



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85139
Ph: 520.568.9098 Fx: 520.568.9120
www.maricopa-az.gov

Mailing Letter



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Planning and Zoning

August 26, 2024

RE: ZON24-01 & GPA24-02 City Gym & Field House. This site is generally located at the southeast corner of W. Bowlin Rd. and N. Greythorn Dr. within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by the City of Maricopa for a new City gym and field house at the above-mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
September 12, 2024 @ 6:00p.m.
Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.,
Maricopa, AZ 85138

Planning and Zoning Commission
PUBLIC HEARING:
October 14, 2024 @ 6:00 p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
PUBLIC HEARING:
November 19, 2024 @ 6:00 p.m.
City Hall – Council Chambers
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, Planner at the City of Maricopa Planning Department at 520-568-9098. You can also email them at Alexander.Bosworth@maricopa-az.gov subject ZON24-01 & GPA24-02 – City Gym & Field House.

Sincerely,

The City of Maricopa

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**



A copy of the Project Narrative and Preliminary Site Plan were included in the first round of mailing letters that were sent on August 26, 2024.

Mailing Letter

PROJECT INFORMATION

Project Name and Case Number(s)
City Gym & Field House
GPA24-02 & # ZON24-01

Applicant Representative
 City of Maricopa
 Alexander Bosworth
 520-316-6948
 Alexander.Bosworth@maricopa-az.gov



Scan QR Code for more information

Project Description

The City of Maricopa has initiated a Minor General Plan Amendment and a Rezone to revise the General Plan future land use designation(s) and the zoning district on the subject site. The application is described in more detail below:

GPA24-02 – This Minor General Plan Amendment would revise the current future land use designations for 4.89 acres of Employment (E) and Mixed-Use (MU) to the proposed Public/Institutional (P) designation.

ZON24-01– This map amendment would remove the parcel of land outlined (4.89 acres, see map) from the Transitional (TR) Zone to the Public-Institutional (PI) Zone to allow for a future City gym and field house.

Public Hearing Dates

Planning and Zoning Commission

October 14, 2024 @ 6:00pm
 City Hall; Council Chambers
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

City Council Meeting

November 19, 2024 @ 6:00pm
 City Hall; Council Chambers
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

How to learn more and comment

Project application materials may be viewed in person at:

Development Services Department
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

Planning and Zoning Department

If you have an interest in this request, contact the following Planning and Zoning Department staff member:

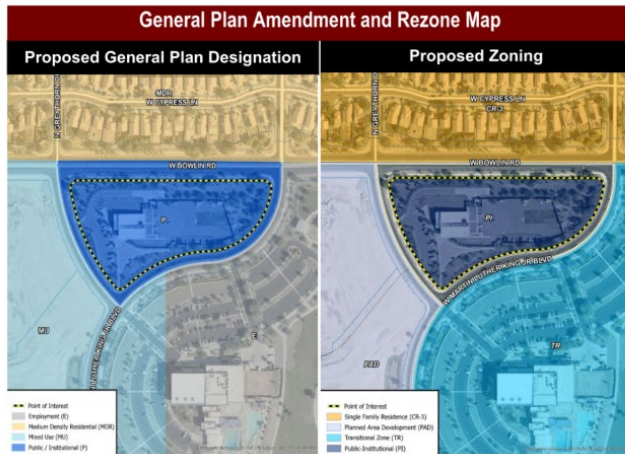
Alexander Bosworth
 520-316-6948
 Alexander.Bosworth@maricopa-az.gov

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

NOTICE OF PUBLIC HEARINGS

This notice is being sent to you because you own or represent property located within the required notification area for the following project:



Project Name and Location

City Gym & Field House – 4.89 acres
 17985 N. Greythorn Dr., Maricopa, AZ 85138
 APN Parcel # 510-12-014G

Case Number(s)
 General Plan Amendment Request: GPA24-02
 Rezoning Request: ZON24-01

Turn card over for more information. ➡



Development Services Department

The second round of mailing letters were sent on September 25, 2024.

Notification Area Map

Project Name: ZON24-01 & GPA24-02 City Gym & Field House

Location: SEC of W. Bowlin Rd. and N. Greythorn Dr.

Request: Rezone and Minor General Plan Amendment

Current Zoning of Subject Property: Transitional (TR)

Current General Plan Future Land Use designation: Mixed-Use (MU) & Employment (E)



Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch on September 26, 2024.

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
Rezone and Minor General Plan
Amendment Cases ZON24-01 &
GPA24-02

Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
October 14, 2024 @ 6:00p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
(PUBLIC HEARING)
November 19, 2024 @ 6:00p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time, and
location.

The City of Maricopa is proposing a minor General Plan Amendment from the existing Employment (E) and Mixed-Use (MU) future land use designations to Public/Institutional (P). Also proposed is a rezone from Transitional (TR) zoning to Public-Institutional (PI). The site is located at 17985 N. Greythorn Dr., Maricopa, AZ 85138, generally located at the southeast corner of W. Bowlin Rd. and N. Greythorn Dr. within the City of Maricopa incorporated limits. The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Rezone and a Minor General Plan Amendment.

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) 568-9098.

September 12, 2024
Published in the Casa Grande
Dispatch
Published 9/26/24

Public Notice Sign

ZONING
CITY OF MARICOPA- PLANNING DIVISION

Case #ZON24-01 & GPA24-02
 Proposal: The city of Maricopa is proposing a Rezone and a General Plan Amendment for a new City Gym and Field House. The property will be re-designated for the General Plan from Mixed-Use (MU) & Employment (E) to Public / Institutional (P). The property will also be Rezoned from Transitional (TR) to Public-Institutional (PI).

NEIGHBORHOOD MEETING Date: September 12, 2024 Time: 6:00 P.M. Location: Maricopa Library and Cultural Center 18160 N. Maya Angelou Dr., Maricopa, AZ 85138	PLANNING AND ZONING COMMISSION (PUBLIC HEARING) Date: October 14, 2024 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	CITY COUNCIL MEETING (PUBLIC HEARING) Date: November 19, 2024 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
 Alexander Bosworth 520-316-6948 Email: Alexander.Bosworth@maricopa-az.gov
 Posting Date: 8/26/24

August 26, 2024 at 5:32 AM
 +33.043425,-112.045288
 W Bowlin Rd
 Maricopa AZ 85138
 United States

ZONING
CITY OF MARICOPA- PLANNING DIVISION

Case #ZON24-01 & GPA24-02
 Proposal: The city of Maricopa is proposing a Rezone and a General Plan Amendment for a new City Gym and Field House. The property will be re-designated for the General Plan from Mixed-Use (MU) & Employment (E) to Public / Institutional (P). The property will also be Rezoned from Transitional (TR) to Public-Institutional (PI).

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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
 Alexander Bosworth 520-316-6948 Email: Alexander.Bosworth@maricopa-az.gov
 Posting Date: 8/26/24

August 26, 2024 at 5:09 AM
 +33.042274,-112.044661
 17985 Greythorn Ave
 Maricopa AZ 85138
 United States

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the 17985 N Graythron Dr, in the City of Maricopa, on 08/26/24.

See attached photo exhibit.

For applicant:

City of Maricopa

Dynamite Signs

Sign Company Name

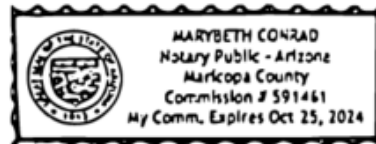
Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 08/26/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public



My Commission expires: 10-25-24

Neighborhood Meeting

A neighborhood meeting was held on September 12, 2024, at 6:00p.m. No members of the public were in attendance. The meeting was concluded at 6:45p.m.



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 Maricopa, AZ 85138
 Ph: 520.568.9098
 Fx: 520.568.9120
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SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
Alexander Bosworth	39700 W. Civic Center Plz Maricopa, AZ, 85138	Alexander.Bosworth@ maricopa-az.gov	520-316-6948
JIM IRWIN	43330 DELTA		
Eric Goettl	44021 W. Snow Dr.	eric.goettl.maricopa-az.gov	480-3255425