

Kelly Ranches

Major General Plan Amendment

Citizen Participation Report

Location: Southeast Corner of Maricopa-Casa Grande Highway and Porter Road

Case #: GPA21-02

Prepared By: Norris Design

First Submittal Date: April 28, 2021

Second Submittal Date: June 24, 2021

Third Submittal Date: September 13, 2021

Final Submittal Date: September 27, 2021

901 East Madison Street
Phoenix, Arizona 85034
P 602.254.9600

www.norris-design.com


NORRIS DESIGN
Planning | Landscape Architecture | Branding

TABLE OF CONTENTS

Project Narrative	1
Plan Implementation	1
Notification & Meeting Documents	2
Neighborhood Meeting Notification Letter	2
<i>Final Notification Letter</i>	3
<i>Adjacent Property Owners – 600' Radius</i>	6
<i>Finalized List of Property Owners Contacted</i>	7
Neighborhood Meeting Newspaper Notices	8
<i>Newspaper Notice – Casa Grande Dispatch</i>	9
<i>Newspaper Notice – Maricopa Monitor</i>	10
<i>Affidavit of Publication</i>	11
Sign Posting	15
<i>Public Notice Sign Language</i>	16
<i>Photo of Sign Posting</i>	17
<i>Affidavit of Sign Posting</i>	18
<i>Sign Posting Location</i>	19
Neighborhood Meeting	20
<i>Neighborhood Meeting Summary</i>	21
<i>Sign In Sheet</i>	22
<i>Comment Cards</i>	23
Public Hearing Notification Letter	24
<i>Final Notification Letter</i>	25
Public Hearing Newspaper Notices	28
<i>Newspaper Notice – Casa Grande Dispatch</i>	29
<i>Newspaper Notice – Maricopa Monitor</i>	30
<i>Affidavit of Publication</i>	31
Revised Notification Documents	33
<i>Updated Photo of Sign Posting</i>	34
<i>Updated Affidavit of Sign Posting</i>	35
<i>Corrected Final Notification Letter</i>	36
<i>Newspaper Notice – Casa Grande Dispatch</i>	39
<i>Newspaper Notice – Maricopa Monitor</i>	40

PROJECT NARRATIVE

This Major General Plan Amendment request is the first step in laying the foundation for the development of Kelly Ranches, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a single-family residential neighborhood with a maximum density of 6 dwelling units per acre (475 dwelling units). The majority of the property is currently zoned General Rural (GR) with a small portion in the southeast corner zoned Industrial (CI-2). A future application for rezoning will follow.

PLAN IMPLEMENTATION

Following approval of the Citizen Participation Plan and notice to proceed by Staff, final copies of all required notification documents and postings will be provided to the assigned project planner for approval, and implementation of the plan will commence.

The first anticipated step is to hold a neighborhood meeting (in-person, as determined by the assigned project planner) to encourage early citizen feedback regarding the application. The meeting will be held a minimum of 15 days and no more than 90 days before the first scheduled public hearing on the application and at a location near the project site. Notice of the neighborhood meeting will be provided a minimum of 15 calendar days prior to the neighborhood meeting, with notification being provided in the following manner:

- Mailed notice to all property owners and occupants within a 600-foot radius of the project site
- Sign posting on project site
- Notice published in local newspaper

In the mailed notice and at the neighborhood meeting, citizens will be encouraged to reach out to Norris Design (applicant) via phone (602-254-9600) or email (jmeyers@norris-design.com) to continue to discuss concerns or questions regarding the proposal during the application process. Norris Design will encourage neighborhood meeting attendees (as well as those who express interest) to share their contact information so that they may be notified of any substantial changes to the proposed project prior to the public hearing dates. It is anticipated that one neighborhood meeting will be held; however, if additional neighborhood meetings are warranted due to public concerns, the applicant will notify and host a second neighborhood meeting.

Throughout the citizen participation process, the applicant will communicate directly via email or phone with the assigned project planner to keep him or her informed of the status of citizen participation efforts. A minimum of 10 calendar days prior to the first public hearing on the application, this Citizen Participation Report will be submitted to the assigned project planner for review and inclusion in the public hearing report. The Citizen Participation Report will document the results of the outreach efforts and include the following items:

- Neighborhood Meeting Information – date and location of meeting, date and contents of notification mailing, list of notified property owners, copy of the sign-in sheet, meeting notes, etc.
- Photograph of sign posting
- Confirmation of the legal advertisement posting
- Summary of concerns, issues, and problems and how they were addressed by the applicant

Following the neighborhood meeting and after all necessary application revisions, the application will be scheduled for public hearings dates before Planning & Zoning Commission and City Council, in accordance with the Major General Plan Amendment process and timeline.

NOTIFICATION & MEETING DOCUMENTS

The following section and corresponding subsections detail all documentation pertaining to required legal notification and citizen outreach efforts.

Neighborhood Meeting Notification Letter

The following pages include all documents pertaining to the notification letter sent on July 26, 2021, including:

- Finalized letter sent to adjacent property owners
- 600-foot radius map of properties contacted
- Finalized list of property owners contacted, including parcel numbers, owner names, and tax billing addresses

July 26, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The meeting dates in regards to this request are as follows:

<u>Neighborhood Meeting:</u>	<u>Planning & Zoning Commission #1:</u>	<u>Planning & Zoning Commission #2:</u>	<u>City Council:</u>
Date: August 11, 2021 Time: 6:00 p.m. Central Arizona College, Community Room A101, Building A 17945 N Regent Dr Maricopa, AZ 85138	Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	Date: November 15, 2021 Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class 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 Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at Byron.Easton@maricopa-az.gov, subject Case # GPA21-02 and Project Name Kelly Ranches.

Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,
Norris Design



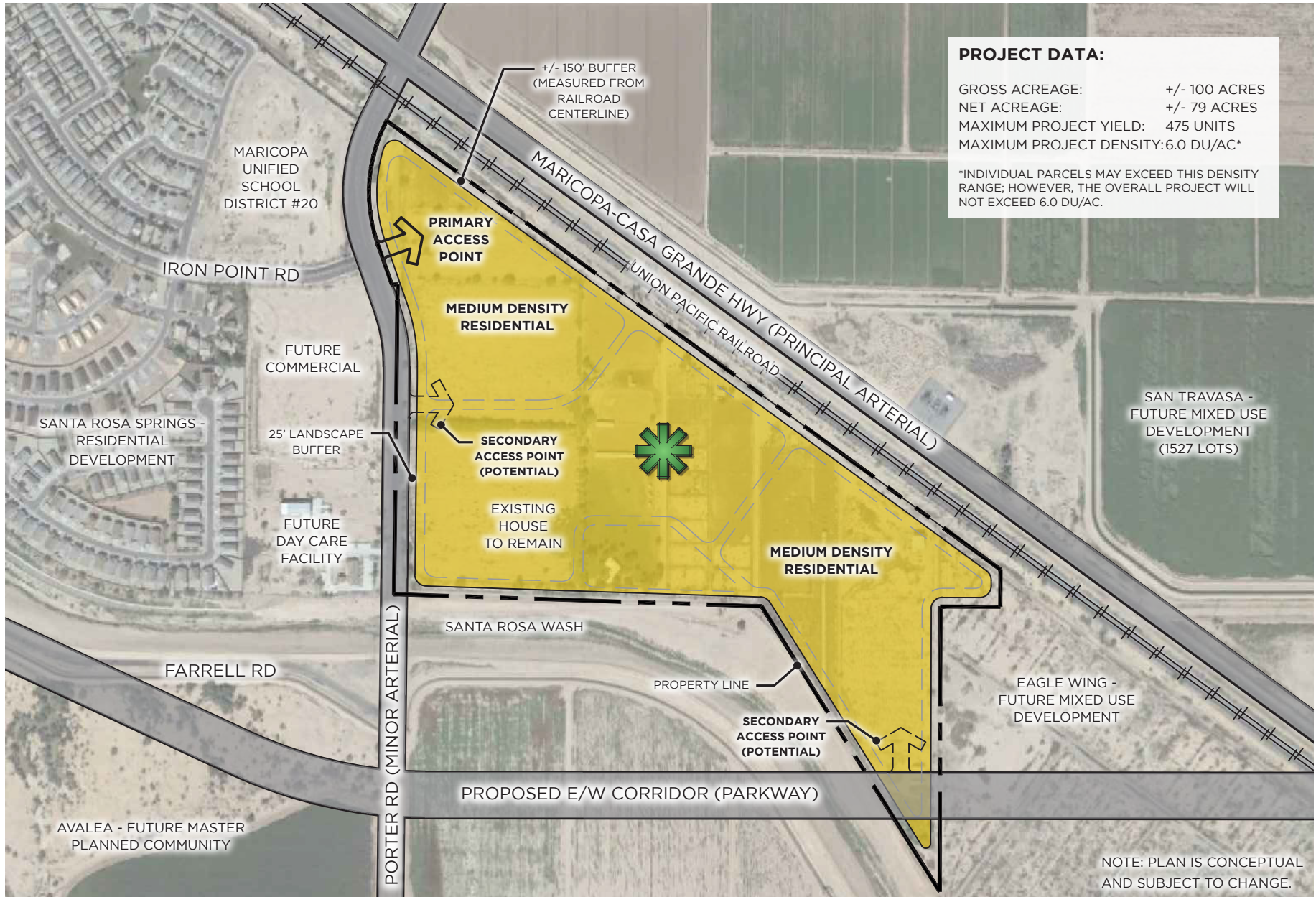
Jennifer Meyers
Senior Associate
jmeyers@norris-design.com
602.254.9600

CONCEPTUAL DEVELOPMENT PLAN

PROJECT DATA:

GROSS ACREAGE:	+/- 100 ACRES
NET ACREAGE:	+/- 79 ACRES
MAXIMUM PROJECT YIELD:	475 UNITS
MAXIMUM PROJECT DENSITY:	6.0 DU/AC*

*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



LEGEND



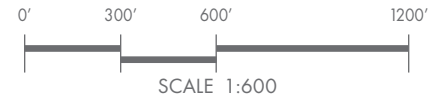
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL

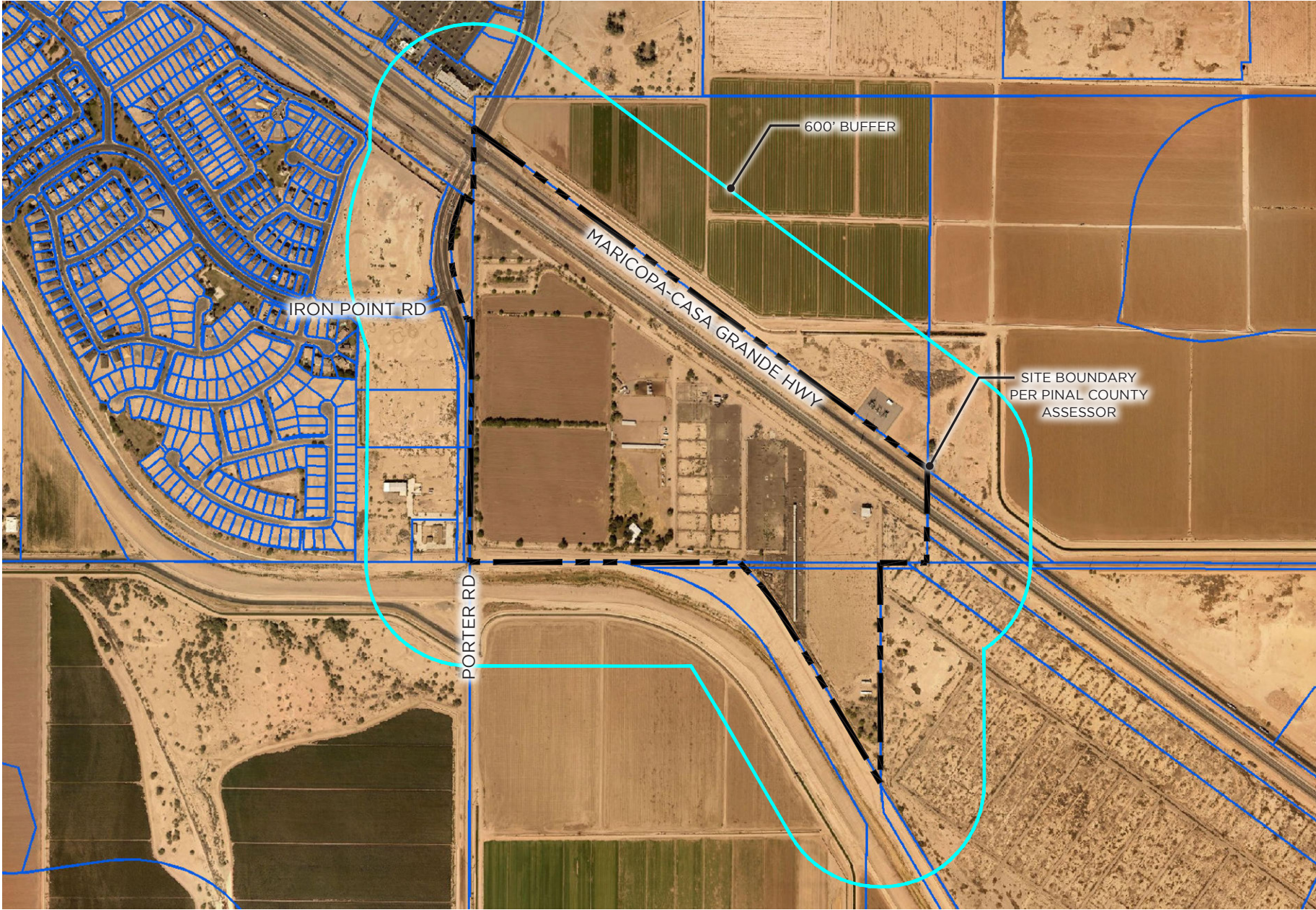


PROPOSED DEVELOPMENT PARCELS



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

ADJACENT PROPERTY OWNERS | 600' RADIUS



FINALIZED LIST OF PROPERTY OWNERS CONTACTED

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
PROJECT SITE - KELLY OWEN & SHIRLEY	51012018E		PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - KELLY OWEN J & SHIRLEY M TRS	510300040	41175 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 213, MARICOPA, AZ 85139
PROJECT SITE - DUNN WILLIAM JR & REBECCA DUNN FAM TR	510490040	40811 W COWTOWN RD, MARICOPA, AZ 85138	PO BOX 302, KEARNY, AZ 85137
PROPERTY RESERVE ARIZONA LLC	51048005M		PO BOX 511196, SALT LAKE CITY, UT 84151
SMITH JD LIV TRUST	51049003B	41166 W STEEN RD, MARICOPA, AZ 85138	11620 S APPALOOSA DR, PHOENIX, AZ 85044
SMITH JD LIVING TR / SMITH MATTHEW B & ELENA N	51049003A	40750 W STEEN RD, MARICOPA, AZ 85138	41166 W STEEN RD, MARICOPA, AZ 85138
CITY OF MARICOPA	51049002A		<i>NO ADDRESS LISTED ON ASSESSOR</i>
EAGLE SHADOW LLC	51049002B		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
UNION PACIFIC RAILROAD / CRAIG MILLER, ASST DIRECTOR PRO	510490050		1400 DOUGLAS ST STOP 1640, OMAHA, NE 68179
SAN TRAVASA LLC	51030001Q		8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
<i>STATE OWNED LAND - NO NAME LISTED ON ASSESSOR</i>	510307000		<i>NO ADDRESS LISTED ON ASSESSOR</i>
PENDOLA FAM TRS PSHIP	510120460		PO BOX 1307, GRASS VALLEY, CA 95945
MCDONALD'S REAL ESTATE CO	510120450	41710 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	PO BOX 51657, PHOENIX, AZ 85076
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY, MARICOPA, AZ 85138	1301 SE 10TH ST, BENTONVILLE, AR 72712
CAPDEVLO60 LLC	510120560		7742 E MINNEZONA AVE, SCOTTSDALE, AZ 85251
CADAK HOLDINGS LLC	510120570	17470 N PORTER RD, MARICOPA, AZ 85138	3317 S HIGLEY RD STE 114-452, GILBERT, AZ 85297
EL DORADO PORTER 27 LLC	51030002C	41335 W APPLGATE RD MARICOPA, AZ 85138	8501 N SCOTTSDALE RD STE 120, SCOTTSDALE, AZ 85253
MARICOPA UNIFIED SCHOOL DISTRICT #20	51012018G		45012 W HONEYCUTT AVE, MARICOPA, AZ 85139
ELLIOTT HOMES INC	51012018H		4645 E COTTON GIN LOOP, PHOENIX, AZ 85040
SANTA ROSA SPRINGS HOMEOWNERS ASSOC	51216216A		7255 E HAMPTON AVE STE 101, MESA, AZ 85209
EEM HOLDINGS LLC	51012018L		PO BOX 1289, MARICOPA, AZ 85139
EEM HOLDINGS LLC	51012018M		PO BOX 1289, MARICOPA, AZ 85139
KDJJ ENTERPRISES INC	51012018P	16540 N PORTER RD, MARICOPA, AZ 85138	PO BOX 12127, CASA GRANDE, AZ 85130
CLARK AMALIA M	51012018N		44401 W YUCCA LN, MARICOPA, AZ 85138

Neighborhood Meeting Newspaper Notices

The following pages include the final approved newspaper notice language for both publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of both postings (affidavit of publication).

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING
Major General Plan Amendment, Case GPA21-02

Neighborhood Meeting
August 11, 2021 @ 6:00 PM
Central Arizona College
Community Room A101, Building A
17945 N Regent Dr
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC MEETING will be held at the above stated date, time, and location. The purpose of the public meeting is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

July 8, 2021
Published in Casa Grande Dispatch
Publish on or before July 20th, 2021

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING
Major General Plan Amendment, Case GPA21-02

Neighborhood Meeting
August 11, 2021 @ 6:00 PM
Central Arizona College
Community Room A101, Building A
17945 N Regent Dr
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC MEETING will be held at the above stated date, time, and location. The purpose of the public meeting is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

July 8, 2021
Published in Maricopa Monitor
Publish on July 16th, 2021

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 07/2021		2 Advertiser/Client Name NORRIS DESIGN	
23 Total Amount Due 57.72		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 07/12/21	6 Billed Account Number 17494	7 Advertiser/Client Number CHRIS. 17494

8 Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid: Comments: Ad #: 114452
--	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
07/15/21	114452 PCG AZTPT	CASE GPA21-02 NEIGHBORHOOD MEETING 07/15 CGCG CGIT AZ TPT TAX	1.0X 6.72 6.75	1 56.70 1.02	56.70	57.72

PAID

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		57.72

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice		25 Advertiser Information			
114452	1 Billing Period 07/2021	6 Billed Account Number 17494	7 Advertiser/Client Number 17494	2 Advertiser/Client Name NORRIS DESIGN	

STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING
Major General Plan Amendment,
Case GPA21-02
Neighborhood Meeting
August 11, 2021 @ 6:00 PM
Central Arizona College
Community Room A101, Building
A

17945 N Regent Dr
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC MEETING will be held
at the above stated date, time,
and location. The purpose of the
public meeting is to receive public
comments and suggestions on
the following request prior to
approval.

Property owners Owen J. &
Shirley M. Kelly and William &
Rebecca Dunn, represented by
Jennifer Meyers of Norris Design
on behalf of Cowley Companies,
are proposing a Major General
Plan Amendment to modify the
current General Plan land use
designations from C-Commercial
(+/- 90 gross acres), OS - Open
Space (+/- 9 gross acres), and E -
Employment (+/- 1 gross acres) to
M - Medium Density Residential
generally located at the southeast
corner of Maricopa-Casa Grande
Highway and Porter Road (APNs
510-12-018E, 510-30-0040, and
510-49-0040).

The Planning and Zoning Division
is processing this proposal
in accordance to the Zoning
Code as a Major 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: Byron Easton at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at Byron.Easton@
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
publication: Jul. 15, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

07/15/2021

CASA GRANDE DISPATCH

By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 19th

day of July A.D., 2021

[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 07/2021		2 Advertiser/Client Name NORRIS DESIGN	
23 Total Amount Due 57.83		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 07/09/21	6 Billed Account Number 17494 CHRIS.	7 Advertiser/Client Number 17494

8 Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid: Comments: Ad #: 114451
--	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
07/16/21	114451 PNMAR	CASE GPA21-02 NEIGHBORHOOD MEETING 07/16	1.0X 6.72 6.75	1 56.70	56.70	57.83
	AZTPT	CGIT CGM3 AZ TPT TAX		1.13		

PAID

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		57.83

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 114451	25 Billing Period 07/2021	Advertiser Information			
		6 Billed Account Number 17494	7 Advertiser/Client Number 17494	2 Advertiser/Client Name NORRIS DESIGN	

Maricopa Legal

NEWSPAPER NOTICE NOTICE OF NEIGHBORHOOD MEETING

Major General Plan Amendment,
Case GPA21-02
Neighborhood Meeting
August 11, 2021 @ 6:00 PM
Central Arizona College
Community Room A101, Building
A

17945 N Regent Dr
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN

THAT at the above listed meeting,
a PUBLIC MEETING will be held
at the above stated date, time,
and location. The purpose of the
public meeting is to receive public
comments and suggestions on
the following request prior to
approval.

Property owners Owen J. &
Shirley M. Kelly and William &
Rebecca Dunn, represented by
Jennifer Meyers of Norris Design
on behalf of Cowley Companies,
are proposing a Major General
Plan Amendment to modify the
current General Plan land use
designations from C-Commercial
(+/- 90 gross acres), OS - Open
Space (+/- 9 gross acres), and E-
Employment (+/- 1 gross acres) to
M - Medium Density Residential
generally located at the southeast
corner of Maricopa-Casa Grande
Highway and Porter Road (APNs
510-12-018E, 510-30-0040, and
510-49-0040).

The Planning and Zoning Division
is processing this proposal
in accordance to the Zoning
Code as a Major 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: Byron Easton at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at Byron.Easton@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
publication: Jul. 16, 2021.

Sign Posting

The following pages include all documents pertaining to the required site posting, including:

- Finalized draft of sign language
- Photo and affidavit of the sign posting
- Sign posting location map

PUBLIC NOTICE SIGN LANGUAGE – GPA21-02

ZONING

City of Maricopa – Planning Division

PROPOSAL: CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C – COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E – EMPLOYMENT (+/- 1 GROSS ACRES) TO M – MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

NEIGHBORHOOD MEETING

AUGUST 11, 2021 @ 6:00 PM
CENTRAL ARIZONA COLLEGE
COMMUNITY ROOM A101, BUILDING A
17945 N REGENT DRIVE
MARICOPA, AZ 85138

PLANNING AND ZONING #1

SEPTEMBER 27, 2021 @ 6:00 PM
COPPER SKY RECREATION CENTER
44345 W MARTIN LUTHER KING JR BLVD
MARICOPA, AZ 85138

PLANNING AND ZONING #2

OCTOBER 25, 2021 @ 6:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

CITY COUNCIL MEETING

NOVEMBER 15, 2021 @ 7:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:

BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936,
BYRON.EASTON@MARICOPA-AZ.GOV

ZONING

City of Maricopa - Planning Division

PROPOSAL: CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C - COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E - EMPLOYMENT (+/- 1 GROSS ACRES) TO M - MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

NEIGHBORHOOD MEETING
AUGUST 11, 2021 @ 6:00 PM
CENTRAL ARIZONA COLLEGE
COMMUNITY ROOM A101,
BUILDING A
17945 N REGENT DRIVE
MARICOPA, AZ 85138

PLANNING AND ZONING #2
OCTOBER 25, 2021 @ 6:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

PLANNING AND ZONING #1
SEPTEMBER 27, 2021 @ 6:00 PM
COPPER SKY RECREATION CENTER
44345 W MARTIN LUTHER KING JR BLVD
MARICOPA, AZ 85138

CITY COUNCIL MEETING
NOVEMBER 15, 2021 @ 7:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936
BYRON.EASTON@MARICOPA-AZ.GOV

Posting Date: 7/21/2021

7/21/21 10:47:05


AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA21-02, located at Southeast corner of Maricopa-casa Grande Highway and Porter Road, on July 21st, 2021.

See attached photo exhibit.

For applicant:

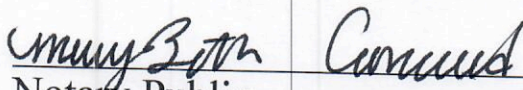
Dynamite Signs, Inc.
Sign Company Name

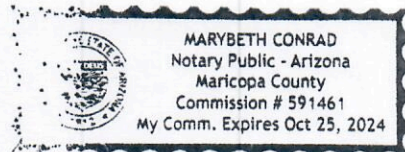

Sign Company Representative

Subscribed and sworn to be on this 21st day of July 2021 by

Maria Hitt.

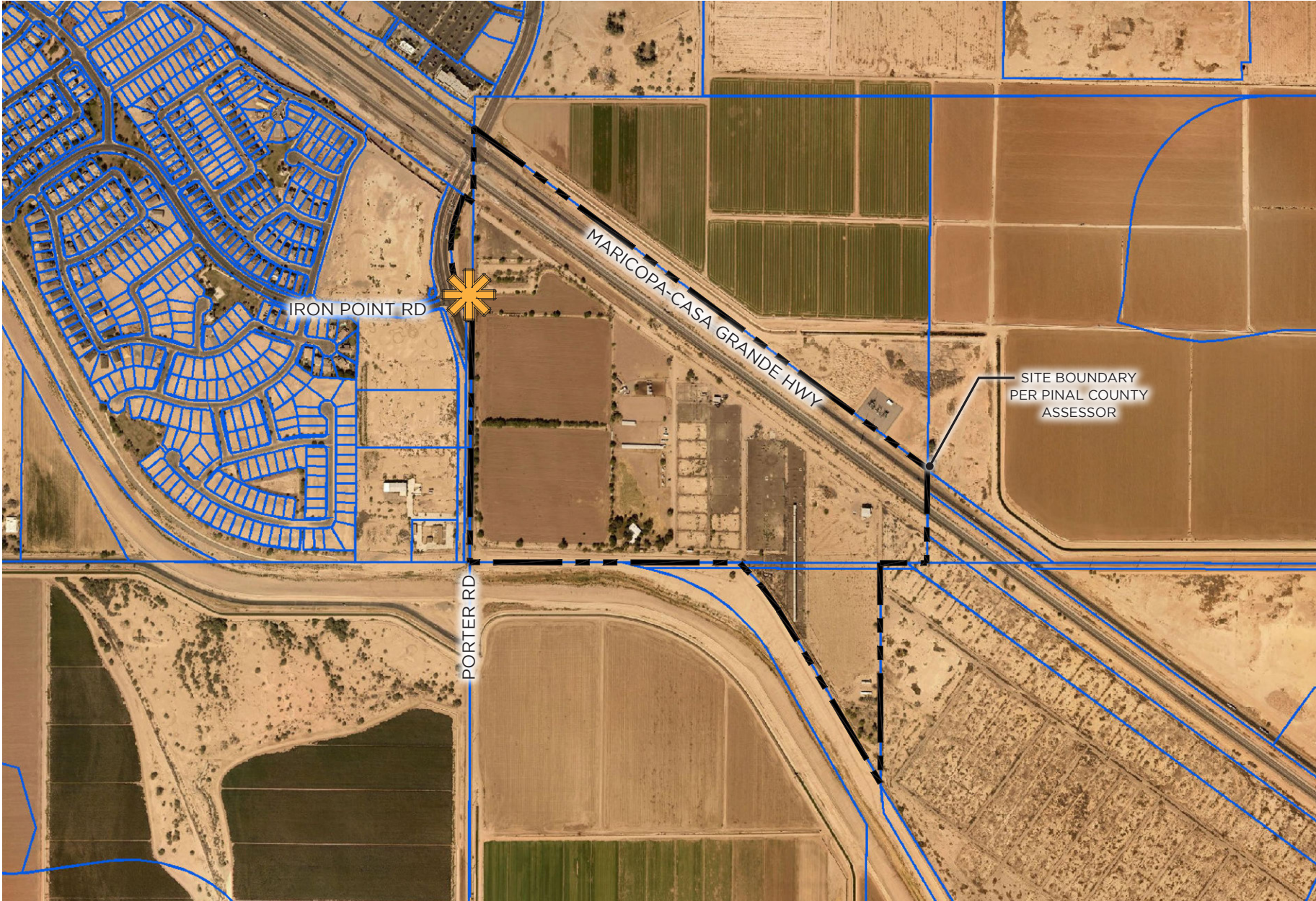
IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public



My Commission expires: 10.25.2024

SIGN POSTING LOCATION



LEGEND

 PROPOSED SIGN LOCATION



Neighborhood Meeting

The following pages include all documents related to the required neighborhood meeting held on August 11, 2021, including:

- Meeting summary
- Sign-in sheet
- Comment card draft

Kelly Ranches Major GPA – GPA21-02 Neighborhood Meeting Summary

Applicants: Norris Design on behalf of Cowley Companies
Date: August 11, 2021
Time: 6:00 p.m.
Location: Central Arizona College
Community Room A101, Building A
17945 N Regent Dr, Maricopa, AZ 85138

Meeting Attendance

The applicants were represented by Jennifer Meyers with Norris Design. Rory Blakemore (Cowley Companies, developer) and Shirley Kelly (Kelly Farms, property owner) also attended. No members of the public attended. See attached sign-in sheet for attendee contact information. Comment cards were prepared in advance of the meeting (also attached), but none were filled out and returned.

Meeting Summary

The meeting was held in person at the location noted above. Four 24x36 exhibit boards, based on graphics included in the GPA narrative submittal, were prepared in advance of the meeting to aid in describing the request to attendees – a vicinity map, conceptual development plan, existing and proposed general plan land use map, and existing and proposed zoning map. Applicant team arrived at 5:30 p.m. to set up for the meeting and began cleaning up around 6:35 p.m., leaving the premises around 6:50 p.m.

No additional outreach from the public has been received as of the date of this report.

Kelly Ranches Major GPA - Neighborhood Meeting - 8/11/2021 - SIGN IN SHEET

Subject: Major General Plan Amendment | GPA21-02

Date: Wednesday, August 11, 2021

Time: 6:00PM

Location: Southeast corner of Maricopa-Casa Grande Highway and Porter Road
 APNs 510-12-018E, 510-30-0040, & 510-49-0040

NAME	ADDRESS	PHONE	EMAIL
Shirley Kelly	Maricopa, az ad 41175 W Crown Trm	602-694-2548	okcattle@onmbb.com
Rory Blakemore	1242 E. Jackson St Phoenix, AZ	602 385-4200	RBlakemore@cowleyco.com
JENN MEYERS	901 E MADISON ST. PHX	602.254.9600	JMEYERS@NORRIS-DESIGN.COM

Kelly Ranches Major GPA Neighborhood Meeting - 8/11/2021 - COMMENT CARD

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

COMMENT: _____

Kelly Ranches Major GPA Neighborhood Meeting - 8/11/2021 - COMMENT CARD

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

COMMENT: _____

Public Hearing Notification Letter

The following pages include all pages of the notification letter sent on August 31, 2021, which was sent to the same list of property owners as the neighborhood meeting notification letter (adjacent parcel ownership changes were verified prior to sending).

August 31, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The upcoming hearing dates in regards to this request are as follows:

<u>Planning & Zoning Commission #1:</u> Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	<u>Planning & Zoning Commission #2:</u> Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	<u>City Council:</u> Date: November 15, 2021 Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138
--	---	---

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class 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 Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at Byron.Easton@maricopa-az.gov, subject Case # GPA21-02 and Project Name Kelly Ranches.

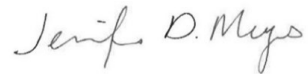
Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,
Norris Design



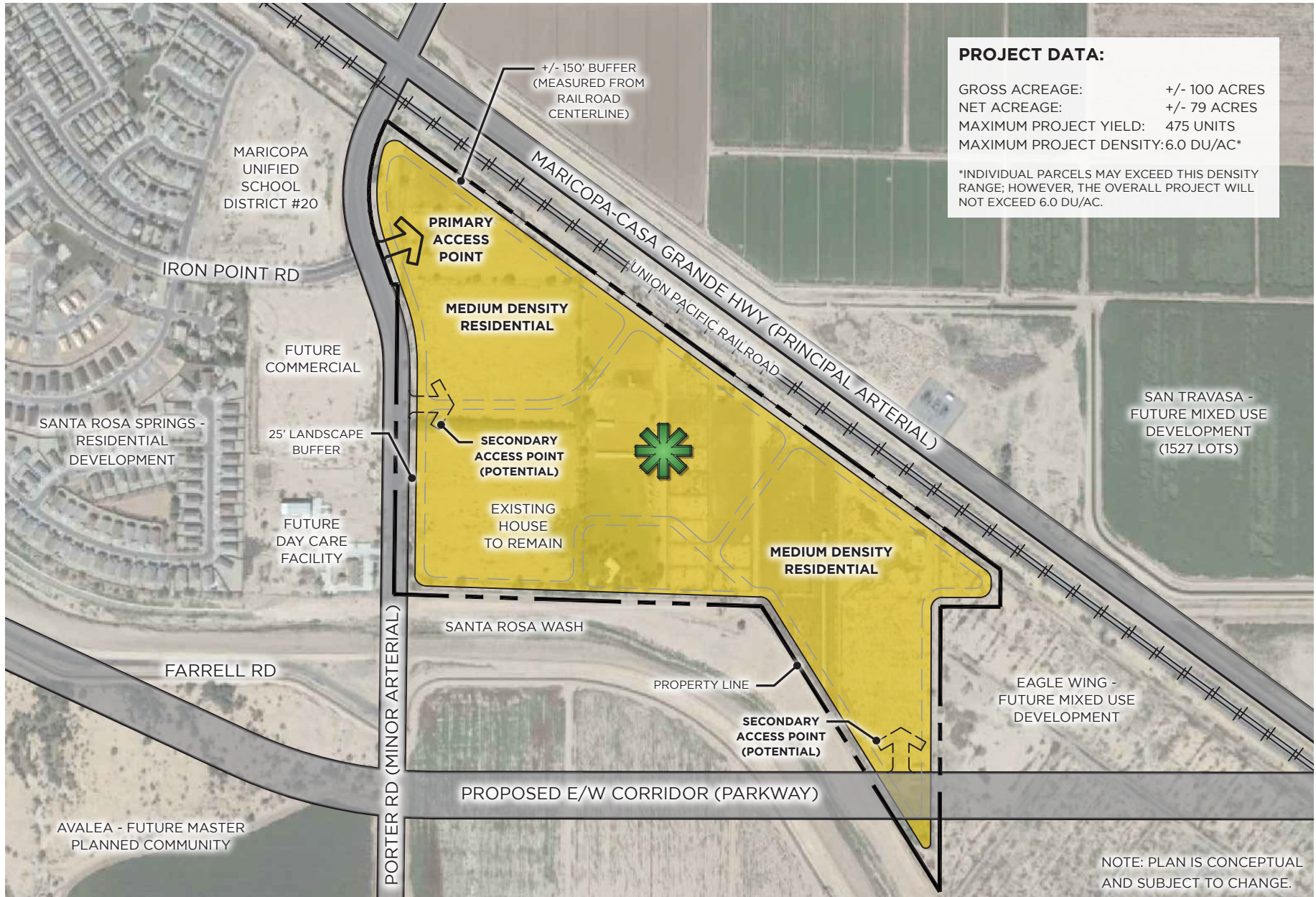
Jennifer Meyers
Principal
jmeyers@norris-design.com
602.254.9600

CONCEPTUAL DEVELOPMENT PLAN

PROJECT DATA:

GROSS ACREAGE: +/- 100 ACRES
 NET ACREAGE: +/- 79 ACRES
 MAXIMUM PROJECT YIELD: 475 UNITS
 MAXIMUM PROJECT DENSITY: 6.0 DU/AC*

*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



LEGEND



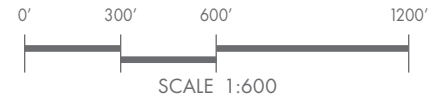
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

Public Hearing Newspaper Notices

The following pages include the final approved newspaper notice language for publications in the Casa Grande Dispatch and Maricopa Monitor, as well as confirmation of postings (affidavit of publication).

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING
Major General Plan Amendment, Case GPA21-02

Planning & Zoning Commission Meeting #1
(PUBLIC HEARING)

September 27, 2021 @ 6:00 PM
Copper Sky Recreation Center
44345 W Martin Luther King Jr Blvd
Maricopa, AZ 85138

Planning & Zoning Commission Meeting #2:
(PUBLIC HEARING)

October 25, 2021 @ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

November 15, 2021 @ 7:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

August 31, 2021

Published in Casa Grande Dispatch

Publish on or before September 7, 2021

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARINGS AND PUBLIC MEETING
Major General Plan Amendment, Case GPA21-02

Planning & Zoning Commission Meeting #1
(PUBLIC HEARING)

September 27, 2021 @ 6:00 PM
Copper Sky Recreation Center
44345 W Martin Luther King Jr Blvd
Maricopa, AZ 85138

Planning & Zoning Commission Meeting #2:
(PUBLIC HEARING)

October 25, 2021 @ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

November 15, 2021 @ 7:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, a PUBLIC HEARING will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

August 31, 2021
Published in Maricopa Monitor
Publish on September 17, 2021

**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period 09/2021		2 Advertiser/Client Name NORRIS DESIGN	
23 Total Amount Due 70.55		*Unapplied Amount	3 Terms of Payment
21 Current Net Amount Due .00	22 30 Days .00	60 Days .00	Over 90 Days .00
4 Page Number 1	5 Memo Bill Date 09/01/21	6 Billed Account Number 17494	7 Advertiser/Client Number CHRIS. 17494

8 Billed Account Name and Address NORRIS DESIGN 901 E MADISON ST. PHOENIX AZ 85034		Amount Paid: <hr/> Comments: Ad #: 119100
--	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
09/04/21	119100 PCG	CASE GPA21-02 PUBLIC HEARINGS/MEETIN 09/04 CGCG CGIT AZ TPT TAX	1.0X 8.23 8.25	1 69.30	69.30	70.55
	AZTPT			1.25		

PAID

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 70.55
------------------------------------	---------------------	-----------------	----------------------	-------------------	-------------------------------

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 119100	25 Billing Period 09/2021	Advertiser Information			
6 Billed Account Number 17494	7 Advertiser/Client Number 17494	2 Advertiser/Client Name NORRIS DESIGN			

STATE OF ARIZONA
COUNTY OF PINAL } ss.

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARINGS
AND PUBLIC MEETING
Major General Plan Amendment,
Case GPA21-02
Planning & Zoning Commission
Meeting #1
(PUBLIC HEARING)
September 27, 2021 @ 6:00 PM
Copper Sky Recreation Center
44345 W Martin Luther King Jr
Blvd
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting #2:
(PUBLIC HEARING)
October 25, 2021 @ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
November 15, 2021 @ 7:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed
meetings, a PUBLIC HEARING
will be held at the above stated
date, time, and location. The
purpose of the public meeting and
public hearings is to receive public
comments and suggestions on
the following request prior to
approval.

Property owners Owen J. &
Shirley M. Kelly and William &
Rebecca Dunn, represented by
Jennifer Meyers of Norris Design
on behalf of Cowley Companies,
are proposing a Major General
Plan Amendment to modify the
current General Plan land use
designations from C-Commercial
(+/- 90 gross acres), OS - Open
Space (+/- 9 gross acres), and E -
Employment (+/- 1 gross acres) to
M - Medium Density Residential
generally located at the southeast
corner of Maricopa-Casa Grande
Highway and Porter Road (APNs
510-12-018E, 510-30-0040, and
510-49-0040).

The Planning and Zoning Division
is processing this proposal
in accordance to the Zoning
Code as a Major 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: Byron Easton at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at Byron.Easton@
maricopa-az.gov. Please include
name, address, telephone
number and signature. For
questions, contact the Planning
and Zoning Division at (520) 568-
9098.

August 31, 2021

No. of publications: 1; date of
publication: Sep. 4, 2021.

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

09/04/2021

CASA GRANDE DISPATCH

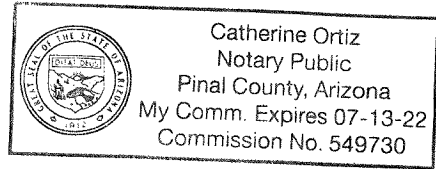
By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 7th

day of September A.D., 2021

[Signature: Catherine Ortiz]

Notary Public in and for the County
of Pinal, State of Arizona



REVISED NOTIFICATION DOCUMENTS

The following section includes all revised notification documents, including the updated site posting, corrected notification letter sent on September 21, 2021, and corrected legal publications (City Council meeting only) for the Casa Grande Dispatch and Maricopa Monitor to be published in October.

ZONING

City of Maricopa - Planning Division

PROPOSAL: CASE# GPA21-02 - MAJOR GENERAL PLAN AMENDMENT TO MODIFY CURRENT GENERAL PLAN LAND USE DESIGNATIONS FROM C - COMMERCIAL (+/- 90 GROSS ACRES), OS - OPEN SPACE (+/- 9 GROSS ACRES), AND E - EMPLOYMENT (+/- 1 GROSS ACRES) TO M - MEDIUM DENSITY RESIDENTIAL, LOCATED AT SOUTHEAST CORNER OF MARICOPA-CASA GRANDE HIGHWAY AND PORTER ROAD (APNS 510-12-018E, 510-30-0040, AND 510-49-0040). REQUESTED BY NORRIS DESIGN ON BEHALF OF COWLEY COMPANIES.

NEIGHBORHOOD MEETING
AUGUST 11, 2021 @ 6:00 PM
CENTRAL ARIZONA COLLEGE
COMMUNITY ROOM A101,
BUILDING A
17945 N REGENT DRIVE
MARICOPA, AZ 85138

PLANNING AND ZONING #2
OCTOBER 25, 2021 @ 6:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

PLANNING AND ZONING #1
SEPTEMBER 27, 2021 @ 6:00 PM
COPPER SKY RECREATION CENTER
44345 W MARTIN LUTHER KING JR BLVD
MARICOPA, AZ 85138

CITY COUNCIL MEETING
NOVEMBER 16, 2021 @ 7:00 PM
CITY HALL
39700 W CIVIC CENTER PLAZA

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
BYRON EASTON, DEVELOPMENT PROJECT MANAGER, 520-316-6936,
BYRON.EASTON@MARICOPA-AZ.GOV**

Posting 9/22/21 10:37:18

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA-21-02, located at Southeast corner of Maricopa-Casa Grande Highway and Porter Road, on September 22nd, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 22nd day of September 2021 by
Maria Hitt.

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

Marybeth Conrad
Notary Public

My Commission expires: 10.25.2024



September 21, 2021

Re: Case # GPA21-02 – Kelly Ranches Major General Plan Amendment. This site is generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor:

An application has been filed with the City of Maricopa by Norris Design on behalf of Cowley Companies for a proposed residential community requiring a Major General Plan Amendment at the above-mentioned property. The upcoming hearing dates in regards to this request are as follows:

<u>Planning & Zoning Commission #1:</u>	<u>Planning & Zoning Commission #2:</u>	<u>City Council:</u>
Date: September 27, 2021 Time: 6:00 p.m. Copper Sky Recreation Center 44345 W Martin Luther King Jr Blvd Maricopa, AZ 85138	Date: October 25, 2021 Time: 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138	Date: November 16, 2021 Time: 7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class 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 Byron Easton at the City of Maricopa Planning Department at 520-316-6936. You can also email him at Byron.Easton@maricopa-az.gov, subject Case # GPA21-02 and Project Name Kelly Ranches.

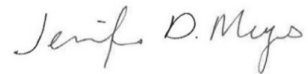
Please see below for project narrative and conceptual development plan:

Project Narrative:

This Major General Plan Amendment request is the first step in laying the foundation for the development of **Kelly Ranches**, a future residential community proposed for the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040). In order to allow for residential development on the property, a Major General Plan Amendment is being requested to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential. A Medium Density Residential land use designation will allow for future development of the approximately 79 net acre (100 gross acre) property as a residential neighborhood with a maximum density of 6 dwelling units per acre or maximum of 475 dwelling units. A future application for rezoning will follow.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,
Norris Design



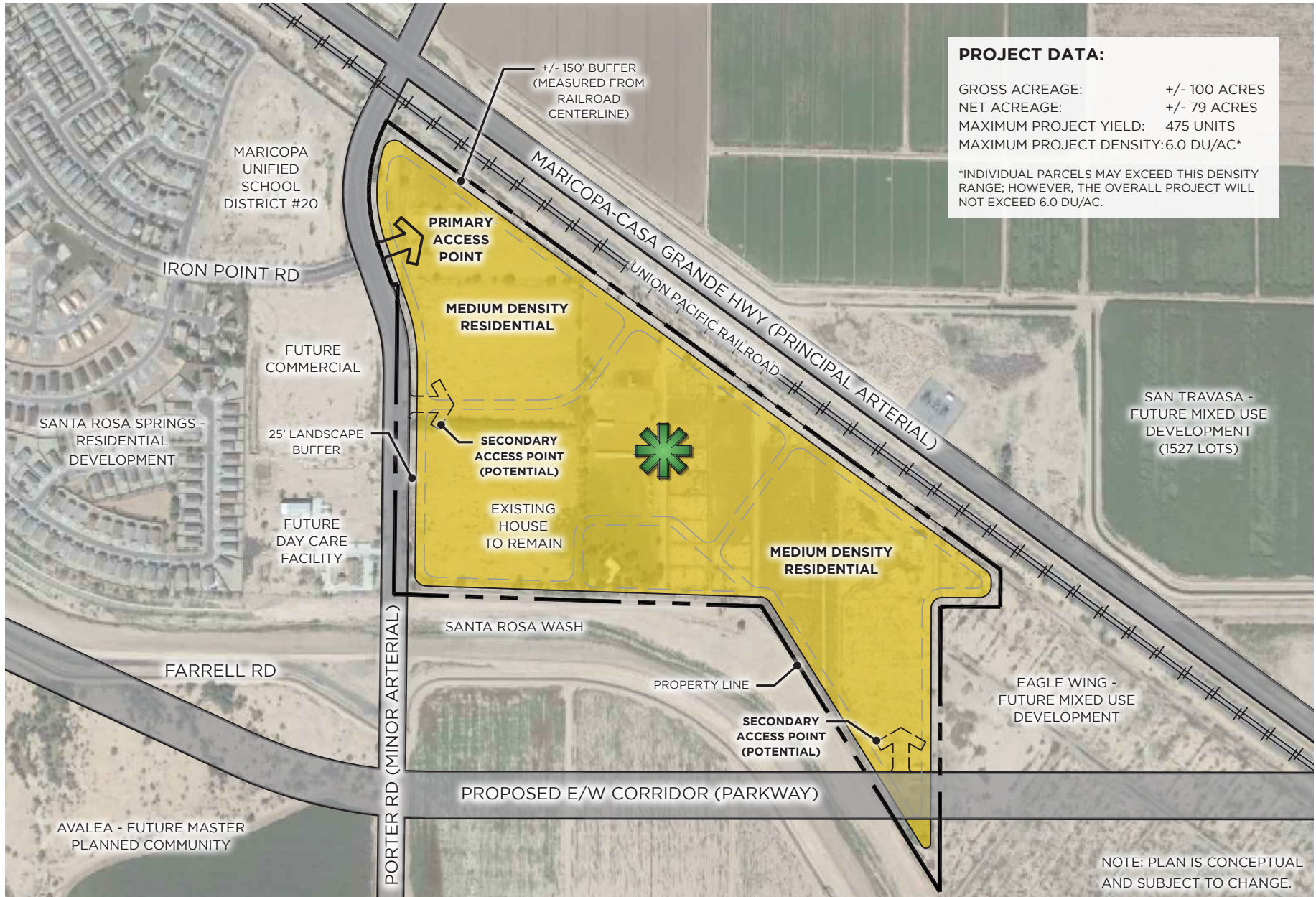
Jennifer Meyers
Principal
jmeyers@norris-design.com
602.254.9600

CONCEPTUAL DEVELOPMENT PLAN

PROJECT DATA:

GROSS ACREAGE:	+/- 100 ACRES
NET ACREAGE:	+/- 79 ACRES
MAXIMUM PROJECT YIELD:	475 UNITS
MAXIMUM PROJECT DENSITY:	6.0 DU/AC*

*INDIVIDUAL PARCELS MAY EXCEED THIS DENSITY RANGE; HOWEVER, THE OVERALL PROJECT WILL NOT EXCEED 6.0 DU/AC.



NOTE: PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

LEGEND



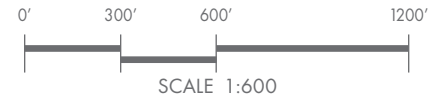
CENTRAL AMENITY AREA



MEDIUM DENSITY RESIDENTIAL



PROPOSED DEVELOPMENT PARCELS



NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
Major General Plan Amendment, Case GPA21-02

City Council Meeting

November 16, 2021 @ 7:00 PM

City Hall

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 purpose of the public meeting and public hearing is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

October 4, 2021

Published in Casa Grande Dispatch

Publish on or before October 16, 2021

NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING AND PUBLIC MEETING
Major General Plan Amendment, Case GPA21-02

City Council Meeting

November 16, 2021 @ 7:00 PM

City Hall

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 purpose of the public meeting and public hearing is to receive public comments and suggestions on the following request prior to approval.

Property owners Owen J. & Shirley M. Kelly and William & Rebecca Dunn, represented by Jennifer Meyers of Norris Design on behalf of Cowley Companies, are proposing a Major General Plan Amendment to modify the current General Plan land use designations from C – Commercial (+/- 90 gross acres), OS - Open Space (+/- 9 gross acres), and E – Employment (+/- 1 gross acres) to M – Medium Density Residential generally located at the southeast corner of Maricopa-Casa Grande Highway and Porter Road (APNs 510-12-018E, 510-30-0040, and 510-49-0040).

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Major 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: Byron Easton at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

October 4, 2021

Published in Maricopa Monitor

Publish on October 15, 2021