



CITIZEN PARTICIPATION
REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.316.6920
www.maricopa-az.gov

The Purpose of the Citizen Participation Plan is to ensure that applicants pursue that early and effective citizen participation in conjunction with their land use applications, giving residents and property owners the opportunity to understand and try to mitigate any real or perceived impacts the proposed land use application may have on the community; ensure that the citizens and property owners of the City of Maricopa have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and facilitate staff, and elected officials throughout the application review process.

This is a two-step process:

- The creation of the Citizen Participation Plan (CPP), by the applicant
- The further preparation of the Citizen Participation Report (CPR), by the applicant

Utilize this guide to follow the LEGAL requirements of Public Participation in the Planning Process.

Your **CPP** will include the following:

- Narrative of the proposed plan for notification
- Draft notification letters to be reviewed and approved by staff
 - The case Planner will assist with revisions until properly formatted
- 600 foot radius map of properties to be contacted
- List of property owners to be contacted the list should include, parcel #, name of owner, and tax billing address.
 - Additional notifications may be required (your case planner may provide a list of additional registered contacts for the mailing)
- Proposed newspaper notice
- Reduced copy of sign posting (actual size will be 24in x 36 in)
- Aerial of the existing site noting the locations for the sign postings
 - Allow the case Planner to finalize and approve locations before installation
- Submit your CP Plan digitally.

Be sure that your CPR Plan is approved by your project planner prior to its implementation. Please contact your project planner if you need further guidance.

Your **CPR** will include the following upon complete implementation of your CP Plan:

- Everything from the CP Plan with the following additions:
- Organize the Report to include a Table of Contents
- Picture(s) of the sign(s) posted
- Finalized list of property owners contacted with the corresponding parcel #, name of owner, and tax billing address
- Final draft of the sign language
- Final draft of notification letter
- Confirmation from the newspaper of the ad posting
- Typed Neighborhood Meeting Minutes, including:
 - Date, time, and location of meeting
 - Facilitator(s) and their title(s)/role(s)
 - Outline of presentation and summary of questions and answers
- Neighborhood Meeting Sign-In sheet, with names, address, and zip of attendees

Mailing Letter

Notification Area Map

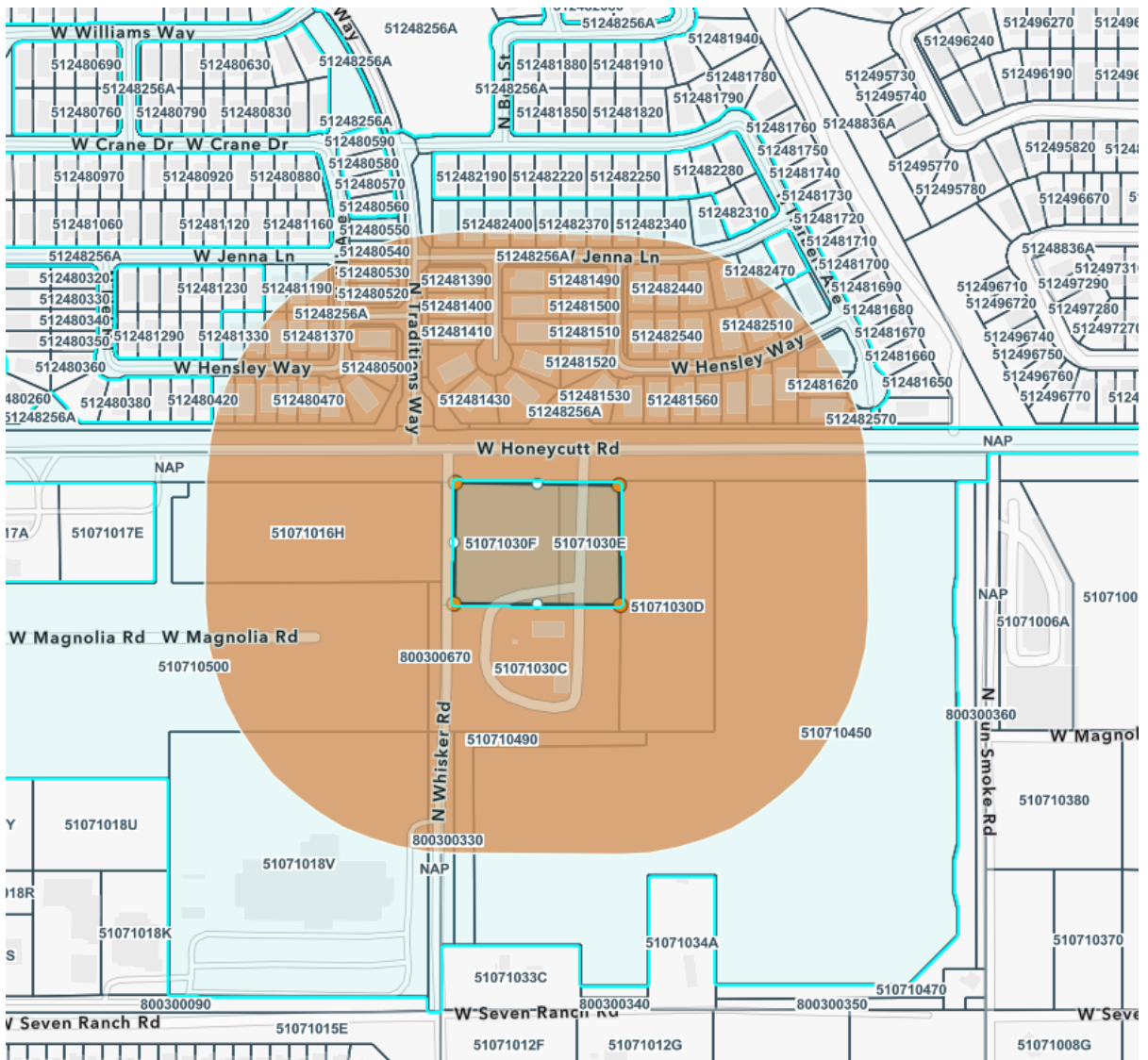
Project Name: ZON25-02 Pectol & Honeycutt LLC Rezone

Location: 0.25-miles east of N. Porter Rd. on W. Honeycutt Rd.

Request: Rezone

Current Zoning of Subject Property: General Business (CB-2) Zone

Current General Plan Future Land Use designation: Mixed Use



Mailing List

Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch on February 6, 2025.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE Case # ZON25-02
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
February 24, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
March 4, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time, and
location.
The City of Maricopa is proposing
a rezone from the county General
Business (CB-2) zoning district to
the municipal General Commercial
(GC) zoning district. The subject
property is located at 0.3-miles
east of Porter Road on Honeycutt
Road within the City of Maricopa
incorporated limits.
The Planning and Zoning Division
is processing this proposal in
accordance with the Zoning Code
as a REZONE .
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: LaRee Mason at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at LaRee.Mason@
maricopa-az.gov. Please include
name, address, telephone number
and signature. For questions,
contact the Planning and Zoning
Division at (520) 316-6928.
Published 2/06/25

Public Notice Sign

8'



Notice of Public Meeting

City of Maricopa

REZONE & MAJOR DEVELOPMENT REVIEW PERMIT



Application: ZON25-02: Request for a Rezone from CB-2 (General Business) zone to GC (General Commercial) zone on a particular property located 0.3 miles east of Porter Road on Honeycutt Road.

Application: DRP24-16: Request for a Major Development Review Permit by Soaring Eight, LLC, for a Zzeek's restaurant on a particular property located 0.3 miles east of Porter Road on Honeycutt Road.

You are invited to attend the following meetings to learn more about the requests and/or share your opinions:

Neighborhood Meeting

ZON25-02

February 5, 2025 6:00 p.m.

Maricopa Library & Cultural Center

Redwood Room Side B

18160 N. Maya Angelou Dr.

Planning & Zoning Commission

ZON25-02, DRP24-16

February 24, 2025 6:00 p.m.

Council Chambers

39700 W. Civic Center Plaza

City Council

ZON25-02

March 4, 2025 6:00 p.m.

Council Chambers

39700 W. Civic Center Plaza

City of Maricopa Contact: LaRee Mason (520) 316-6928 or LaRee.Mason@maricopa-az.gov

Applicant Contact: Marlene Brandemuehl 480-221-2425 marlene@soaringeight.com

Posting Date: January 20, 2025

Neighborhood Meeting

A neighborhood meeting was held on February 5, 2025, at 6:00p.m. Three members of the public were in attendance.

Discussion topics included location of the property and surrounding property impacts.

The meeting concluded at 6:45p.m.



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SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
Ruben Castillo	19525 N. Whiskey Rd ^{Maricopa AZ 85138}	rubencastillo2929@gmail.com	480 249 9907
Judy Thomas	40132 W Bonner St	jduth23@gmail.com	602 516 6786
Skylar Menick	36413 W Montebello St	shinemo@gmail.com	520 560 4392

