ranches.*



Seven Ranches Land Use Study - Next Steps						
Future Task	Timeline					
Complete the Seven Ranches Land Use Study						
Investigate Incentives for rezoning applications that are consistent with the recommendations in the Seven Ranches Land Use Study						
Work with private water and sewer providers on infrastructure improvements						
Coordinate with property owners to establish a Master Property Owners Association						
Amend the General Plan so it is consistent with the Seven Ranches Land Use recommendations						
Conduct a feasibility study for construction of drainage improvements to protect all property within Seven Ranches from flood hazard						

IMPLEMENTATION



Seven Ranches Land Use Study - Next Steps						
Future Task	Timeline					
Prepare an Overlay Zone and Design Guidelines						
Construct Gunsmoke Road and Seven Ranch Road						
Construct a multi-use trail within the WAPA powerline easement						
Conduct a feasibility study for land acquisition and development of a cemetery, and for development of a community park/recreation center						

IMPLEMENTATION



- Property Owners
- Developers
- Interested Citizens

- Recommendations
- Project Review
- Community Outreach

- City Council
- Planning and Zoning Commission
- City Staff

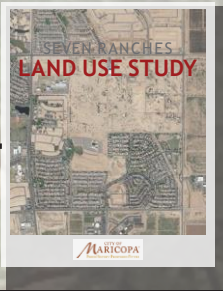
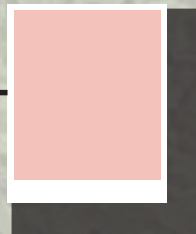
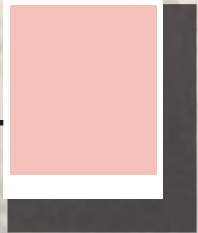
General Plan

Strategic Plan

Zoning Ordinance

Seven Ranches Land Use Study

Other Plans (Transportation, Parks, etc)





# PUBLIC OUTREACH

1. WEBSITE
2. MAILED 800 INVITATIONS TO TO EACH NHBD MEETING (ALL ADDRESSES WITHIN 600') & TO UTILITY COMPANIES
3. NEIGHBORHOOD MTG. #1- 5/27/2021
4. NUMBER OF ATTENDEES:
5. 1
6. 6 QUESTIONNAIRE #1
7. ~~MAILED COPY~~ OF PRESENTATION AFTER MTG
8. EMAILED DRAFT STUDY BEFORE MTG #2
9. NEIGHBORHOOD MTG. #2 - 7/29/2021
10. NUMBER OF ATTENDEES: 24
11. QUESTIONNAIRE #2
12. PLANNING & ZONING COMMISSION MEETING - August 9, 2021



**SEVEN RANCHES LAND USE STUDY**  
CITY OF MARICOPA, ARIZONA





# 1.NEIGHBORHOOD MTG. #1- 5/27/2021

	QUESTION	YES	NO
1	I own property within the Seven Ranches study area	10	5
2	I currently live within the Seven Ranches study area	6	5

	QUESTION	AGREE	NEUTRAL	DISAGREE
3	The current General Plan designation of "Employment" (accommodates office, industrial, and commercial uses, residential uses are not intended) for approximately 40 acres in the northwest portion of the study area is appropriate	9	5	0
4	The current General Plan designation of "Mixed-Use" (commercial, office and residential) for the remaining 240 acres of the study area is appropriate	9	3	2
5	The current zoning district for most of land north of Seven Ranch Road, "CB-2, General Business", (allows light manufacturing and wholesaling) is appropriate for the area north of Seven Ranch Road	4	7	4
6	The current zoning district, General Rural" (restricts use to 1-1/4 acre lots) is appropriate for the area south of Seven Ranch Road	9	2	2
7	The most appropriate use of land along Honeycutt Road is for commercial (offices, retail and restaurants)	10	3	1
8	Mixed-use projects (along Honeycutt and White & Parker Roads) should include higher density residential products (apartments and condominiums) that are at least eight dwellings per acre	4	4	7
9	Mixed-use development along Honeycutt and White & Parker Road should be designed to promote pedestrian activity along streets that are connected to surrounding neighborhoods	9	3	3
10	Buildings in mixed-use developments should be located close to the street and parking should be located behind the buildings	10	3	2
11	The highest densities of residential use should be along Honeycutt Road and White and Parker Road	6	5	3

IN FAVOR OF  
MIXED USE

NOT IN FAVOR  
OF APART-  
MENTS

IN FAVOR OF  
PEDESTRIAN  
ORIENTED  
PLANS



**SEVEN RANCHES LAND USE STUDY**  
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# 1.NEIGHBORHOOD MTG. #1- 5/27/2021

	QUESTION	AGREE	NEUTRAL	DISAGREE
IN FAVOR OF SMALL PARKS	14 Each residential neighborhood or subdivision of at least 100 homes or apartments should also include a small private park	10	1	2
	15 The City should purchase land and develop a Neighborhood park, of at least ten acres, near the center of Seven Ranches	6	4	3
IN FAVOR OF TRAIL	16 A major, multi-use trail should be developed within the existing powerline easement	10	3	2
	17 All streets, including local residential streets should include sidewalks and street trees	10	3	2
	18 Mixed-use developments that are at least 10 acres in size should include a public open space /community gathering space	8	4	2
EVEN SPLIT THREE WAYS	19 Most of the area north of Seven Ranch Road should be rezoned to MU-N, Mixed-Use Neighborhood, to facilitate development of vibrant, highly walkable areas with pedestrian-friendly sidewalks, trees, local-serving businesses and residential areas with a maximum of 16 dwellings per acre	8	2	4
	20 Most of the area north of Seven Ranch Road should be rezoned to MU-G, Mixed-Use General, to facilitate development of ground-floor retail and upper-floor residential or offices with retail, personal and business services, and public and institutional space as supportive uses. Automotive-oriented uses are not permitted and residential areas are limited to a maximum of 24 dwellings per acre	5	4	5
	21 The area south of Seven Ranch Road should consist primarily of residential neighborhoods that may include attached residential products such as apartments and / or townhouses	3	5	6
	22 The City should make every effort to promote development of affordable housing and eliminate barriers to producing affordable housing	3	4	7
	23 The City should require high density apartments and restrict single-family homes near transit and job centers	2	5	7
	24 Accessory dwelling units should be allowed in residential areas	3	5	6





# 1.NEIGHBORHOOD MTG. #2 - 7/29/2021

NEED WATER  
INFRASTRUCTURE

NEED ROADWAY  
INFRASTRUCURE

	QUESTION	AGREE	NEUTRAL	DISAGREE
1	The City should continue discussions with the Seven Ranches Water Improvement District and Global Water Resources, Inc. to facilitate improvements to water and sewer infrastructure.	10		
2	The types of land uses recommended by the Seven Ranches Study is appropriate.	8	2	
3	The recommended locations for the different types of land use is appropriate.	7	2	
4	The recommended street network is appropriate.	8	2	
5	In general, the mixed use development concepts recommended by the Study are appropriate.	10		
6	The City should require the recommended network of vehicular and pedestrian connections (roads and walkways) between separate development projects.	7	1	2
7	The recommended network of parks, open space and trails is appropriate.	10		
8	It is very important to construct a community-wide system of drainage channels rather than separate improvements for each development project.	9	1	
9	It is very important to construct all of Gunsmoke Rd (Honeycutt to Seven Ranch Rd) at one time rather than build portions of the road when each adjacent development occurs.	10		
10	It is very important to construct all of Seven Ranch Rd (Porter to White & Parker) at one time rather than build portions of the road when each adjacent development occurs.	10		



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# FINAL STEP

Revise as per City Council comments and upload to City website.

[www.maricopa-az.gov](http://www.maricopa-az.gov)  
Search: "Maricopa Participates"



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