



**CITIZEN PARTICIPATION PLAN
REPORT
ZON22-03
May 2022**

PLANNING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

City Center Commercial Rezone ZON22-03:

The City of Maricopa seeks to rezone parcels 502-03-0430 and 502-03-012P from Transitional (TR) to Neighborhood Commercial (NC). Parcel 502-03-0430 and 502-03-012P currently have General Plan Land Use designations of Employment (E). The existing land use designation supports the proposed rezone category and is consistent with the City's General Plan Village Center concept for the City Center area. Rezoning the parcels will allow opportunities for meeting the goals of the Village Center concept by providing the opportunities for commercial development.

Surrounding Area:

Refer to Figure 1 for an aerial view of the subject property and the surrounding area.

Parcel 502-03-0430 is bounded to the north by W Civic Center Plaza., to the west by N Robert Frost Dr., to the south by W Bowlin Rd., and to the east by N Maya Angelou Dr. The site is currently vacant.

Parcel 502-03-012P is bounded to the north by W Bowlin Rd., to the west by N White and Parker Rd., to the south by W Farrell Rd., and to the east by N High Lonesome Dr. The site is currently vacant.

To the north of the site the area is developed with City Center which consists of the Maricopa Library and Civic Center, City Hall, and the Maricopa Police Department.

To the west of the site is the Desert Passage single-family residential subdivision and Central Arizona College.

To the south of the site, the area is vacant and actively engaged in agricultural use.

To the east of the site, the area is vacant and actively engaged in agricultural use. The proposed Eagle Shadow subdivision is planned for this area.

Existing conditions and proposed change:

- The City proposes to rezone the two parcels, consisting of 22.87 ac. from Transitional (TR) to Neighborhood Commercial (NC). As noted, the subject area is currently vacant.

List of Public Meetings

Neighborhood Meeting
 May 25 @ 6:00 p.m.
 City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

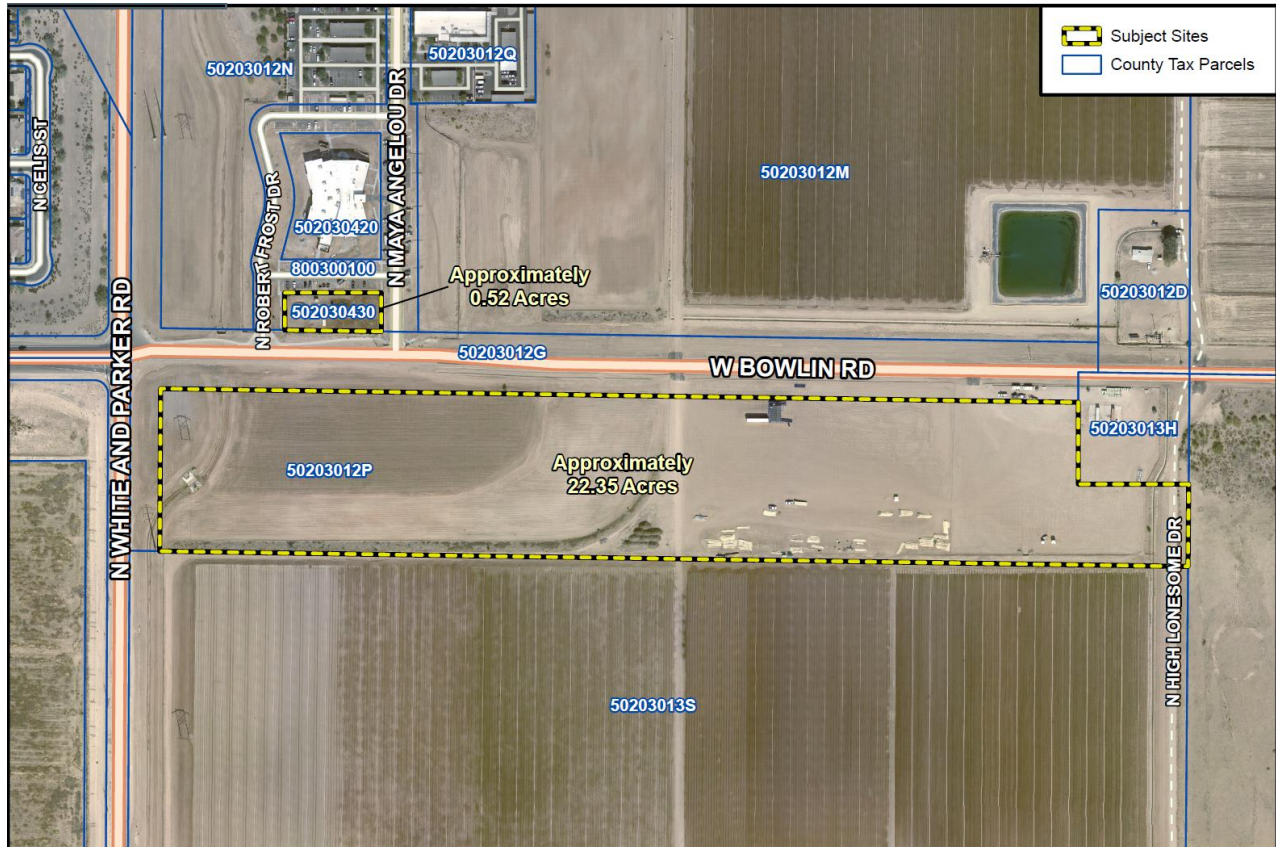
Planning and Zoning Commission
 June 13 @ 6:00 p.m.
 City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

City Council
 June 21 @ 7:00 p.m.
 City Hall
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

Site Location

Figure 1:



LIST OF PROPERTY OWNERS CONTACTED

	LANCASTER CHAD LESLIE 18225 N MILLER WAY MARICOPA, AZ 85139	NEELY FAMILY FARM LLC 21895 N DESERT PARK CT MARICOPA, AZ 85138
PINAL COUNTY COMMUNITY C... 8470 N. OVERFIELD RD COOLIDGE, AZ 85128	LANPHEAR JORDAN A & CHER... 39975 W TAMARA LN MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
E L G INVESTMENTS LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
RABIDEAU JOEL 40039 W MARY LOU DR MARICOPA, AZ 85138	NEELY FAMILY FARM LLC 21895 N DESERT PARK CT MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
HATHAWAY KORBAN & ANN 40025 W MARY LOU DR MARICOPA, AZ 85138		CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138
RANGEL JORGE-ANTONIO HER... 40018 W MARY LOU DR MARICOPA, AZ 85138	E L G INVESTMENTS LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	PINAL COUNTY COMMUNITY C... 8470 N OVERFIELD RD COOLIDGE, AZ 85128
PRICE PATRICIA 40004 W MARY LOU DR MARICOPA, AZ 85138	HONEYCUTT ESTATES LLC 8501 N SCOTTSDALE RD STE 1... SCOTTSDALE, AZ 85253	
LONG STEPHANIE ANN 39990 W MARY LOU DR MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	
BARRIENTOS MARK TR 39976 W MARY LOU DR MARICOPA, AZ 85138	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	
DESERT PASSAGE COMMUNIT... 450 N DOBSON RD STE 201 MESA, AZ 85201	CITY OF MARICOPA 39700 W CIVIC CENTER PLZ MARICOPA, AZ 85138	

CITY OF MARICOPA
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450 N DOBSON RD STE 201
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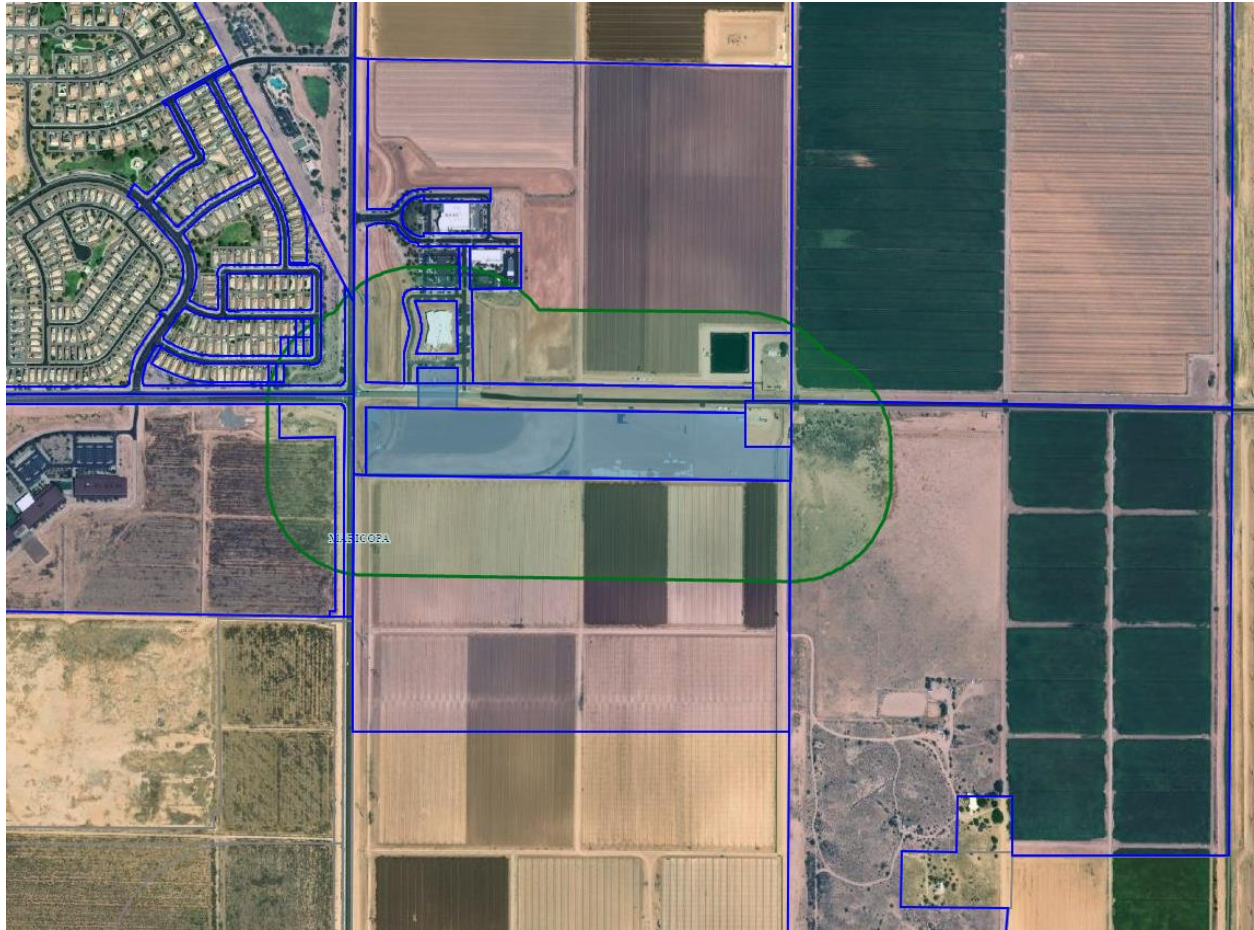
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NOTIFICATION MAP



NOTIFICATION LETTER

ZON22-03

RE: **ZON22-03 City Center Commercial**. This site is generally located at the **Northeast and Southeast Corners of White and Parker Rd. and Bowlin Rd., Parcel Numbers APN # 502-03-0430 and 502-03-012P** within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed by **The City of Maricopa** for a **Zoning Map Amendment/Rezoning** at the above-mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
May 25 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission
June 13 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
June 21 @ 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 **Derek Scheerer** at the City of Maricopa Planning Department at **520-316-6948**. You can also email him at **Derek.Scheerer@maricopa-az.gov** subject **ZON22-03 – City Center Commercial Rezone**.

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.**

*Neighborhood Meeting location changed from City Hall to Maricopa Public Library as noted in the Newspaper advertisement. Notice was posted at City Hall redirecting attendees to the Maricopa Public Library.

NEWSPAPER PUBLICATION

LEGAL NOTICE

Rezoning, Case # ZON22-03

Neighborhood Meeting

May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Commission Meeting

PUBLIC HEARING

June 13, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

June 21, 2022 @ 7:00 p.m.
City Hall
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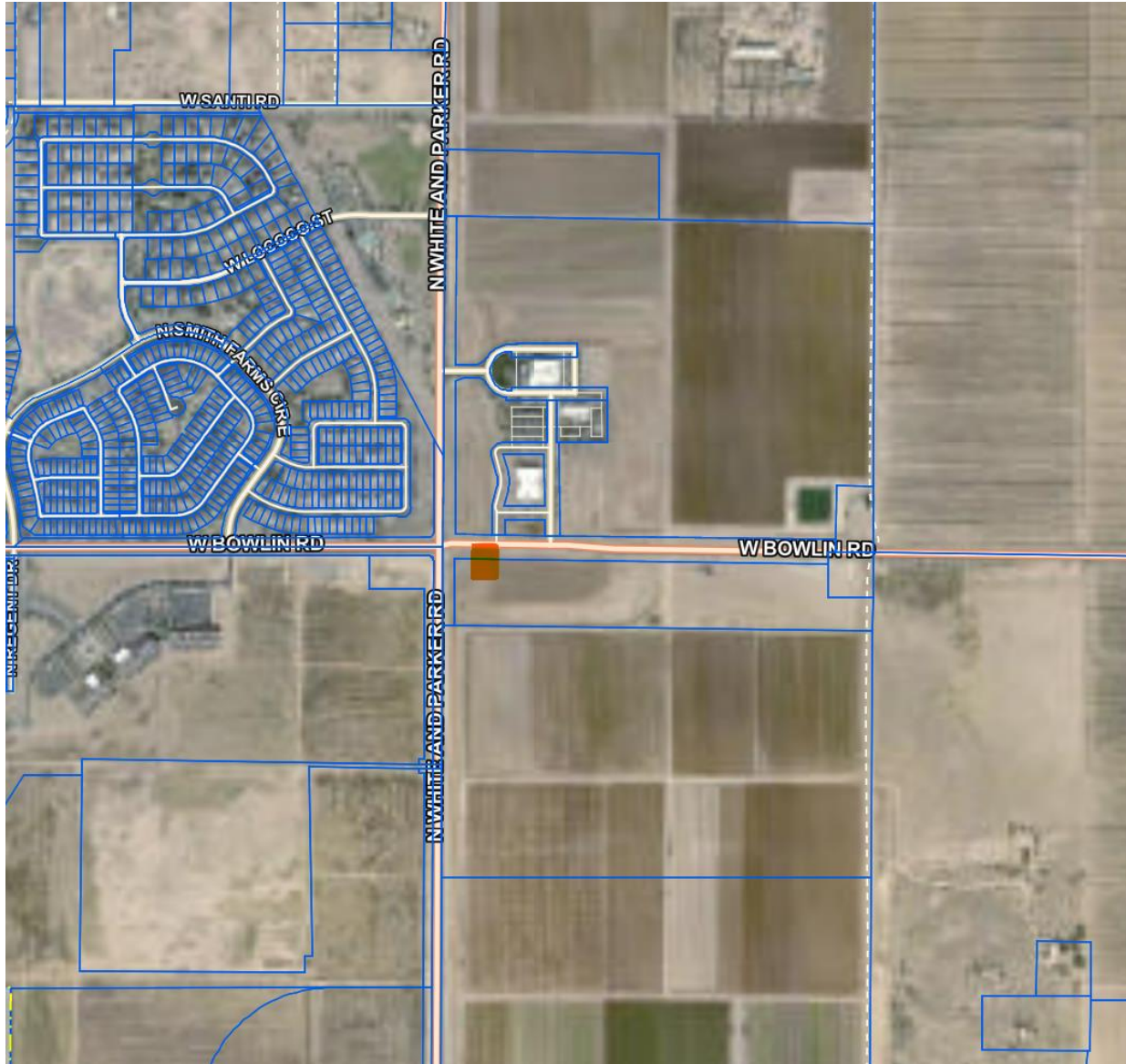
NOTICE IS HEREBY GIVEN THAT the listed public meetings will be held at the above stated date, time, and location. The purpose of the public meetings is to receive public comments for the following request:

ZON22-03: Request to amend the City's zoning map for approximately 22.8 acres from Transitional (TR) Zoning to General Commercial (GC) Zoning. Generally located at the northeast and southeast corners of White and Parker Rd. and Bowlin Rd., within the City of Maricopa incorporated limits.

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.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 316-6986

Publication Date: May 10, 2022

NEIGHBORHOOD SIGN LOCATION



NEIGHBORHOOD SIGN POSTING

**Proposal: Case # ZON22-03 Rezone/Zone Change at the
SE/NE Corners of White and Parker Road and Bowlin
Road.**

Parcel Numbers APNs #502-03-0430, #502-03-012P

Neighborhood Meeting

**May 25, 2022 @ 6:00 p.m.
Maricopa Public Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138**

Planning and Zoning

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Posting Date: May 10, 2022

NEIGHBORHOOD MEETING SIGN-IN SHEET

There were no attendees from the public at the neighborhood meeting.

COMMENTS

Staff did not receive comment from the public.

No one from the public attended the neighborhood meeting.