



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).

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.

LEGAL NOTICE



39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
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,

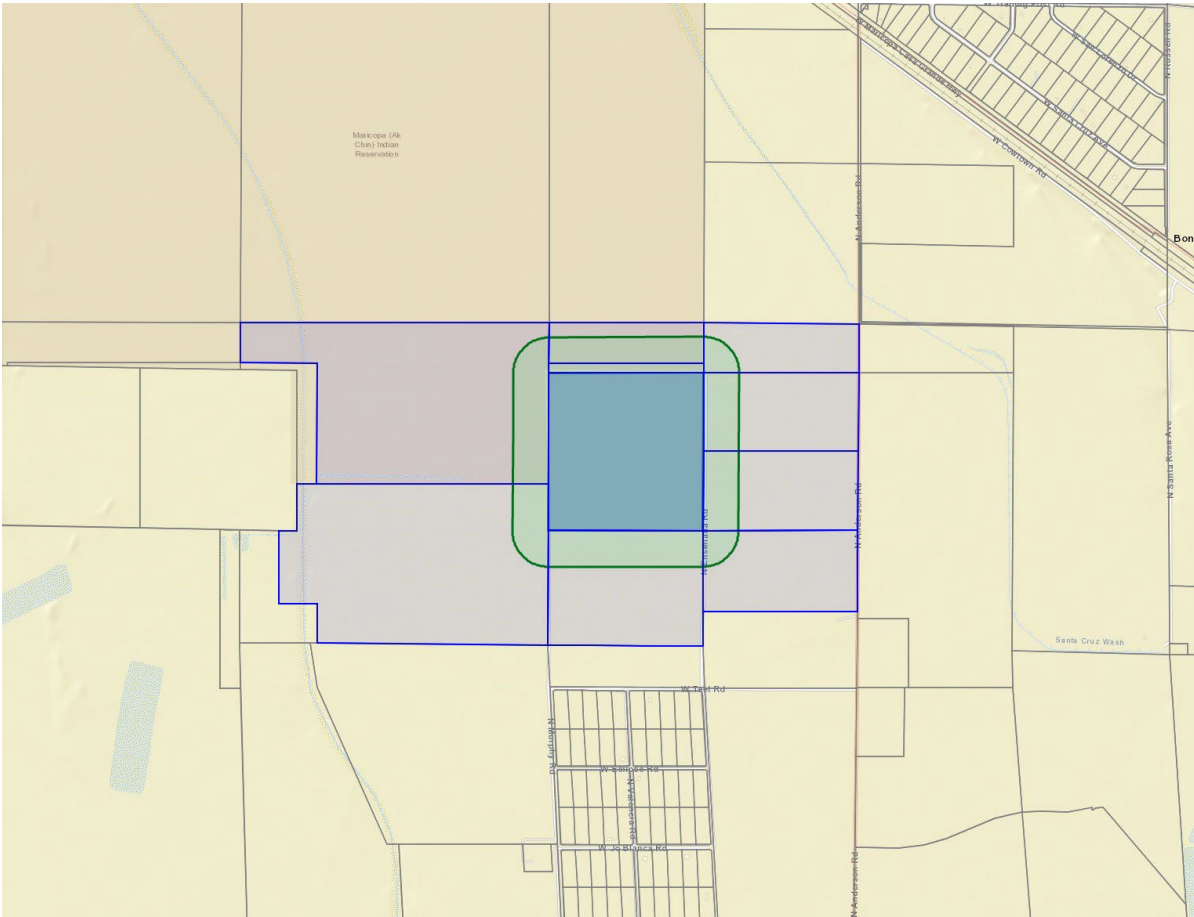
The City of Maricopa

****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. 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--

**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

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Maricopa, AZ 85138

City Council

April 19 @ 7:00 p.m.

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Maricopa, AZ 85138

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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.

PUBLIC HEARING – PLANNING & ZONING COMMISSION

The public hearing conducted at the Planning & Zoning Commission meeting was held on 03/28/2022 at 6:00p.m. at the Maricopa City Hall Council Chambers. A total of three (3) residents chose to speak at the public hearing for case number # GPA22-03. All three expressed general dissatisfaction with the City of Maricopa's public notification process, and the fact that the mailing radius used for this parcel (111 +/- acres) was not the same as the one used for the original General Plan Amendment last year for Santa Cruz Ranch (995 +/- acres).

The Commission requested that in future instances, planning staff notify the original project's mailing list recipients for correctional and other such subsequent cases if they require public notification.

SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
MICHAEL BERRY	344950 W. MILLER RD	AEROMIKE 49461411.com	
Jackie Shields	34710 22 ^{Stanfield} 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 Rane	" "	" "	602-619-1326
W. Maynard	34570 W. Eclipse Rd.		
Dave Klingensmith	34560 W. So Blanca RD	Dave - Dave. Rancit @ Gmail	602-527-7736
Kenneth Cardon	346 34745 W. Teel Rd	Kenny and Kristen @ Gmail	(480) 223-2041

