

# Citizen Participation Plan & Report

# Home at Maricopa

Submitted to:

**City of Maricopa**  
39700 W. Civic Center Dr.  
Maricopa, AZ 85138

Submitted on Behalf of:

**Shelter Asset Management Group**  
7150 East Camelback Road, #402  
Scottsdale, AZ 85251

**El Dorado Holdings**  
8501 North Scottsdale Road, #120  
Scottsdale, AZ 85253

Prepared by:

**Iplan Consulting**  
3317 S. Higley Road, Suite 114-622  
Gilbert, AZ 85297

**April - 2022**

## PURPOSE

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The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, in conjunction with El Dorado Holdings and Shelter Asset Management, has initiated a Minor General Plan Amendment and PAD Rezoning request for the 25.3-acre Home at Porter Road project, located south of the southeast corner of Porter Road and Bowlin Road. The intent of the project is to allow for a mixed-use development consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit (DRP) request has also been filed for the 18.8 acre residential portion of the project.

## SITE AERIAL PHOTO



## CONTACT

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All questions and/or comments related to this proposal should be directed to:

Iplan Consulting - Greg Davis  
3317 S. Higley Road #114-622  
Gilbert, AZ 85297  
Phone: (480) 227-9850  
Email: [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com)

## **NOTIFICATION**

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In order to provide effective citizen participation in regards to this application, the following actions will be taken to provide adequate opportunity to adjacent landowners or any other potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:

- A. A contact list was created and submitted to the City for all property owners within 600 feet of the site for the purpose of mailing Public Hearing notifications.
- B. A neighborhood meeting was held on 04/08/2022 with no members of the public attending. A letter was sent out to all property owners within 600 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend.
- C. A Notice of Public Hearing sign will be posted per City regulations on the property at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).
- D. A Notice of Public Hearing newspaper advertisement will be published per City regulations at least 15-days prior to the Planning and Zoning Commission hearing and remain posted through the City Council hearing(s).

## **TENTATIVE SCHEDULE**

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Formal Filing:	02/15/2022
Citizen Participation Plan Initial Submittal:	02/15/2022
Newspaper Advertisement:	03/21/2022
Neighborhood Meeting Notification:	03/24/2022
Citizen Participation Final Report:	03/24/2022
Post Property:	03/24/2022
Neighborhood Meeting:	04/08/2022
Planning and Zoning Commission Meeting:	05/09/2022
City Council Meeting:	05/17/2022

## **ATTACHMENTS**

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- Citizen Participation Report
- Notification Map - 600-foot radius
- Notification List - 600-foot radius
- Neighborhood Meeting Letter
- NOPH Sign Posting
- Newspaper Notice

# Citizen Participation Report

## **DETAILS AND TECHNIQUES USED TO INVOLVE THE PUBLIC**

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### **Meetings:**

- One neighborhood meeting was held on Friday, April 8<sup>th</sup> 2022 at the Maricopa City Library. No members of the public attended the meeting thus there was no discussion.
- No additional neighborhood meetings were held.

### **Notifications:**

- Letters inviting adjacent property owners within 600 feet of the subject property were mailed out on 03/24/22 informing the recipients of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. A copy of the invitation and mailing list are included following this report.
- A newspaper advertisement was ran in the Casa Grande Dispatch starting on 03/21/22 informing the readers of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.
- A 4' x 8' Notice of Public Hearing sign was posted on site along the porter Road frontage informing any passersby of the anticipated dates for the neighborhood meeting, the Planning and Zoning Commission hearing, and the City Council hearing. The advertisement draft is included following this report.

### **Participants:**

- We have had no contact from any members of the public regarding this proposal.

## **SUMMARY OF CONCERNS, ISSUES, AND PROBLEMS**

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### **Describe the substance of concerns, issues, and problems:**

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

### **Describe how have any concerns, issues, and problems been or will be addressed:**

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.

### **Describe the perceived or real concerns, issues, and problems that have not been resolved:**

- No concerns, issues, and/or problems have been expressed to our team pertaining to this proposal.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

HORIZON AT THE WELLS LLC  
860 E 86TH ST STE 5  
INDIANAPOLIS, IN 46240

LEGACY TRADITIONAL CHART...  
17760 REGENT DR  
MARICOPA, AZ 85138

EVR PORTER LLC  
8501 N SCOTTSDALE RD STE 1...  
SCOTTSDALE, AZ 85253

BANNER HEALTH  
2901 N CENTRAL AVE  
PHOENIX, AZ 85012

EL DORADO PORTER 27 LLC  
8501 N SCOTTSDALE RD STE 1...  
SCOTTSDALE, AZ 85253

PENDOLA FAM TRS PSHIP  
PO BOX 1307  
GRASS VALLEY, CA 95945

PINAL COUNTY COMMUNITY C...  
8470 N OVERFIELD RD  
COOLIDGE, AZ 85128

CADAK HOLDINGS LLC  
3317 S HIGLEY RD STE 114-452  
GILBERT, AZ 85297

CAPDEVL060 LLC  
7742 E MINNEZONA AVE  
SCOTTSDALE, AZ 85251

WAL-MART STORES INC  
1301 SE 10TH ST  
BENTONVILLE, AR 72712

OASIS AT THE WELLS LP  
860 E 86TH ST STE 5  
INDIANAPOLIS, IN 46240



***Notice of Neighborhood Meeting  
Home at Maricopa  
Case #GPA22-05, PAD22-05, & DRP22-07***

**Dear Neighbor,**

You are invited to attend an informal meeting to discuss a proposed request to make a minor amendment to the City's General Plan land use map as well as an amendment to the City's zoning map on approximately 25.3-acres of vacant property located south of the southeast corner of Porter Road and Bowlin Road. The property is owned by the applicant, El Dorado Holdings, who is working with Shelter Asset Management to reclassify the General Plan land use from Public Facility/Institutional (P) and Mixed Use (MU) with underlying Light Industrial / Warehouse (CI-1) zoning to Mixed Use (MU) and to rezone the property to PAD (Planned Area Development). The intent of the requests is to develop a mixed-use project consisting of a 536-unit multi-family project and a 6.5 acre commercial/industrial project. A Development Review Permit has also recently been submitted to the City of Maricopa for review. As part of the formal entitlement process, we are offering interested residents the opportunity to view and comment on the proposal at a neighborhood meeting as identified below.

**Neighborhood Meeting**

Date:	April 08, 2022.
Time:	6:00 p.m.
Where:	Maricopa Public Library – Maple Room 18160 N. Maya Angelou Drive Maricopa, AZ 85138

For those that cannot attend the meeting but would still like information about the proposal, please contact me at [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com) - 480-227-9850; or Derek Scheerer at the City of Maricopa Planning Department at [Derek.scheerer@maricopa-az.gov](mailto:Derek.scheerer@maricopa-az.gov) - 520-316-6980. Please reference Home at Maricopa case #GPA22-05 & PAD22-05. This notice is being sent to all property owners on record with the Pinal County Assessor's office within 600-feet of the property under consideration via first class mail.

Following the neighborhood meeting, the project will be placed on a public hearing schedule which includes the Planning and Zoning Commission who will hear the case and make a recommendation to the City Council who will ultimately take final action on the case. Below are the projected future public hearings for this project.

<p><b>Planning and Zoning Commission:</b> April 25, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>	<p><b>City Council:</b> May 17, 2022 @7:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>
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On behalf of El Dorado Holdings and Shelter Asset Management,

Greg Davis  
Entitlement Consultant



## **NOPH SIGN POSTING**

# **GENERAL PLAN AMENDMENT PAD REZONING**

**City of Maricopa – Planning Division**

***Proposal:*** REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.

**CASE NUMBERS:** GPA22-05, PAD22-05, DRP22-07

**NEIGHBORHOOD MEETING**

Friday, April 8, 2022 @ 6:00pm

Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

**PLANNING & ZONING**

**COMMISSION HEARING:**

Monday April 25, 2022 @ 6:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

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

Derek Scheerer  
(520) 316-6980  
derek.scheerer@maricopa-az.gov

**CITY COUNCIL HEARING**

Tuesday, May 17, 2022 @ 7:00pm  
City Hall - 39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**Posting Date: March 24, 2022**





## **NEWSPAPER NOTICE POSTING**

***NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING  
GPA22-05, PAD22-05, DRP22-07***

**REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 25.3 ACRE SITE LOCATED SOUTH OF THE SOUTHEAST CORNER OF PORTER ROAD AND BOWLIN ROAD FROM PUBLIC/INSTITUTIONAL (P) AND MIXED USE (MU) TO MIXED USE (MU), REZONING FROM LIGHT INDUSTRIAL/WAREHOUSE (CI-1) TO PLANNED AREA DEVELOPMENT (PAD), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MIXED USE RESIDENTIAL AND COMMERCIAL/INDUSTRIAL PROJECT.**

Neighborhood Meeting  
April 8, 2022 @ 6:00pm  
Maricopa Public Library – Maple Room  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

Planning and Zoning Commission  
April 25, 2022 @ 6:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council Meeting  
May 17, 2022 @ 7:00pm  
City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138