

Maricopa Towne Center

Planned Area Development Rezoning & Minor General Plan Amendment

Citizen Participation Final Report



City of Maricopa

April 24, 2025

Introduction

Vestar Development (“Vestar” or “Owner”) is a nationally recognized leader in the acquisition, development, and management of mixed-use retail and entertainment destinations in the western United States. Through its innovative development practices, Vestar has been creating unique destinations that exhibit a unique sense of place since 1989. The Maricopa Towne Center PAD and minor General Plan amendment proposes a thoughtfully integrated community district that allows for a variety of land uses. The PAD features common unifying elements through architecture, landscaping, pedestrian systems, and streetscape themes which will result in the development of complementary uses based on the needs of the community for the City of Maricopa (the “City”).

Vestar is excited to propose Maricopa Towne Center, an iconic, vibrant, master planned community that will enhance the City with new amenities and residential opportunities that include a mixed-use variety of land uses that include: office, commercial, retail, entertainment, hospitality, multi-family, single family residential, and other complementary land uses creating an inviting live, work, shop, and play environment (the “Project”).

In the City, Vestar is planning to develop on the 184 acres of two contiguous parcels located in the southeast corner of North John Wayne Parkway and West Farrell Road, identified as APNs: 510-73-001K & 510-73-001L (the “Property”). In order to allow the Project, Vestar is requesting to rezone the Property from Avalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

This report outlines the details of the process used by the applicant to involve the public pursuant to City of Maricopa’s citizen participation requirements described in the Zoning Code and Citizen Participation Plan Guide.

Notification Summary

In accordance with Section 18.140.050, the proposed process for neighbor notification is outlined below and will be updated as the proposal progresses, and scheduling is confirmed:

1. 1st Notification Letter: March 26, 2025
2. 1st Site Posting: March 26, 2025
3. Neighborhood Meeting (Copper Sky): April 10, 2025
4. 1st Newspaper Notification: April 24, 2025
5. 2nd Notification Letter: April 24, 2025
6. Planning & Zoning Commission Hearing: May 12, 2025
7. City Council Hearing: June 17, 2025

Notification Area and Contacted Parties

Property owners and occupants within 1,000 feet of the Property were obtained utilizing the Maricopa County Assessor's website. The applicant team notified the property owners within this area as well as any other persons identified by the City of Maricopa as potentially affected citizens. A buffer map of the notified area is attached hereto.

The mailing list consisting of the property owners within the notification area around the 1,000' boundary of the Property along with any interested parties is attached hereto.

Contact Dates and Methods

On March 26, 2025, the applicant team mailed letters via First Class U.S Mail notifying all property owners within the 1,000' notification area and any identified interested parties. The letter included all required details of the Project requests, a map of the Property boundaries, the applicant's contact information, and an invitation to an open house neighborhood meeting to discuss Project details. An Affidavit of Notification with a copy of the letter is attached hereto.

On April 24, 2025, the applicant team will mail letters via First Class U.S Mail notifying all property owners within the 1,000' notification area, interested parties, and attendees from the open house meeting. The letter will include all of the Project details from the 1st notification letter as well as notification of the scheduled public hearings. A draft copy of the letter is attached hereto.

Site Posting

On March 26, 2025, a Public Notification Sign was erected on the Project Site stating all of the details of the requests, the times and locations of the neighborhood meeting and public hearings, and the applicant's and County's contact information. An Affidavit of Posting with a photo of the sign is attached hereto.

Neighborhood Meeting

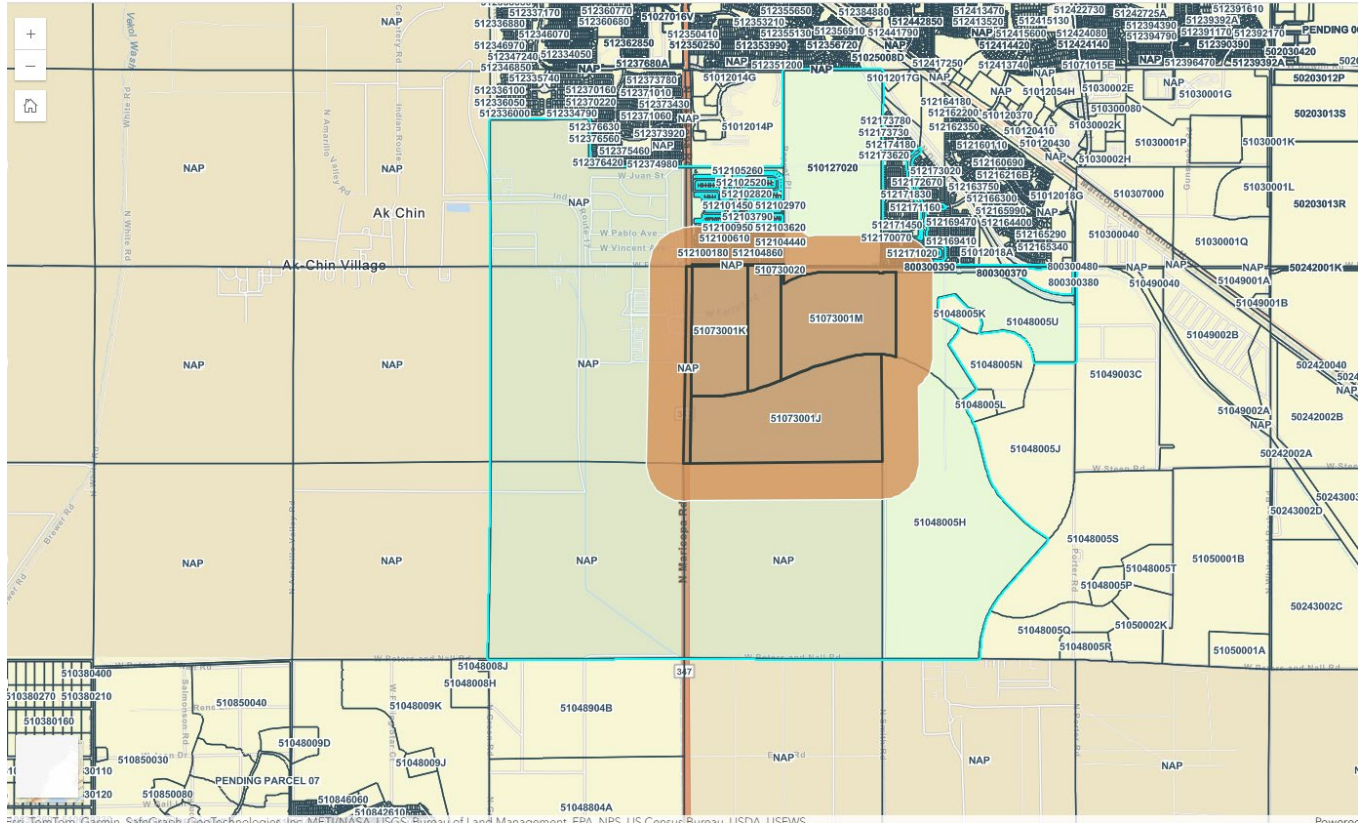
On April 10, 2025, a public open house meeting was held from 5:30PM – 6:30PM at the Coppersky Multi-generational facility. Surrounding property owners, interested parties, and the general public were invited to the neighborhood meeting to discuss Project details and address any questions or comments regarding the Project. A copy of the sign-in sheets and official summary of the meeting are attached hereto.

Newspaper Notice

On April 24, 2025, a legal ad will be published in the Pinal Central Dispatch newspaper with details of the requests and notice of the public hearings. A draft proof of the legal ad is attached hereto.

Project Vicinity Aerial Map





44189 W PALO OLMO RD TRUST
210 OAK AVE
KANNAPOLIS , NC 28081-1432

ACEVES SALVADOR ANGELO
44493 W PALO OLMO RD
MARICOPA , AZ 85138-8348

ADAMS DALE JR & JANKI AYMEN
44262 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

AGUILAR MARIA J
29345 VIA NORTE
TEMECULA , CA 92591-1183

AGUILAR SAUL R
44002 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

ALLAH JAMAR & OLSEN ROBYN
44063 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

ALVEY TAYLOR MARIE & JACOB WADE
44129 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

AMADOR CHRISTIAN A CUEVAS
44094 W PALO OLMO RD
MARICOPA , AZ 85138-8362

AMARO JUAN ROSENDO & OLGA
MARTINEZ
44373 W PALO TECA RD
MARICOPA , AZ 85138-8349

AMKE VENTURES LLC
7 COE DR
AJAX , ON -

ANTHONY CLYDE JR & VENESSA
44606 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

ANUMOLU BALAKRISHNA
2039 E HACKBERRY PL
CHANDLER , AZ 85286-6234

APODACA CHRIS JACOB
44574 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

APPIAH COLLINS & ANTWI ADELAIDE
TRS
2743 E PALMER ST
GILBERT , AZ 85298-8574

ARCHULETTA WILLIAM & LYNNEA
44139 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

ARGUELLES KATHY & DAVID ANTONIO
44032 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

ARNOT JEFFERY DANIEL
44300 W PALO OLMO RD
MARICOPA , AZ 85138-8348

ASH HAMILTON WILLIAM II & REBEKKA
44156 W PALO ALISO WAY
MARICOPA , AZ 85138--364

AYALA RAUL ROSALES
43953 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

BAINS HARJOT
MAIL RETURN
, -

BAINS SANDEEP
MAIL RETURN
, -

BAKER BRIAN L & AMY V
44355 W PALO TECA RD
MARICOPA , AZ 85138-8349

BARRON RONALD & CHERYL REV TRUST
44216 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

BERGER CHRISTINE TRUST
395 BLACKHAWK DR
NEWBURY PARK , CA 91320-0480

BERNAL JUAN CARLOS SANCHEZ
44312 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

BIRDON LA PORCHEA
44247 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

BOGGS THOMAS DANIEL JR & VALERIE
44231 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

BONILLA GEORGE CANO
44191 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

BOSAK ALEXANDRIA MARIE & ANDREW
ROBERT
44337 W PALO TECA RD
MARICOPA , AZ 85138-8349

BRANAMAN PATRICIA M & BRANAMAN
SUMMER J
44173 W PALO OLMO RD
MARICOPA , AZ 85138-8362

BROOKS TAHLIA MARIA
44469 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

BROWN DEXTON
44141 W PALO OLMO RD
MARICOPA , AZ 85138-8362

BURK JAMES SCOTT & MIDDLETON
AARON DANIEL
44046 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

BURKHARDT NICHOLAS & CATHERINE
43912 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

BURNS KARRIA & JEFFERSON KIRK JR
43985 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

CAMPBELL JUDE CADEN
44605 W PALO CEDRO RD
MARICOPA , AZ 85138-8348

CAPE CHRISTOPHER BLU & ODINS-
CAPE TATJANA
43970 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

CARDONA ANDREA
44062 W PALO OLMO RD
MARICOPA , AZ 85138-8362

CARMONA JESUS F CHAVEZ
44447 W PALO ALISO WAY
MARICOPA , AZ 85138-8513

CARTER ALISA MARY
44558 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

CARTER MARY H & ERNEST AUBERT
44410 W PALO OLMO RD
MARICOPA , AZ 85138-8348

CASTELLANOS ALFREDO & MARIA
675 S MILLARD AVE
RIALTO , CA 92376-6698

CASTILLO MIGUEL & LAURA GUADALUPE
44394 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

CASTRO RAFAEL JR & ABILENE
44127 W PALO TECA RD
MARICOPA , AZ 85138-8360

CEPIELIK AKIAH
44398 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

CHANG AMY
44438 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

CHISHOLM ANTONE C
44215 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

COBBINA DANIEL & JULIET
44064 W PALO CEDRO RD
MARICOPA , AZ 85138-8513

COLON MARCELINA
43940 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

CORTES DONATO D VAZQUEZ
44380 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

CORTEZ CALEB
44018 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

CORYELLBATTLE GAYLA S
16728 N PALO ROJO RD
MARICOPA , AZ 85138-8513

CRETE HENRY & ROBYN
43956 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

CROFT ASHLEE *
5028 E SIESTA DR
PHOENIX , AZ 85044-4073

CROUCH LARRY E & PATRICIA A CO-TRS
44109 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

CURTIS ALLYSON JEAN & RANFT JASON
LEE
44471 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

DAMRON LINDA E
44574 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

DATAR ANOOP MILIND
2407 CLIFFS EDGE DR
AUSTIN , TX 78733-3603

DAVIES NATALIE
43967 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

DICK ANNEKA
44157 W PALO OLMO RD
MARICOPA , AZ 85138-8362

DINERO JANET MEDROSO & DINERO
LETICIA MEDROSO
44437 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

DUBOSE CHARLES BENNARD &
BERNADETTE ADELA
44500 W PALO OLMO RD
MARICOPA , AZ 85138-8348

DUBOSE DOROTHY MAE
44419 W PALO OLMO RD
MARICOPA , AZ 85138-8348

DUNBAR DONALD V
43911 W PALO OLMO RD
MARICOPA , AZ 85138-8361

DUNCAN RODERICK
44277 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

DUNCAN STEVEN EDWARD
44411 W PALO TECA RD
MARICOPA , AZ 85138-8349

DUNN JESSICA ANN
44027 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

EASON KENNY DON & CAREN EUGENIA
PO BOX 63
VELMA , OK 73491-1006

ELAM ANTONIO
44591 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

ESCOBEDO DIANA JOANA
670 W SHANNON ST
CHANDLER , AZ 85225-5725

ESCUETA FLORENCE M & GILBERT M
434 MCCOVEY LN
SAN JOSE , CA 95127-7344

ESHEMITAN DEANNA DARLENE & DAVID
ADOGBEJI
44202 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

ESPINOZA ROSEMARY RENEE
44339 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

EYMAN JESSE R III TR
44251 W PALO OLMO RD
MARICOPA , AZ 85138-8362

FARRELL ALMA
43983 W FARRELL RD
MARICOPA , AZ 85139-8513

FEIST PATRICIA M & BRIAN
44544 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 300
ATLANTA , GA 30339-9599

FORTE SEAN M
44447 W PALO TECA RD
MARICOPA , AZ 85138-8349

FRANKLIN HEATHER NICOLE
44035 W PALO TECA RD
MARICOPA , AZ 85138-8361

FRANKLIN ORVELL JR & TONYA MARIE
44514 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

FRAZIER SPENCER & HEATHER
43981 W PALO TECA RD
MARICOPA , AZ 85138-8359

GAM EDWIN THOMAS & SUZETTE MAE
43923 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

GAMEZ IZAYA & BRENDA
43924 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

GANSLER STEPHEN
41358 W CIELO LN
MARICOPA , AZ 85138-8378

GARCIA ENRIQUE SANCHEZ
44355 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

GARCIA MANUEL JR
44207 W PALO CEDRO RD
MARICOPA , AZ 85138-8364

GARCIA YOLANDA PATRICIA DURAN
44511 W PALO OLMO RD
MARICOPA , AZ 85138-8349

GARZA RAMIRO & MYRIAN
44140 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

GASAWAY HELEN & JEFFERY
44003 W PALO OLMO RD
MARICOPA , AZ 85138-8362

GIPSON CHANAE ATHEA
44170 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

GIRON ANDRES
44185 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

GLICKMAN MATHEW JOHN
44620 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

GOMEZ NANCY IDALY
44232 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

GONZALEZ AUTUMN GEORGINA &
SAVANNA MARIE
44560 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

GONZALEZ BRENDA V & FRANCISCO
44267 W PALO OLMO RD
MARICOPA , AZ 85138-8362

GRECO ROBERT
44016 W PALO OLMO RD
MARICOPA , AZ 85138-8362

GREEN TRESHONNA & BRANDON
43938 W PALO OLMO RD
MARICOPA , AZ 85138-8361

GUDIEL WILLIAM & TAYLOR MARIE
44219 W PALO OLMO RD
MARICOPA , AZ 85138-8362

GUDINO JULIO
44159 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

HAGGARD ROBERT L & LAURA B
44017 W PALO TECA RD
MARICOPA , AZ 85138-8361

HARPER AHMAD
43927 W PALO TECA RD
MARICOPA , AZ 85138-8513

HARRELL RAKEEM M
43954 W PALO OLMO RD
MARICOPA , AZ 85138-8361

HARRELL SHANEE LATRICE TR
1221 W 3RD ST APT 454
LOS ANGELES , CA 90017-7519

HENNING COLLIN REEVES & GUEVARA
ELIZABETH MARY
44202 W PALO OLMO RD
MARICOPA , AZ 85138-8362

HENSON WILMA JEAN
953 N SHERWOOD WAY
QUEEN VALLEY , AZ 85118-8979

HERRERA TRACEY M
44391 W PALO TECA RD
MARICOPA , AZ 85138-8349

HICKS SHIRLENE SURVIVORS TRUST
3024 E COCONINO DR
GILBERT , AZ 85298--578

HIMES REBECCA ROA
44468 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

HOLMAN REX
44073 W PALO TECA RD
MARICOPA , AZ 85138-8361

HOLT JONATHAN S REV TRUST
44544 W PALO ALISO WAY
MARICOPA , AZ 85138--347

HOOVER THOMAS LAWRENCE & CAROL
JEAN
44401 W PALO OLMO RD
MARICOPA , AZ 85138-8348

HUANG JIAN HONG
7504 S MCCORMICK WAY
QUEEN CREEK , AZ 85142-2456

HUDSON SFR PROPERTY HOLDINGS III
LLC
4849 GREENVILLE AVE
DALLAS , TX 75206-6413

HUGHES CASSANDRA LEIGH
44483 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

HUMPHREY KAREN CLAUDETTE
44588 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

ITTAMALLA SMITHA JACOB
44543 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

JAMES HEATHER & ZACHERY JACOB
44047 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

JASINSKI CATHERINE MARY THOMKA &
KENNETH ROGER
44354 W PALO OLMO RD
MARICOPA , AZ 85138-8348

JASINSKI DYLAN CHASE THOMKA &
LEXIE JUANITA
44483 W PALO TECA RD
MARICOPA , AZ 85138-8349

JERICO TERESA LYNETTE
44590 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

JESKE TIMI MARIE REED
44428 W PALO OLMO RD
MARICOPA , AZ 85138--348

JOHNSON TIMOTHY
44200 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

KIELY TIMOTHY J & ELIZABETH TRS
43969 W PALO ALISO WAY
MARICOPA , AZ 85138--364

KLINKHAMMER PATRICK & SHERYL
44031 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

KNECHT SHERRI L
44248 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

KOSURI VARAPRAKASH A
44253 W PALO CEDRO RD
MARICOPA , AZ 85138--364

LABERRY DANIEL ROBERT
44232 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

LACOCO FRANK & JEAN TRS
44032 W PALO OLMO RD
MARICOPA , AZ 85138-8362

LAMOUR CARLINE
1506 E 54TH ST
BROOKLYN , NY 11234-4393

LARA JOSEPH ANTHONY II
44547 W PALO OLMO RD
MARICOPA , AZ 85138-8349

LARA TREVOR DANIEL & QUINTERO
GLORIA
44565 W PALO OLMO RD
MARICOPA , AZ 85138-8349

LARMORE MICHAEL & CHERYL TRS
44319 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

LAROCHE NICKOLAS EWELL
44455 W PALO OLMO RD
MARICOPA , AZ 85138-8348

LAVOIE CHRISTINA LOUISE & MATTHEW
ROBERT
44575 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

LEGER CIARA NICOLE & JOHN CUYLER
44529 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

LEON EDNA PESQUEIRA
43954 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

LEWIS SHAWN
44501 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

LEYBA ALYSSA VICTORIA
44513 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

LISK ROBERT R & PATRICIA A TRS
936 E CEDAR DR
CHANDLER , AZ 85249-9332

LOPEZ BRIAN LEE & MARIA R
44123 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

LOPEZ CARMEN LORENZO & LEIA D
44369 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

LOPEZ DAVID & SOCORRO
44555 W PALO TECA RD
MARICOPA , AZ 85138-8349

LORENZANA JESSICA GUZMAN & OMAR
44561 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

LYNCH LARRY D JR
44607 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

MADDALA NAGAVALLY
44330 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

MADRIGAL ARIANA CHRISTINE & BOYLE
TUCKER JOSEPH
44485 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

MARCANO YAMERIS DIAZ
44499 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MARTINEZ ANGELICA
44186 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

MARTINEZ SARAI M
44017 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

MASON JACQUELYN
44216 W PALO CEDRO RD
MARICOPA , AZ 85138--363

MCADAM ASHLEY MARIE
44498 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MCCRAY RONELL & VERONICA CO-TRS
44484 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MCH SFR PROPERTY OWNER 2 LLC
14355 COMMERCE WAY
MIAMI LAKES , FL 33016-6150

MCMONIGAL DYLAN GABRIEL
44559 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MCNEAL TY-QUIAN
44201 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

MEDINA GONZALO LOPEZ
44203 W PALO OLMO RD
MARICOPA , AZ 85138-8362

MENDOZA LUIS MANUEL CUEVAS &
GARCIA WENDY D
44262 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

MILLER HOLLIS R & CAROL L CO-TRS
12665 ARROWWOOD LN
BELVIDERE , IL 61008--960

MILLER LARRY & BANEIKA
44186 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

MIYAGAWA MEI LIN & JAY
44420 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MONTEITH TYLER
44127 W PALO OLMO RD
MARICOPA , AZ 85138-8362

MOON-NEGRETE BRITTNEY LEEANN
44545 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

MOORE JERAD MATTHEW
MAIL RETURN
, -

MORENO SERGIO ABEL LOPEZ &
BENITES JOSE ENRIQUE APODACA
44453 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

MOUA SAY & XE XIONG
44554 W PALO OLMO RD
MARICOPA , AZ 85138-8348

MPAS LLC
6004 STOREY BLVD
CHEYENNE , WY 82009-9363

MYERS KIMBERLY F & KENNETH E JR
44603 W PALO OLMO RD
MARICOPA , AZ 85138-8349

MYERS WENDY
44109 W PALO TECA RD
MARICOPA , AZ 85138-8360

NELSON SHELLY ANGELIQUE
44156 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

NIEMCZYK DANIEL & JENNIFER
44297 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

NOGALES SAMUEL JOSEPH & BRITTANY
RAE
44301 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

OLIVARES KARINA ALEXA
44140 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

OLMOS MARIA & ADRIAN ESTEVAN
43957 W PALO OLMO RD
MARICOPA , AZ 85138-8361

ORBEGOSO-RODRIGUEZ DEYSI
44017 W PALO OLMO RD
MARICOPA , AZ 85138-8362

ORTEGA ALISON & ALBERT
44053 W PALO TECA RD
MARICOPA , AZ 85138-8361

ORTEGA MANUEL & ORTEGA GARCIELA
43939 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

ORTIZ CARLOS FABIAN & MEJIA MIRNA
YAMILETH CRUZ
44454 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

PACURSA DAWN ANIKA
43941 W PALO OLMO RD
MARICOPA , AZ 85138-8361

PAGAYA SMARTRESI F1 FUND PROPERTY
OWNER II LLC
90 PARK AVE # LEVEL 31
NEW YORK , NY 10016-6130

PALO BREA HOMEOWNERS
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX , AZ 85040-8504

PALO BREA HOMEOWNERS
ASSOCIATION
4645 E COTTON GIN LOOP
PHOENIX , AZ 85040-8504

PARK WILLIAM TRUST
43963 W PALO TECA RD
MARICOPA , AZ 85138--359

PARKER JENNIFER RENEE
44155 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

PARRA SEVERIN EDMOND & OLIVIA
VILLA
44048 W PALO OLMO RD
MARICOPA , AZ 85138--362

PATERNINA-ESCUDERO MARJOLYN DE
LOS ANGELES
44468 W PALO CEDRO RD
MARICOPA , AZ 85138-8513

PATHWAY HOMES BUYER LLC
PO BOX 803467
DALLAS , TX 75380-0346

PATI EVELYN T
44140 W PALO OLMO RD
MARICOPA , AZ 85138-8362

PATIBANDLA KALYANI
1285 E MEAD DR
GILBERT , AZ 85298-8087

PATTERSON DAVID MICHAEL
7940 E CAMELBACK RD UNIT 102
SCOTTSDALE , AZ 85251-1265

PEARSON PAUL N & SUSAN A LIV TRUST
44372 W PALO OLMO RD
MARICOPA , AZ 85138--348

PENCE PAUL & CENDEJAS-PENCE CHER
44170 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

PEREZ MICHAEL & DESIREE
44235 W PALO OLMO RD
MARICOPA , AZ 85138-8362

PICKERING YVES EDWARD & OCTAVIA
44342 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-8513

POTTER JENIFER J & JOHN J
43927 W PALO OLMO RD
MARICOPA , AZ 85138-8361

PRECIADO PAUL & ANDREA
44149 W PALO TECA RD
MARICOPA , AZ 85138-8360

PRINCE NATHAN ANDREW
44591 W PALO CEDRO RD
MARICOPA , AZ 85138-8347

PRIOLISI SALVATORE TR
44063 W PALO OLMO RD
MARICOPA , AZ 85138-8362

PROPERTY RESERVE ARIZONA LLC
PO BOX 511196
SALT LAKE CITY , UT 84151-1119

PROPERTY RESERVE ARIZONA LLC
PO BOX 511196
SALT LAKE CITY , UT 84151-1119

QUINETTE ELIZABETH REV TRUST
44001 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

QUINN JUSTIN L
44048 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

RAMIREZ JOSE ANTONIO & ARELY
44572 W PALO OLMO RD
MARICOPA , AZ 85138-8348

RAMOS VICTOR ALBERTO
44604 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

REED DWAYNE ERIC & CYNTHIA LUPE
44473 W PALO OLMO RD
MARICOPA , AZ 85138-8348

REYES-ROJAS LUIS D
43951 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

RICHARD IRENE ALICE
44484 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

RIEMAN DEBORAH MICHELLE
44446 W PALO OLMO RD
MARICOPA , AZ 85138-8348

RIGGS BRETT M & SAMANTHA E TRS
43924 W PALO OLMO RD
MARICOPA , AZ 85138-8361

ROBERTS JAMES & PAULA
44246 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

ROBINSON JEREMY
43986 W PALO OLMO RD
MARICOPA , AZ 85138-8361

RODRIGUEZ ALEIDA O & RODRIGUEZ-
SAENZ AMHED IVAN
43923 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

ROMERO SALVADOR JR
44319 W PALO TECA RD
MARICOPA , AZ 85138-8349

ROMO JESUS ISAAC LOERA
43981 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

RONDEMA TIFFANY ANN & MICHAEL
TROY
44318 W PALO OLMO RD
MARICOPA , AZ 85138-8348

RUTTER ROBERT
44264 W PALO OLMO RD
MARICOPA , AZ 85138-8362

S&S HOUSER LLC
2793 E PARK AVE
GILBERT , AZ 85234-4635

SANCHEZ JUAN CARLOS BERNAL
44312 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

SANTOS BRANDY
44248 W PALO OLMO RD
MARICOPA , AZ 85138-8362

SEIFERT CHARLES & ALDENORA
44218 W PALO OLMO RD
MARICOPA , AZ 85138-8362

SELF MARTHA & STEPHEN
43999 W PALO TECA RD
MARICOPA , AZ 85138-8359

SELIGMAN ROBERT ANDREW & JESSICA
ANN
44621 W PALO CEDRO RD
MARICOPA , AZ 85138-8348

SEPULVEDA MICHAEL L
44237 W PALO CEDRO RD
MARICOPA , AZ 85138--364

SERENE ABODES LLC
4453 E COUNTY DOWN DR
CHANDLER , AZ 85249-9733

SERRANO JOHANA ALEXANDRA
ROMERO
44621 W PALO OLMO RD
MARICOPA , AZ 85138-8349

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO , IL 60606-6699

SFR JV-2 DDTL BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN , CA 92780-0730

SFR JV-HD 2024-1 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN , CA 92780-0733

SHARMA PRAJESH & ANJU A
29290 N 123RD DR
PEORIA , AZ 85383-3407

SHELTON LARRY J & AMANDA N
44002 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

SHERMAN BRYSON KIMO & SUSANA
44518 W PALO OLMO RD
MARICOPA , AZ 85138-8348

SHOALS JUSTIN
44124 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

SIERRA TERESITA
44319 W PALO CEDRO RD
MARICOPA , AZ 85138-8366

SNM REAL ESTATE LLC
1905 E VAUGHN ST
TEMPE , AZ 85283-3422

SOLIS RICARDO I
44282 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

SONI ARTHUR DANIEL
44143 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

SOTO RANDALL CORDOVA
44223 W PALO CEDRO RD
MARICOPA , AZ 85138-8364

SP DUNN/AK CHIN LLC
2776 E VIRGINIA ST
GILBERT , AZ 85296-6899

SP DUNN/AK CHIN LLC
2776 E VIRGINIA ST
GILBERT , AZ 85296-6899

STANDIFER DAMARIUS SHAREE &
STANDIFER DARRIN
44438 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

STANGHELLINI LAURA REV FAM TRUST
151 MATEO AVE
DALY CITY , CA 94014-4250

STANLEY CHRISTOPHER
44186 W PALO OLMO RD
MARICOPA , AZ 85138-8362

STANLEY MARCUS STEVEN & JESSICA
44079 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

STEINMETZ RYAN CHRISTOPHER
44529 W PALO OLMO RD
MARICOPA , AZ 85138-8349

STRUSS ERIK JAMES
44482 W PALO OLMO RD
MARICOPA , AZ 85138-8348

SUN LUJIE
1941 E DEL RIO DR
TEMPE , AZ 85282-2282

SUN LUYI
1941 E DEL RIO DR
TEMPE , AZ 85282-2282

TAH 2015-1 BORROWER LLC
PO BOX 15087
SANTA ANA , CA 92735-5008

TAPIA CARLOS S & ROSALIE G TRS
44528 W PALO CEDRO RD
MARICOPA , AZ 85138--347

TEELING KEVIN JONATHAN & SHARLENE
44261 W PALO ALISO WAY
MARICOPA , AZ 85138-8365

TEODOSIO ANAYELLI FLORES &
VALENCIA NORBETO
44062 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

TERRELL RACHELLE JP & TORYN D
44371 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

TIBAYAN ANTONIO PATAWE & YOLABDA
PENA
44390 W PALO OLMO RD
MARICOPA , AZ 85138-8513

TIBAYAN ANTONIO PATAWE & YOLANDA
PENA CO-TRS
44390 W PALO OLMO RD
MARICOPA , AZ 85138-8348

TODD-SUMMERS ASHLEE LAUREN
44408 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

TRUJILLO VICTORIA
44033 W PALO OLMO RD
MARICOPA , AZ 85138-8362

TUGGLE MAURICE D JR
44047 W PALO OLMO RD
MARICOPA , AZ 85138-8362

UGALDE MICHAEL FLORES
44013 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

VALENZUELA ROSA ISELA & JAVIER
PLANTILLAS
44429 W PALO TECA RD
MARICOPA , AZ 85138-8349

VAN GALLAND LOUIS
44536 W PALO OLMO RD
MARICOPA , AZ 85138-8348

VANCIK WILLIAM HENRY JR & SHANNYN
44073 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

VEGA CHRISTINA M
44170 W PALO OLMO RD
MARICOPA , AZ 85138-8362

VIEIRA CANDIDA NINET & ANTONIO
CARLOS
44583 W PALO OLMO RD
MARICOPA , AZ 85138-8349

VILLAVICENCIO ABIGAIL PINEDA
44397 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

VILLEGAS DANIEL & MARIA G TRS
12861 E RANCHO ESTATES PL
RANCHO CUCAMONGA , CA 91739-
9230

WALTERS SHAUN & KELLEYN
44156 W PALO OLMO RD
MARICOPA , AZ 85138-8362

WARD THOMAS OTHO & DEBRA
KATHRYN
44515 W PALO ALISO WAY
MARICOPA , AZ 85138-8346

WATSON BRYANT
44032 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

WEAVER ANDREA LYNN
44594 W PALO OLMO RD
MARICOPA , AZ 85138-8348

WEBSTER LUKE R & LISA M
44016 W PALO ALISO WAY
MARICOPA , AZ 85128-8512

WELLS KENNETH
43937 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

WEST PALO OLMO ROAD LLC
6962 W IRMA LN
GLENDALE , AZ 85308-8946

WILLIS KYLE
MAIL RETURN
, -

WINGET TERRY L
44528 W PALO ALISO WAY
MARICOPA , AZ 85138-8347

WITHERSPOON RODNEY E II
44437 W PALO OLMO RD
MARICOPA , AZ 85138-8348

YELLOWMAN COLETTE & YELLOWMAN
CARLEIGH R
44175 W PALO CEDRO RD
MARICOPA , AZ 85138-8363

ZEIMET PETER J II
43926 W PALO ALISO WAY
MARICOPA , AZ 85138-8364

3/26/2025 Notification Letter

Affidavit of Notification

Case No.(s): PAD23-04 and GPA23-05

Applicant Name: Vestar Development

Location: SEC of N. John Wayne Pkwy and W. Farrell Rd.

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Amado
Applicant Representative Signature

3/26/2025
Date

This instrument was acknowledged before me on this 26th day of March,

2025, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen
Notary Public

My commission expires June 5, 2027



ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3938 Fax 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

March 26, 2025

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm, on behalf of Vestar (the “Owner”), has recently filed an application (PAD23-04 and GPA23-05) to redevelop the site located at the southeast corner of N. John Wayne Pkwy and W. Farrell Rd. The request will change the zoning on approximately 184 acres of land from Aalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

This proposal will allow the development of Maricopa Towne Center – a community district with a variety of land uses including office, commercial, retail, entertainment, hospitality, multi-family, residential, and other complimentary land uses creating an inviting live, work, shop and play environment.

The Applicant team is hosting an Open House Meeting for the public. Please stop by anytime between 5:30 PM – 6:30 PM to learn more about the project.

Open House Meeting

Thursday, April 10, 2025

Anytime between 5:30 PM – 6:30 PM

Multipurpose A - Dry (Copper Sky Room)

Copper Sky Multigenerational Center

44345 W Martin Luther King Jr. Blvd

Maricopa, AZ 85138

If you are unable to attend the Open House, please contact me directly at 480.505.3938 or at JHall@roselawgroup.com to learn more about the project. The City’s Assigned Planner is Derek Scheerer, who can be reached at (520) 316-6921 or Derek.Scheerer@maricopa-az.gov and reference Project # PAD23-04 and # GPA23-05.

I am happy to answer any questions or hear any comments you may have regarding this project. You may reach me at any time.

Sincerely,

Jennifer Hall

Senior Project Manager



-  Select features from the input layer to add to your list.
-  Draw with sketch tools, specify a search distance, and use features from another layer to select overlapping features.

TaxParcels

▼ 🔍 Search Parcel, Address or Owner

Search distance 

1000

Feet

Use layer features

TaxParcels

418 selected features

Layer 1000 Feet

Done

Cancel

3/26/2025 Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Farrell & John Wayne, in the City of Maricopa, on 03/26/25.

See attached photo exhibit.

For applicant:

Rose Law Group

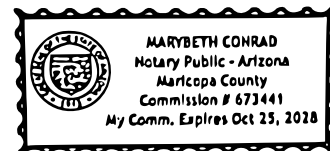
Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 03/26/25 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: Case # PAD23-04 and Case # GPA23-05 – Requests to Rezone property located at SEC of John Wayne Pkwy & Farrell Rd from Aalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

NEIGHBORHOOD MEETING

Date: APRIL 10, 2025
Time: 6:00 P.M.
Location: Copper Sky - Room A
44345 MLK Jr. Blvd.
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

Date: MAY 12, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: JUNE 17, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov

Posting Date: March 26, 2025



March 26, 2025 at 7:24 AM
+33.028983,-112.047525
44503-44699 W Farrell Rd
Maricopa AZ 85138
United States

4/10/2025 Open House Sign-in Sheets

Open House Meeting Sign-in Sheet

44345 W Martin Luther King Jr. Blvd

April 10, 2025 from 5:30PM – 6:30PM

PAD23-04 & GPA23-05

[illegible]

Name	Address	Email	Phone	Y/N to receive project updates
Orvell + Tonya Franklin	44514 W Palo Alto Way, Maricopa 85138	OFJ2@msn.com	602 796 6169	Y
Chris Boettcher	44596 W. Palo Verde St. Maricopa, 85138	cboettcher@gmail.com	4	Y
Evelyn Tindle	44433 W. Palo Verde St.	etindle87@gmail.com		
Brittany Labem	44232 W Palo Verde Way	brithut3@gmail.com	708-251-2068	Y
Yvette Manzella	37574 W Merced St	ymanzella@gmail.com	847-814-5230	Y
Tim Wolf	44541 W Palo Verde Rd Maricopa AZ 85138	tim.wolf@wufpacking.com		Y
Donna Ciruolo	44197 W. Palo Verde Amarillo Rd Maricopa, AZ 85138	dciruolo@cutlook.com	602 739-1292	Y
Palo Luciano	44200 W PALO VERDE MARICOPA AZ 85138	pi.lucianos@gmail.com	484-832-1403	Y

44345 W Martin Luther King Jr. Blvd

April 10, 2025 from 5:30PM - 6:30PM

PAD23-04 & GPA23-05

Name	Address	Email	Phone	Y/N to receive project updates
CURT & Tami Quinn	44212 W. Palo Nuez ST Maricopa	CURTQ24@msn.com	253 921 4382	Y
Debbie Trigg	44531 W. Palo CENIZA WAY	debtuck59@yahoo.com	499-3658 510- 4943	Y
Bill & CANDY Shelley	44250 W Palo Nuez St	BNCLOUPNASCAE@msn.com	503-702-7556	Y
Cheri & Aaron Tanis	44162 W. Palo Abeto Dr. Maricopa	CheriTanisRealEstate@gmail.com	509-860-3421	Y
Tim KIELY	43969 W. PALO ALSO WAY	Z4ARAT@yahoo.com	415-828-6106	Y
Cecilia Garzon	44219 W Palo Nuez St.	cecilia3valdez@hotmail.com	520-870-1552	Y
Lisa Fuente	40407 W Act PI Maricopa AZ	thebarness69@netscape.net	907-529-7999	Y

Name	Address	Email	Phone	Y/N to receive project updates
IRENE RICHARD	44484 W. PALO ALISO WAY	I.RICHARD@COMCAST.NET	508-361-3105	Y
Megan Rogers	44036 W Palo Verde St	maroged1103@yahoo.com	480-384-0902	
Brian Bates	44933 West Palo Verde St	bates.brian@yahoo.com	510-985-2152	Y
VALERIE BOGGS	44231 W PALO ALISO WAY	BoggsFamily@hotmail.com	480.748.7114	Y
Roger + Lida Lowey	44540 W. Palo Amarillo Rd	lhowey2nd@gmail.com	714-403-6045	Y
Carmen Armenta	18086 N. Lakeside Ct	yayadio2022@gmail.com	847-624-4179	Y
Rae Nystrom	44073 W. Palo Ceniza Way	DAVANYS@SBCGlobal.net	847-602-0770	Y
Teresa Terich	44590 W Palo Cedro Rd	Teresa.Terich@aol.com	480.223.8820	Y
Vincent Manfredi	45512 W. Dink Maricopa AZ	Vincent@ManfrediFamily.ca	602-373-9996	Y

4/10/2025 Open House Meeting Summary

Maricopa Towne Center
PAD Rezoning with Minor General Plan Amendment
Open House Meeting Summary

Cases #PAD23-04 and GPA-23-05

Date:	April 10, 2025
Time:	5:30PM-6:30PM
Location:	Copper Sky Multi-generational Facility 44345 W Martin Luther King Jr. Blvd. Maricopa, AZ

Applicant Team:

Ryan Ash, Vestar Development
Jon Gillespie, Zoning Attorney Rose Law Group
Jennifer Hall, Sr. PM Rose Law Group
Lily Drosos, PM Rose Law Group
Kayla Amado, Rose Law Group
Alex Fish, ABLA (Land Plan Designer)
Sarah Simpson, United Civil Group (Traffic Engineer)

The Applicant Team arrived at the meeting site at 5:00PM to set up the meeting room with exhibit boards on easels. Neighbors began arriving at 5:15PM and were asked to sign into the meeting. A total of 34 neighbors signed into the meeting and included the following elected officials and Derek Scheerer, Senior Planner and Rick Williams, Planning Director from the city:

- Pinal County Supervisor Rich Vitiello, District 1
- Maricopa City Councilman Vincent Manfredi
- Maricopa Planning Commissioner Bill Robertson

Attendees were greeted by a member of the Applicant team and walked through a series of project exhibit boards. The proposed project and zoning request were explained and questions were answered.

The Applicant team introduced the project site using a Vicinity map to show the location directly across from the Ak-Chin casino on the east side of Hwy 347. It was explained that this project site is being purchased by Vestar Development, local renowned developer who is known for high quality mixed use projects all over the state including projects like Tempe Marketplace and Desert Ridge. Vestar wants to bring another exciting new mixed use project to Maricopa and has identified this site as the most ideal location. Most of the neighbors are familiar with Vestar and were very interested in knowing if there were any committed restaurants or retail establishments already on board.

The background and historical zoning of the property by Pinal County in 2006 as “Avalea PAD – 2170 acre Master Planned Community” was discussed in detail with close attention to the commercial and transitional zoning and the permitted uses already allowed on the project site. Most of the neighbors were not aware of the previously approved zoning on the property and just thought the land was farmland zoned for agricultural purposes. Moving through the thoughtfully displayed exhibits the team showed side by side comparisons identifying the existing and proposed General Plan land use designations as well as the existing and proposed zoning districts. It was clear that the existing and proposed zoning districts are similar and that this is a simple update to change the zoning from Pinal County zoning to City of Maricopa zoning. If City Council approves this request then Vestar will move to the next step which is detailed site planning. Neighbors asked when Vestar is planning on moving dirt and it was estimated that could be in the next year or two.

The conceptual bubble plan showing potential uses on the 184 acre site was presented and it was explained that the requested PAD allows for flexibility with the permitted uses (retail, commercial, offices, restaurants, single and multifamily residential) to encourage a truly cohesive development project. It was clarified that this is a conceptual plan and the detailed site plan will be developed after the zoning is approved during the site planning process.

Finally, there were several character boards showing photos of single family, townhome/condo, commercial and retail designs to give the neighbors an idea of what the buildings could look like.

Questions and Concerns expressed during the meeting were as follows:

- Multi-family along Sonoran Desert could be supportable but do not want it along Farrell Road
- There is 30% vacancy on apartments in Maricopa right now so why do we need more?
- Want nicer sit-down restaurants (Eggstasy, Longhorns, etc.)
- Didn't realize there was already commercial and residential zoning for this parcel
- Would like to see ALL commercial
- No commercial; keep it single family residential
- I want restaurants and shopping!
- Whole Foods would be nice anchor
- Do you have any signed tenants
- When will construction start?
- NO apartments!! Decreased property values and crime
- Maricopa needs to stop growing
- Existing infrastructure not good
- Farrell Road needs to go through
- Keep additional traffic off of Farrell Rd

The Applicant Team listened and took notes on the comments expressed during the meeting. They answered questions and addressed concerns to the best of their ability. Throughout the meeting it was emphasized that even though the site plan and tenants have not been determined the community should take comfort in the fact that Vestar is going to be planning, developing, and owning this exciting mixed use project. Many neighbors were encouraged to go to Vestar's website to see the high quality projects around the state! Vestar is local developer who knows this market better than anyone and they care about the communities that they partner with!

**We had one hearing impaired couple attend the meeting and we planned ahead to bring an extra team member to communicate directly with this couple. Fortunately, the couple brought their teenage daughter who used sign language to act as a translator so we could communicate with her parents and answer their questions.

Comment Cards:

Our team received 4 comment cards during the meeting which are attached with this summary. As you will see from the comments that the neighbors are opposed to apartments but are welcoming of the other mixed uses (commercial, office space, shopping, townhomes and single family homes).

The meeting adjourned at 6:50PM and the Applicant team cleaned up and exited the facility at 7:00PM.

After the meeting, the Applicant Team emailed all attendees thanking them for their time and opening the line of communication for continued discussion about the project.

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Candy & Bill Shelley
Name

503-702-7556 BNCLOUENASCAIZ
Phone Email @MSN.COM

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

Traffic concerns going in and
out of Fairrell Also DO NOT
want apartments

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Donna Circolo

Name

6027391292 dcircolo@outlook.com

Phone

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I Support the commercial +
single family homes. I do
not want multi family adjacent
to Farrel Rd. I also oppose
vertical mutty family

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Brian Batey

Name

510-485-2152

Phone

batey-brian@yahoo.com

Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

I support business on Farrell
across from Palo Brea
I OPPOSE Apartments!

Cont. on reverse →

I am in SUPPORT / OPPOSITION (circle one)
of the project.

Evelyn Tindle
Name

510-938-3829
Phone

etindle87@gmail.com
Email

COMMENTS and/or QUESTIONS

We would love to hear your thoughts or questions.

Please feel free to leave them below.

PLEASE do not build multi family housing.
NO more apartments! We all bought houses in Pal
Brea because it was supposed to be edge of
town, by native land. We don't want →

Cont. on reverse →

property values to decrease due to
apartments / multi family lots. IF this
area must be developed, put in business
park or retail stores, or single
family homes.

4/24/2025 DRAFT Newspaper Ad



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Pinal Central Dispatch** on the dates indicated below.

If changes are needed, please contact us prior to deadline at **(520) 836-7461**.

Notice ID: bXmfY8MqZgXuQdRdBw7Z | **Proof Updated: Apr. 10, 2025 at 01:55pm MST**

Notice Name: Case #PAD23-04 and #GPA23-05

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Kayla Bertoldo
kbertoldo@roselawgroup.com
(480) 291-0737

FILING FOR

Pinal Central Dispatch

Columns Wide: 1 Ad Class: Legals

Total Column Inches: 6.44

Number of Lines: 62

04/24/2025: Other Notice 40.86

Subtotal	\$40.86
Tax	\$0.74
Processing Fee	\$9.09
Total	\$50.69

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
AND PUBLIC MEETING

Case #PAD23-04 and #GPA23-05
Project Name: Maricopa Towne
Center
Planning and Zoning Commission:
Date/ Time: May 12, 2025 at 6:00
PM

Location: City Hall – Council
Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:
Date/ Time: June 17, 2025 at 6:00
PM

Location: 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.

VESTAR, represented by Jon
Gillespie and Jordan Rose of Rose
Law Group, is proposing to develop
Maricopa Towne Center (the
“Project”) on the 184 acres located
in the southeast corner of North
John Wayne Parkway and West
Farrell Road, identified as APNs:
510-73-001K & 510-73-001L (the
“Property”). In order to allow the
Project, Vestar is requesting to
Rezone the Property from Avalea
PAD (CB-1, CB-2, Transitional) to
Maricopa Towne Center PAD (MU-
G), and amend the General Plan
designation from Commercial,
Master Planned Community, and
Medium Density Residential to
Mixed Use.

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: Derek Scheerer at 39700 W.
Civic Center Plaza, Maricopa, AZ
85138 or email at Derek.Sheerer@maricopa-az.gov. Please include
name, address, telephone number
and signature. For questions,
contact the Planning and Zoning
Division at (520) 568-9098.

No. of publications: 1: date of
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4/24/2025 DRAFT Public Hearings Notification Letter

ROSE LAW GROUP_{pc}

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April 14, 2025

RE: NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

Case # PAD23-04 and GPA23-05

Dear Neighbor,

An application has been filed by our firm, on behalf of Vestar (the “Owner”), with the City of Maricopa to redevelop the site located at the southeast corner of N. John Wayne Pkwy and W. Farrell Rd to allow the development of Maricopa Towne Center. The request will change the zoning on approximately 184 acres of land from Avalea PAD (CB-1, CB-2, Transitional) to Maricopa Towne Center PAD (MU-G), and amend the General Plan designation from Commercial, Master Planned Community, and Medium Density Residential to Mixed Use.

The public hearing dates in regards to this request are as follows:

Planning and Zoning Commission:

May 12, 2025 @ 6:00 p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

June 17, 2025 @ 6:00 p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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 Derek Scheerer, who can be reached at (520) 316-6921 or Derek.Scheerer@maricopa-az.gov and reference Project # PAD23-04 and # GPA23-05.

Sincerely,

Jennifer Hall
Senior Project Manager