



CITIZEN PARTICIPATION  
PLAN REPORT

ZON20-04

TXT20-01

MARICOPA STATION  
OVERLAY

**PLANNING AND ZONING DIVISION**

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)

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# PROJECT NARRATIVE

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This request is for the designation of the overlay zone and the adoption of development code for the proposed Maricopa Station. In October 2019, city staff presented a request to the Planning and Zoning Commission to initiate a text amendment to the Zoning Code to develop development standards for the Maricopa Townsite area and rezoning overlay. Since then, staff has been diligently working with outside consultants in drafting proposed development standards and design guidelines.

The proposed overlay will be an addition to the already existing overlay zone, Mixed-Use Heritage Overlay (MU-H), which was established as part of the city's adoption of the new zoning code (2014) and the designation of the overlay in 2015. The area that is being designated with the new overlay is recognized as the Maricopa Townsite area (part of the Heritage District Redevelopment Area), which was platted as a subdivision in 1945. In response to the recent activity in the area, such as the overpass completion, street name change, and road improvements (Honeycutt Road, Mercado Street, and Main Street) this proposed overlay zone and development regulations (text amendment) will help assist the goals and vision of the city's 2009 Redevelopment Area Plan of creating a character, identity and a downtown destination for the area. This implementation of the Zoning Overlay and Text Amendment will also advance the Heritage District's design guidelines and goals. Below is a direct quote from the adopted design guidelines for the Heritage District (2011).

*“The Heritage District plan celebrates its cultural and history through its architecture of public and private buildings, streetscape and small town, pedestrian friendly environment.”*

*- Heritage District Design Guideline (2011).*

# PUBLIC MEETINGS

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Dates and locations of advertised meetings regarding the proposed request by the City are as follows:

**OPEN HOUSE MEETING**

July 23 at 4:00 PM  
Maricopa Unified School District  
44150 W. Maricopa Casa Grande Hwy – Board Room  
Maricopa, AZ 85138

**PLANNING AND ZONING COMMISSION**

July 27 at 6:00 PM  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**CITY COUNCIL**

August 18 at 7:00 PM  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

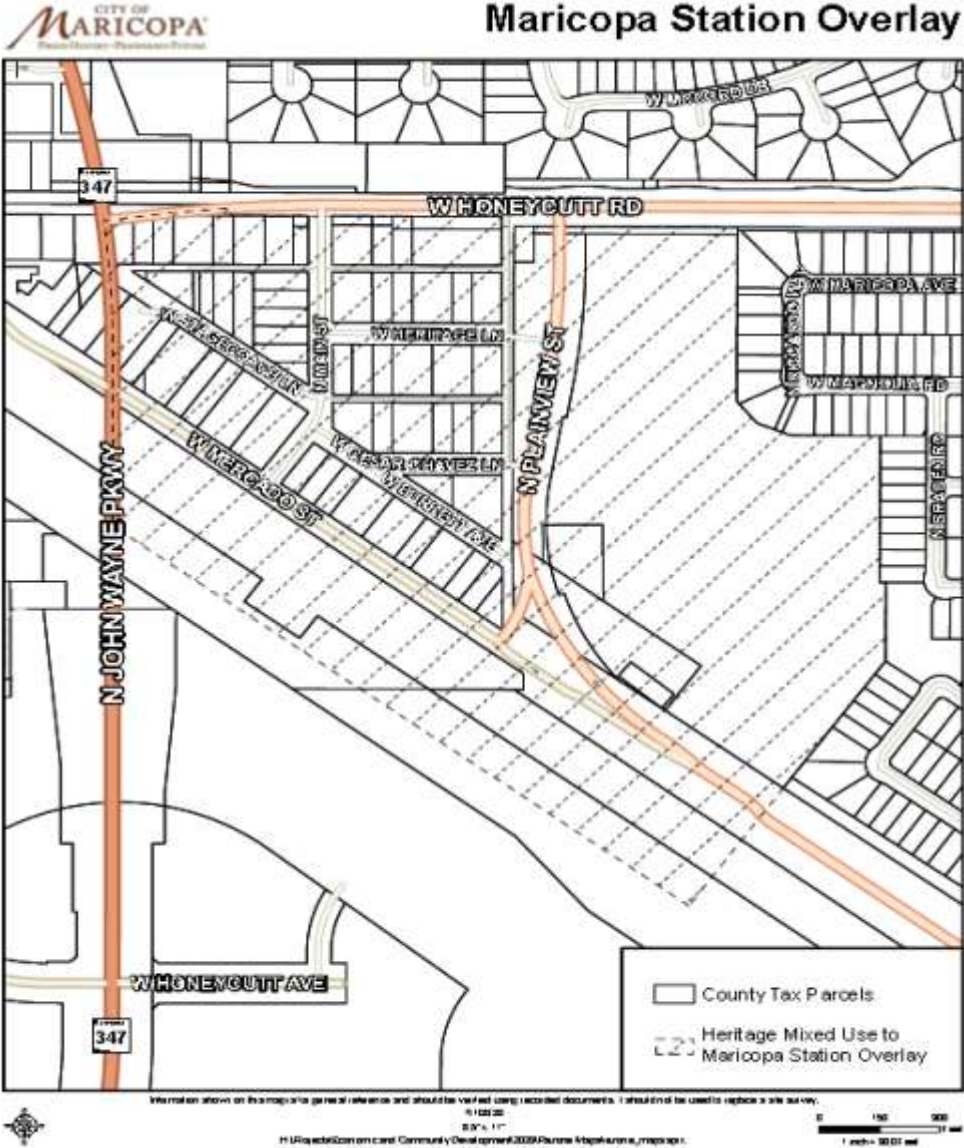
# TIMELINE OF EVENTS

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- October 14, 2019 – Planning and Zoning Commission initiated
- June 25, 2020 – Heritage District Advisory, Initial Discussion
- July 6, 2020 – 15 Day Public Review
- July 9, 2020 – Notification Letters, Sign Postings and Legal Notices
- July 23 – Open House Meeting (MUSD Office, Board Room)
- July 27 – Planning and Zoning Commission (Hearing and Action)

# SITE LOCATION

## ZON20-04 & TXT20-01 Mixed Use Heritage District Overlay



# LIST OF PROPERTY OWNERS CONTACTED

Properties within the subject area and properties within 300 feet of the subject area.

First Owner Name	Postal Address	Postal City
GASTELLUM LUCIA	10102 N BREWER RD	MARICOPA
WHYTE ROBERT A & ANN	10645 N TATUM BLVD STE 200-408	PHOENIX
MARICOPA SHELL LLC	10802 N 53RD WAY	SCOTTSDALE
CELAYA JUAN & MINNIE S	1190 E AVENIDA KINO	CASA GRANDE
HARDY BRIAN A & JULIE K REV TRUST	12424 97TH ST NE	WALHALLA
SPRR	1400 DOUGLAS ST STOP 1640	OMAHA
RINDERKNECHT WILLIAM CLAIR & ANDREA ABREU	1463 CHILD DR	LAYTON
NICHOLAS EUGENE J	15802 N 71ST ST UNIT 559	SCOTTSDALE
THE VILLAGES AT RANCHO EL DORADO HOA	1600 W BROADWAY RD STE 200	TEMPE
KAKAR JOSEPH	16932 PRESKETT LN	CASA GRANDE
OWENS CLARENCE JOSIAH	19650 N ALMA DR	MARICOPA
BOE STEVEN B & PATRICIA A	19655 N ALMA DR	MARICOPA
CARUSLE PETRA	19656 N ALMA DR	MARICOPA
PENALUZ & MOISES	19676 N LOCKE CT	MARICOPA
HYDE DANIEL A & TERESA	19676 N PEPKA CT	MARICOPA
YON JOANNA	19684 N LOCKE CT	MARICOPA
DIAZ ROSIE	19685 N PEPKA CT	MARICOPA
HERNANDEZ SELA TRS	19696 N ALMA DR	MARICOPA
RUIZ MONTES GONTRAN	19706 N PEPKA CT	MARICOPA
PETERSHEIM SUSAN E TR	19707 N PEPKA CT	MARICOPA
STATE OF ARIZONA	205 S 17TH AVE MD 612E	PHOENIX
SONORAN UTILITY SERVICES LLC	21410 N 19TH AVE STE 220	PHOENIX
JARED POPE PROPERTIES LLC	2158 E TIFFANY CT	GILBERT
PHUNG KURNIAWATI	39694 S HORSE RUN DR	TUCSON
CITY OF MARICOPA	39700 W CIVIC CENTER PLZ	MARICOPA
VIDAL ESTHER A	44342 W CESAR CHAVEZ LANE	MARICOPA
MASJID BILAL IBN RABAH	44370 W ARIZONA AVE	MARICOPA
BANDIN DAVID JR & REBECCA	44390 W HERITAGE LN	MARICOPA
BANDIN DAVID V JR	44420 W HERITAGE LN	MARICOPA
MARICOPA UNIFIED SCHOOL DISTRICT	45012 W HONEYCUTT AVE	MARICOPA
BOGEN JOHN FORTUNE	626 NW CREEKSIDE LN	BREMERTON
EAST FAMILY INVESTMENTS LLC	6921 S TURQUOISE PL	CHANDLER
DIXON BRAD J & CORRINA BENLITO	8741 S 57TH LN	LAVEEN
BANDIN JESSIE	PO BOX 157	MARICOPA
MARICOPA DOMESTIC WATER IMPROVEMENT DIST	PO BOX 209	MARICOPA
BANDIN GILBERT O V & MIROSLAVA H CO-TRS	PO BOX 265	MARICOPA
BANDIN IRENE L TRUST	PO BOX 278	MARICOPA
DIAZ MIGUEL	PO BOX 284	MARICOPA
DIAZ MIGUEL	PO BOX 308	MARICOPA
FIMENTEL EDGAR B	PO BOX 308	MARICOPA
DELEON VALORIE J	PO BOX 329	MARICOPA
HOLMES SHARON	PO BOX 337	MARICOPA
TRUMAN EDWARD B & THOMAS C	PO BOX 33834	PHOENIX
ALVARADO JUAN M	PO BOX 391	MARICOPA
SOLIZ CONCEPCION	PO BOX 40	MARICOPA
BAUGUS HAROLD E & VIOLA E	PO BOX 419	MARICOPA

# LIST OF PROPERTY OWNERS CONTACTED

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MARICOPA AZ PROPERTY LLC  
GOMEZ GRACE M  
BANDIN GILBERTO H  
MARICOPA LAND COMPANY LLC  
ESPINOZA NICASIO T & MIRNA  
RODRIGUEZ JUAN & LUCIA  
SOLIZ DAVID  
CABRERA SAMUEL & TERESA  
TAPIA EDWARD FIGUEROA

PO BOX 50620  
PO BOX 523  
PO BOX 647  
PO BOX 653  
PO BOX 732  
PO BOX 75  
PO BOX 751  
PO BOX 806  
PO BOX 844

IDAHO FALLS  
MARICOPA  
MARICOPA  
MOUNT PLEASANT  
MARICOPA  
MARICOPA  
STANFIELD  
MARICOPA  
MARICOPA



# NOTIFICATION LETTER

## ENGLISH NOTICE



39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520-548-9091  
Ft: 520-548-9120  
[www.maricopa-az.gov](http://www.maricopa-az.gov)

### NOTICE OF PUBLIC MEETING

#### CITY OF MARICOPA ZONING CODE TEXT AMENDMENT AND ZONING OVERLAY DESIGNATION

##### Neighborhood Meeting

July 23 at 4:00 PM  
Maricopa Unified School District  
44150 W. Maricopa Casa Grande Hwy  
Maricopa, AZ 85138

**\*\*Due to COVID-19 Pandemic, participants may also attend the meeting via a virtual setting**

*Link to Virtual Meeting: <https://bit.ly/2ZGHsd0>*

*Or join by phone by calling 888-475-4499*

*Passcode 992 3724 3351 \*\**

##### Public Hearing

Planning & Zoning Commission  
July 27 at 6:00 PM  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

##### Public Meeting

City Council  
August 18 at 7:00 PM  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the above mentioned public meetings will be held at the above stated dates, times, and locations. The purpose of the public meetings is to receive public comments for the following requests.

**TXT20-01:** A text amendment by the City of Maricopa to amend the City of Maricopa Zoning Code by adding Article 304 Maricopa Station Overlay land use standards.

**ZON20-04:** Request by the City of Maricopa to designate the proposed Maricopa Station Overlay Zone over a portion of the Heritage District Redevelopment Area.

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 written form to the Development Services Department, Attn: Rodolfo Lopez, 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-316-6986.

For more information, please visit the City's Planning and Zoning Division website at <https://www.maricopa-az.gov/Home/Components/News/News/2528/106> or contact the City at 520-316-6986 with any questions or comments. Copies of the proposed overlay map and zoning code text amendment may be available for viewing at the front counter of City Hall and the City Library.

***This notice is being sent to you as the owner of the property, we encouraged that you inform your tenant(s) on the property, if applicable.***

Sincerely, City Staff

# NOTIFICATION LETTER

## SPANISH NOTICE



AVISO DE AUDIENCIA PÚBLICA

39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
Ph: 520.368.8086  
F: 520.368.9120  
www.maricopa-az.gov

### CIUDAD DE MARICOPA ENMIENDA AL CÓDIGO DE ZONIFICACIÓN Y DESIGNACIÓN DE ÁREA Y ZONIFICACIÓN

Junta de la Comunidad  
23 de julio a las 4:00 p.m.  
Distrito Escolar Unificado de Maricopa  
44150 W. Maricopa Casa Grande Hwy  
Maricopa, AZ 85138

\*\* Debido a la pandemia de COVID-19, los participantes también pueden asistir a la reunión a través de una junta virtual: <https://bit.ly/2ZGHsdo>  
O, por llamando al 888-475-4499  
use el Código de acceso 992 3724 3351

Audiencia Pública  
Comisión de Planificación y Zonificación  
27 de julio a las 6:00 p.m.  
Oficina de la Ciudad de Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Junta Pública  
Junta de Consejo  
18 de agosto a las 7:00 p.m.  
Oficina de la Ciudad de Maricopa  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

POR MEDIO DE ESTE AVISO las audiencias públicas anteriormente mencionadas se llevarán a cabo en las fechas, horarios y lugares indicados. El propósito de las audiencias públicas es recibir comentarios de la comunidad para las siguientes solicitudes.

**TXT20-01:** Enmienda del Código de Zonificación de la Ciudad de Maricopa mediante la adición de las normas de uso de área del Artículo 304 "Maricopa Station Overlay".

**ZON20-01:** Solicitud de la Ciudad de Maricopa para designar la propuesta de "Maricopa Station Overlay" sobre una porción del Área de Reurbanización del Distrito "Heritage".

Cualquier persona que desee presentarse y hacer comentarios es alentada a asistir. Los comentarios escritos son bienvenidos y, si se reciben antes de la audiencia, se incluirán en el registro. Todos los comentarios o apelaciones deben enviarse por escrito al Departamento de Servicios de Desarrollo, con atención a: Rodolfo López, 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Favor de incluir nombre, dirección, número de teléfono y firma. Para preguntas, comuníquese con la División de Planificación al 520-316-6986. Para obtener más información, visite el sitio web de la División de Planificación y Zonificación de la Ciudad de Maricopa en

<https://www.maricopa-az.gov/Home/Components/News/News/2528/106>

Si tiene alguna pregunta o comentarios comuníquese con la Ciudad al 520-316-6986. Copias de los cambios propuestos al mapa y la enmienda al código de zonificación estarán disponibles para su visualización en la recepción de la oficina de la Ciudad de Maricopa y la Biblioteca.

***Este aviso se le envía por ser propietario de residencia(s) en el área. Le recomendamos que informe a su inquilino(s) si corresponde.***

Atentamente, la Ciudad de Maricopa

# LEGAL NOTICE PUBLICATION

## CASA GRANDE DISPATCH NEWSPAPER NOTICE

### NOTICE OF PUBLIC HEARING AND MEETING

#### CITY OF MARICOPA ZONING CODE TEXT AMENDMENT AND ZONING OVERLAY DESIGNATION

NOTICE IS HEREBY GIVEN THAT the city will be holding a public hearing and public meeting on the proposed Zoning Code text amendment and Zoning Overlay designation. The public hearing and public meeting dates, time, and location are shown below.

#### Neighborhood Meeting

July 23 at 4:00 PM  
Maricopa Unified School District  
44150 W. Maricopa Casa Grande Hwy – Board Room  
Maricopa, AZ 85138

*\*\*Due to COVID-19 Pandemic, participants may also attend the meeting via a virtual setting*

*Link to Virtual Meeting: <https://bit.ly/2ZGHsd0>*

*Or join by phone by calling 888-475-4499*

*Passcode 992 3724 3351 \*\**

|

#### Public Hearing

Planning & Zoning Commission  
July 27 at 6:00 PM  
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Maricopa, AZ 85138

#### Public Meeting

City Council  
August 18 at 7:00 PM  
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39700 W. Civic Center Plaza  
Maricopa, AZ 85138

The purpose of the public hearing and public meetings is to receive public comments, questions, and or concerns for the following text amendment and zoning overlay designation:

**TXT20-01:** A text amendment by the City of Maricopa to amend City of Maricopa Zoning Code by adding Article 304 Maricopa Station Overlay land use standards.

**ZON20-04:** Request by the City of Maricopa to designate the proposed Maricopa Station Overlay Zone over a portion of the Heritage District Redevelopment Area.

The City is seeking public input as required by state statute. The proposed text amendment and zoning overlay designation is consistent with the Goals and Objectives outlined in the City of Maricopa General Plan Chapter II, A. Land Use Element; Goal 4: Objective *a*: "Update and consistently enforce the community's development codes, including zoning, subdivision, and related regulations."

For more information, please contact the Planning and Zoning Division at 520-316-6986. You may download a copy of the proposed text amendment and zoning code overlay designation at the City of Maricopa website, <http://www.maricopa-az.gov/departments/economic-community-development/planning-zoning> or pick up a copy at the Library, City Hall, or email [rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov) to receive a copy.

Dated: July 7, 2020

Published in the Casa Grande Dispatch July 9, 2020

# LEGAL NOTICE PUBLICATION

## MARICOPA MONITOR NEWSPAPER NOTICE

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### NOTICE OF PUBLIC HEARING AND MEETING

#### CITY OF MARICOPA ZONING CODE TEXT AMENDMENT AND ZONING OVERLAY DESIGNATION

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Maricopa, AZ 85138

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Or join by phone by calling 888-475-4499  
Passcode 992 3724 3351 \*\**

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Planning & Zoning Commission  
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Dated: July 7, 2020  
Published in the Maricopa Monitor, July 14, 2020



# WEB PAGE NOTICE

Posted July 6, 2020

<https://www.maricopa-az.gov/Home/Components/News/News/2528/106>

Department »

## Economic & Community Development

View Site  

### Zoning Code, Maricopa Station Overlay: 15 Day Public Review and Open House Meeting Notice

Post Date: 07/06/2020 8:53 AM

On October 14, 2019, the City of Maricopa Planning and Zoning Commission initiated a zoning map amendment to implement an overlay zone for the Maricopa Townsite subdivision and develop specific land use development standards for the area. A public participation process is scheduled that will include a 15-day public review of the proposed zoning map amendment and development land use standards followed by an open house meeting scheduled for July 23. See meeting information below.



#### Open House Meeting

July 23 at 4:00 PM  
Maricopa Unified School District  
44150 W. Maricopa Casa Grande Hwy  
Maricopa, AZ 85138

**\*\*Due to COVID-19 Pandemic, participants may also attend the meeting via a virtual setting. Link to Virtual Meeting: <https://bit.ly/2ZG7Hu0>  
Or join by phone by calling 888-475-4499, passcode 992 3724 3351 \*\***

The Overlay Zoning Districts will provide property owners with the following opportunities:

1. Relaxed dimensional zoning standards
2. Expanded retail, office, and service uses
3. Streamlined approval of certain uses
4. Expanded outdoor business display and service
5. Commercial and mixed-use residential development
6. Reduced parking and landscaped standards
7. Updated site and building design guidelines

This request by the City is to officially map the location of the overlay zone on the City's Official Zoning Map and to adopt specific land use and development standards to permit future development and redevelopment as intended by the adopted Redevelopment Area Plan for the Heritage District. Over the next 15 days, the City's Planning and Zoning Division will be accepting comments of the proposed map amendment and development standards.

- [Proposed Zoning Map Amendment Overlay](#)
- [Article 204 Maricopa Station Overlay Development and Land Use Standards](#)
- [Maricopa Station Overlay Design Guidelines](#)

Copies will also be made available at City Hall, front desk, and the Library. Comments may be sent by mail to the Economic and Community Development Department, 39700 West Civic Center Plaza, Maricopa, AZ 85138, or by email [rodofo.lopez@maricopa-az.gov](mailto:rodofo.lopez@maricopa-az.gov). Comments should be received no later than July 23, 2020.

For more information, contact the Planning and Zoning Division at 520-318-6986 or email [rodofo.lopez@maricopa-az.gov](mailto:rodofo.lopez@maricopa-az.gov) for more information.

[Return to full site >>>](#)

# MEETING SIGN LOCATION MAP



# MEETING SIGN

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# MEETING SIGN

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# OPEN HOUSE MEETING SIGN-IN SHEET

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# OPEN HOUSE MEETING PHOTOS



# PUBLIC COMMENTS



Thu 7/9/2020 12:49 PM

Jon Froke <jfroke@azland.gov>

Re: **Maricopa Station** Overlay

To Rodolfo Lopez



You replied to this message on 7/9/2020 12:57 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

Some of the content in this message couldn't be downloaded because you're working offline or aren't connected to a network.

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Great.

Thank you for this information Rodolfo. It looks like the Overlay Zone will compliment the Amtrak station.

Jon

**Jon M. Froke, AICP | Planner III**

**Arizona State Land Department**

1616 W. Adams Street | Phoenix, AZ 85007

O: 602-542-3126 | C: 623-910-6371 | [jfroke@azland.gov](mailto:jfroke@azland.gov)



*Funding Arizona Public Schools and Institutions since 1915*

# PUBLIC COMMENTS

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Thu 7/9/2020 2:43 PM

clmoly1@comcast.net

RE: Zoning Code Review: **Maricopa Station** Overlay 15 Day Review (Stakeholder Review)

To Rodolfo Lopez

Cc Nathan Steele; Judy Ramos; Kazi Haque; Howard Blackson; Artie A. Vigil III; dayna.molyneaux@gmail.com

You replied to this message on 7/13/2020 7:22 AM.

Rudy, All,

Fantastic job putting this documentation together! After I have time to digest all the information provided, I'll offer some feedback. I just wanted to send this note out and let you know that my initial impression of the plan for the **Maricopa** Townsite subdivision is very positive!!

Thank you,

-Chad Molyneaux

# PUBLIC COMMENTS



Fri 7/10/2020 10:33 AM

Chrystal Allen-O'Jon <chrysallenojon@aol.com>

Re: Zoning Code Review: **Maricopa Station** Overlay 15 Day Review (Stakeholder Review)

To: Rodolfo Lopez

Cc: Nathan Steele; Judy Ramos; Kazi Haque; hblackson@avrpstudios.com; av3design@gmail.com

You replied to this message on 7/13/2020 7:59 AM.

Action Items

+ Get more a

**\*\*\*ATTENTION: This email is from an EXTERNAL source. OUTSIDE the City of **Maricopa** network. DO NOT CLICK links or open attachments unless you are sure the source, sender, and content of the email is credible.\*\*\***

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Rudy, this is a stunning project!!!

Wow, it's breathtaking.

I have such respect for your team's skill set.

Please include in future development projects.

Respectfully,

Kent & Chrystal Allen-O'Jon  
[Site:](#) O'Jon Enterprises S Corp.  
& O'Jon Terrace LLC T:615-569-9138

# PUBLIC COMMENTS

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Mon 7/13/2020 10:30 AM

paul shirk <paulbshirk@gmail.com>

Maricopa Station Overlay

To Rodolfo Lopez



Zoning on the overlay map is appropriate for planning the development of Maricopa Station. There is a nice balance of close residential with neighboring business zones to support the overall attractiveness to tourist and citizen investment in that area. The need for affordable small business space that has been requested in many community forums will also be available.

The frontage types with awning or colonnade to provide shade during our warm summer months would seem preferable. Lot details maintain community standards with flexible options.

Not a fan of yard or rooftop signage. A lean open look is more welcoming.

Alterations for Mercado street to intersect with Plainview St at a right angle is an improvement and will allow better access to the museum and railcar. Overall Mobility and Access is typical good planning in our city.

Appreciate the comfortable and historic atmosphere in the street designs.

The Heritage Museum and Park is also preparing to house a Welcome and Visitor center.

Just a few non-technical thoughts. Keep up the good work,  
Paul

# PUBLIC COMMENTS

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I'm not sure that this is the correct forum, but I wanted to state my comments on the designs provided.

1. My vote is for the Western Americana design as it reflects the city's heritage.
2. I hope that the heritage area incorporates the stagecoach, the history of the C's (casino, cotton and cattle). The 3 Cs are part of the Headquarter Lounge sign so I don't know when that "motto" came about...casino opened in 1997.
3. I appreciate the less neon signage and signage that aligns with the architectural theme but whatever design is selected, I hope the street and business lightings are more in line with "dark skies at night" (which is what we were sold when we purchased in 2007) and not add more light pollution to the city (downward facing lighting on all street lamps)
4. Plantings should not include the brittle, pollen loaded Palo Verde trees--many of us suffer during their blooming season and they are always blown down or have limbs break during high winds throughout the city--could be dangerous in a "walking venue" area of the city.

Not sure if this is a consideration here, but I think also John Wayne's name should not be removed from the city and is part of the reason I like that western architecture, but also as we are considered to be still be "the wild, wild west in Arizona" and I think Maricopa represents that.

Thank you for listening.

Chris Fuller, V-132  
MPD Volunteer Program Leader



# PUBLIC COMMENTS

---

Rodolfo --

I finally had the chance to go through the information on the proposed **Maricopa Station** Overlay more thoroughly.

Have to say I'm not too knowledgeable about what was included in the first section other than that it described how the land would be used. Lot sizes. Diversified use of the land. Height limits.

The Vision section was impressive. The concept of no concrete walls separating houses. Open spaces. Bike paths. Easy access to Amtrak-which could increase tourism. A town square. Water Tower Park. Nice to see the water tower would remain. A real part of **Maricopa** history. The entire concept was in keeping with the heritage associated with **Maricopa**. A vintage look with a Southwestern feel. Old timey yet modern.

This was well thought out. A lot of time and work went into providing information in an easy to understand-for most- format.

One last. In the 1980 a similar concept- on a smaller scale- was planned where the Veterans Center is now. I had the plans, pictures and information but turned all the history I had collected about **Maricopa** to Paul Shirk of the **Maricopa** Historical Society last year. A name considered was **Maricopa** Cultural Center.

Again, thank you for the information.

Will see you Thursday at the Open House meeting.

joan