

General Plan Amendment, Rezoning, & DRP Citizen Participation Plan

GPA21-08, ZON21-08, & DRP22-09

Roers

Maricopa

Submitted to:

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

Submitted on Behalf of:

Roers Companies
110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

Prepared by:

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

April - 2022

PURPOSE

The purpose of this Citizen Participation Plan is to document and inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of the application and for the ongoing process and actions related to this request. Iplan Consulting, on behalf of Roers Companies, has initiated a Minor General Plan Amendment to change the land use classification of the 10-acre property from P (Public / Institutional to H (High Density Residential) to allow a rezoning of the site from CB-2 (General Commercial) to RH (High Density Residential). A Major DRP Site Plan Application has also been submitted for City review. The intent of the proposed entitlements is to build a 200-unit multi-family work force housing development on the subject property.

Site Aerial



CONTACT

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

Roers Companies – Kevin Sturgeon
110 Cheshire Lane, Suite 120
Minnetonka, MN 55305
Phone: (651) 395-0684
Email: Kevin.Sturgeon@roerscompanies.com

NOTIFICATION

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 is scheduled for Thursday, May 5th which is 15-days prior to the planned Planning and Zoning Commission hearing. The meeting will be held at the Maricopa City Library and a letter will be 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. A sign posting and electronic advertisement will supplement the mailing to ensure interested parties are aware of the meeting. A summary of the meeting as well as a list of attendees will be provided to the City after the meeting is held.
- C. A Notice of Public Hearing sign was posted per City regulations on the property on April 20th which is 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 was published on April 19th per City regulations which is at least 15-days prior to the Planning and Zoning Commission hearing.

SCHEDULE

Formal Filing – 12/20/2021
Citizen Participation Plan Initial Submittal – 12/20/2021
Newspaper Advertisement Posted – 04/19/2022
NOPH/Neighborhood Meeting Notification – 04/20/2022
Post Property – 04/20/2022
Neighborhood Meeting – 05/05/2022
Citizen Participation Final Report – 05/06/2022
Planning and Zoning Commission Meeting – 05/23/2022
City Council Hearing – 06/21/2022

ATTACHMENTS

Notification List - 600-foot radius

Notification Map - 600-foot radius

Neighborhood Meeting Letter

NOPH Sign Posting

Newspaper Notice

Neighborhood Meeting Summary

SEABROOKS DEMETRIUS & KY...
17022 N ROSEMONT ST
MARICOPA, AZ 85138

ROTHRA MICHAEL L II
17017 N ROSEMONT ST
MARICOPA, AZ 85138

CHUK JONATHON ANDREW
17006 N ROSEMONT ST
MARICOPA, AZ 85138

UERLING RYLAND & LEON YES...
17075 N ALLEGRA DR
MARICOPA, AZ 85138

KELLY OWEN & SHIRLEY
PO BOX 213
MARICOPA, AZ 85139

OFFERPAD SPE BORROWER A ...
2150 E GERMAN RD STE 1
CHANDLER, AZ 85286

EBERHARDT HOLLY LYNNE
17041 N ROSEMONT ST
MARICOPA, AZ 85138

MARICOPA UNIFIED SCHOOL D...
45012 W HONEYCUTT AVE
MARICOPA, AZ 85139

FOX LAURA N
17033 N ROSEMONT ST
MARICOPA, AZ 85138

VALLE MARCELO
17082 N ALLEGRA DR
MARICOPA, AZ 85138

ELLIOTT HOMES INC
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

SANTA ROSA SPRINGS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

ZARUDZKI ZBIGNIEW S & DANU...
16998 N ROSEMONT ST
MARICOPA, AZ 85138

HAZLETT PATRICIA
17085 N ALLEGRA DR
MARICOPA, AZ 85138

EEM HOLDINGS LLC
PO BOX 1289
MARICOPA, AZ 85139

RIGGS BRITTANY T
17038 N ROSEMONT ST
MARICOPA, AZ 85138

DAVIS-HALLMAN ALDINE S
17093 N ALLEGRA DR
MARICOPA, AZ 85138

LUCIO MONALISA
16601 N LUNA DR
MARICOPA, AZ 85138

CRISTY YVONNE
17030 N ROSEMONT ST
MARICOPA, AZ 85138

ILOG ZHENNER
17089 N ALLEGRA DR
MARICOPA, AZ 85138

KING SHERI N
17014 N ROSEMONT ST
MARICOPA, AZ 85138

DAVIS DANIEL M & DEANNA D
17025 N ROSEMONT ST
MARICOPA, AZ 85138

SHORETTE JAMES E & MARY L ...
41891 W LAGO ST
MARICOPA, AZ 85138

IRIZARRY SALVADOR
16771 N QUINTO ST
MARICOPA, AZ 85138

DODGE JAMES & CAROLINE
18100 HILLSIDE CT
WEST LINN, OR 97068

HENRY RICKY O NEAL & TONY...
16754 N LUNA DR
MARICOPA, AZ 85138

ROZSAVOLGYI CHRISTINE N & ...
41834 W MANO PL
MARICOPA, AZ 85138

RODRIGUEZ LUIS JORGE RAMI...
41838 W MANDERAS LN
MARICOPA, AZ 85138

HATORI MONICA & ALPER SCO...
16737 N QUINTO ST
MARICOPA, AZ 85138

VALENCIA LIDIA
41818 W MANO PL
MARICOPA, AZ 85138

WARREN DENISE L
41731 W MANO PL
MARICOPA, AZ 85138

SARNOSKI JAMES LEONARD & ...
41780 W MANO PL
MARICOPA, AZ 85138

WASHINGTON FAKITA T & WOO...
41854 W MANDERAS LN
MARICOPA, AZ 85138

JAMERSON LONDERICK
41815 W MANDERAS LN
MARICOPA, AZ 85138

STANLEY STEPHANIE T
41799 W PLATA ST
MARICOPA, AZ 85138

CARMAN SERENA GARROBO
41905 W LAGO ST
MARICOPA, AZ 85138

OVERTON REGINALD LAMON II
41878 W MANDERAS LN
MARICOPA, AZ 85138

FORBES IAN V TRS
16680 N LUNA DR
MARICOPA, AZ 85138

MELICHAR LARRY D
7440 LUCILE CIR
LINCOLN, NE 68516

JEPPERSON DAVID M & SHERY...
16794 N LUNA DR
MARICOPA, AZ 85138

MAPLES DANIEL P & OLINGER ...
41812 W MANDERAS LN
MARICOPA, AZ 85138

KOR KEITH & JOAN
16780 N LUNA DR
MARICOPA, AZ 85138

GAY VERONICA
41854 W MANO PL
MARICOPA, AZ 85138

THISTLE WAYNE
23 EMPIRE AVE
ST JOHNS, NL

EVANS MICHAEL & VELASQUEZ...
16768 N LUNA DR
MARICOPA, AZ 85138

LEIVINGSTON EARL
41772 W MANO PL
MARICOPA, AZ 85138

KIRKGAARD ANDREA J
41824 W MANDERAS LN
MARICOPA, AZ 85138

JENKINS DARLENE M TRUST
16763 N LUNA DR
MARICOPA, AZ 85138

WONG NATHANIEL & LAUREN
16721 N LUNA DR
MARICOPA, AZ 85138

MCCRACKEN COLIN & SANDRA
41779 W MANO PL
MARICOPA, AZ 85138

GONZALEZ JESUS G
41885 W MANDERAS LN
MARICOPA, AZ 85138

LOPEZ DAMIAN F & SOFIE A
16710 N LUNA DR
MARICOPA, AZ 85138

DENNIS ADRIAN
41763 W MANO PL
MARICOPA, AZ 85138

RENZ VERA
41901 W MANDERAS LN
MARICOPA, AZ 85138

WALTERS EDWARD HARRISON
16707 N LUNA DR
MARICOPA, AZ 85138

SIMMONS GARY & CAROL
PO BOX 6516
EDSON, AB

ZAMORA LUIS MANUEL & SAND...
16753 N QUINTO ST
MARICOPA, AZ 85138

KNIP WILLIAM & HELEN
16694 N LUNA DR
MARICOPA, AZ 85138

RIVERA ANTONIO JR
41839 W MANDERAS LN
MARICOPA, AZ 85138

WHITE CHRISTOPHER L & LAC...
16749 N LUNA DR
MARICOPA, AZ 85138

GUTIERREZ JAZMIN L & EDGA...
41821 W PLATA ST
MARICOPA, AZ 85138

MARTINEZ AB GUZMAN
41825 W MANDERAS LN
MARICOPA, AZ 85138

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

OPENDOOR PROPERTY TRUST...
410 N SCOTTSDALE RD STE 16...
TEMPE, AZ 85281

ORTIZ OSWALD JR
16791 N LUNA DR
MARICOPA, AZ 85138

ROCHALL RENEE MARIE
16735 N LUNA DR
MARICOPA, AZ 85138

TALABI JOY
43014 W WILD HORSE TRL
MARICOPA, AZ 85138

WALLACE PATRICIA A & KYLE C...
41855 W MANDERAS LN
MARICOPA, AZ 85138

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

BOOTE DENNIS G & KATHY M
41853 W PLATA ST
MARICOPA, AZ 85138

MCINTOSH BAILEY
41869 W PLATA ST
MARICOPA, AZ 85138

NACHO TAMARA
43237 W BLAZEN TRL
MARICOPA, AZ 85138

VENEGAS JUAN
41876 W PLATA ST
MARICOPA, AZ 85138

MORGAN RALPH & LORRAINE ...
41885 W PLATA ST
MARICOPA, AZ 85138

KOLAWOLE OLAOLUWA
16679 N LUNA DR
MARICOPA, AZ 85138

DAVIS TIANNA E
16620 N LUNA DR
MARICOPA, AZ 85138

SELLS MARTHA
16666 N LUNA DR
MARICOPA, AZ 85138

GAVIRIA JUAN
41818 W ROSA DR
MARICOPA, AZ 85138

CLARK AMALIA M
44401 W YUCCA LN
MARICOPA, AZ 85138

NEAL ROBERT
16665 N LUNA DR
MARICOPA, AZ 85138

OFFERPAD SPE BORROWER A ...
2150 E GERMANN RD STE 1
CHANDLER, AZ 85286

KDJJ ENTERPRISES INC
PO BOX 12127
CASA GRANDE, AZ 85130

YOTSUUYE ROY & TRACEY
15903 NE 22ND AVE
RIDGEFIELD, WA 98642

MCCRAY EDDIE WILLIAM & RO...
41793 W ROSA DR
MARICOPA, AZ 85138

SUMMERS SHERRY A
16651 N LUNA DR
MARICOPA, AZ 85138

YORBA BRITTANY MICHELLE
41807 W ROSA DR
MARICOPA, AZ 85138

FIELDS LAURENCE J
16638 N LUNA DR
MARICOPA, AZ 85138

COOK SUZANNE & GERALD
41779 W ROSA DR
MARICOPA, AZ 85138

TORRES MARIA
41860 W ROSA DR
MARICOPA, AZ 85138

RESENDIZ CARLOS D CARRILL...
41765 W ROSA DR
MARICOPA, AZ 85138

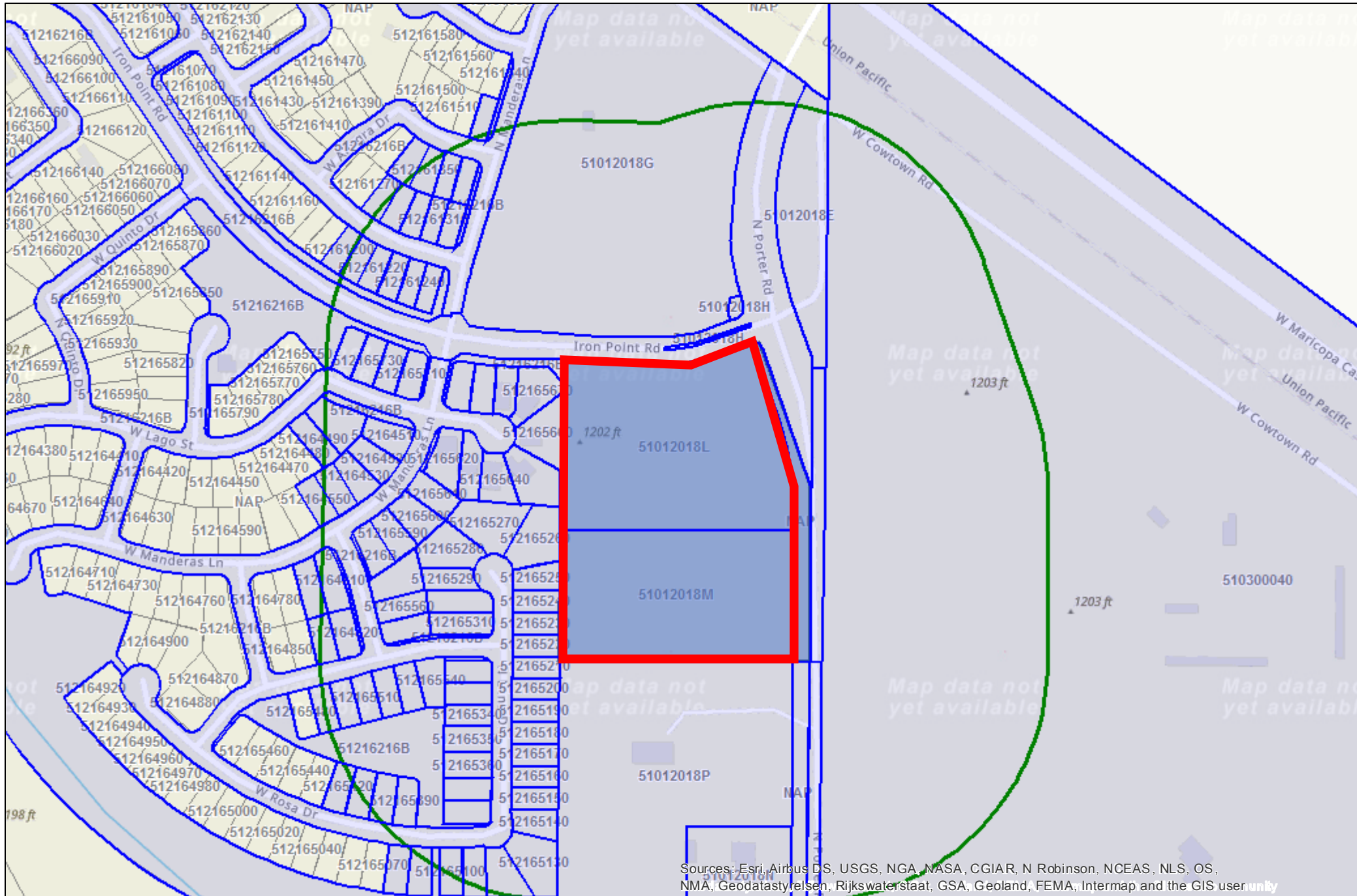
DELGADO ROY & CYNTHIA
16637 N LUNA DR
MARICOPA, AZ 85138

ORTIZ MARIA EULALIA & TORR...
41745 W ROSA DR
MARICOPA, AZ 85138

ROBY BRET
41844 W ROSA DR
MARICOPA, AZ 85138

TALABI OMONIYI TRUSTEE
41832 W ROSA DR
MARICOPA, AZ 85138

600-Foot Radius



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyreisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user **unity**

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***Notice of Neighborhood Meeting
Roers Maricopa
Case #GPA21-08, ZON21-08, & DRP22-09***

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, an amendment to the City's zoning map, and a Major Development Review Permit on approximately 10-acres of vacant property at the southwest corner of Porter Road and Iron Point Road just south of the Maricopa – Casa Grande Highway. The parcel is zoned General Business (CB-2) with a General Plan land use classification of Public/Institutional (P) both of which are proposed to be changed to High Density Residential (RH) and High Density Residential (H) respectively. The intent of these requests is to develop a 200-unit multi-family housing project to serve the industrial development occurring in the Maricopa – Casa Grande Highway. A Site Plan is attached to this letter to illustrate the proposed development and as of the City's approval process, we are offering interested residents the opportunity to view and ask questions regarding the proposal.

Neighborhood Meeting

Date:	Thursday, May 05, 2022.
Time:	6:00 p.m.
Where:	Maricopa Public Library – Redwood Room A 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 or 480-227-9850; or Byron Easton at the City of Maricopa Planning Department at byron.easton@maricopa-az.gov or 520-316-6980. Please reference Roers Maricopa case #GPA21-08 & ZON21-08. This notice is being sent to all property owners on record with the Pinal County Assessor's office within 300-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>Planning and Zoning Commission: May 23, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: June 21, 2022 @ 6:00 p.m. City Hall 39700 W Civic Center Plaza Maricopa, AZ 85138</p>
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On behalf of Roers Companies,

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 +/- 10 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PORTER ROAD AND IRON POINT ROAD FROM PUBLIC/INSTITUTIONAL (P) TO HIGH DENSITY RESIDENTIAL (H) AND A REZONING FROM GENERAL BUSINESS (CB-2) TO HIGH DENSITY RESIDENTIAL (RH) AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA21-08, ZON21-08, DRP22-09

NEIGHBORHOOD MEETING

Wednesday, May 04, 2022 @ 7:00pm
Maricopa Public Library – Redwood Room A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

PLANNING & ZONING

COMMISSION HEARING:

Monday May 23, 2022 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

CASE PLANNER:

Byron Easton,
(520) 316-6980
byron.easton@maricopa-az.gov

CITY COUNCIL HEARING

Tuesday, June 21, 2022 @ 6:00pm
City Hall - 39700 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date: April 18, 2022



NEWSPAPER NOTICE POSTING

***NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING
GPA21-08, ZON21-08, DRP22-09***

REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR THE +/- 10 ACRE SITE LOCATED AT THE SOUTHWEST CORNER OF PORTER ROAD AND IRON POINT ROAD FROM PUBLIC/INSTITUTIONAL (P) TO HIGH DENSITY RESIDENTIAL (H), REZONING FROM GENERAL BUSINESS (CB-2) TO HIGH DENSITY RESIDENTIAL (RH), AND MAJOR DEVELOPMENT REVIEW PERMIT TO ALLOW FOR THE DEVELOPMENT OF A MULIT-FAMILY RESIDENTIAL PROJECT.

Neighborhood Meeting
May 5, 2022 @ 6:00pm
Maricopa Public Library – Redwood Room A
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

Planning and Zoning Commission
May 23, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting
June 21, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138



Roers Maricopa Neighborhood Meeting Summary:

City of Maricopa Public Library – May 05, 2022

Attendees:

Applicant: Kevin Sturgeon & Ross Stiteley - Roers Companies
Greg Davis & Jason Sanks – Iplan Consulting
Brett Bieser – Gary Todd & Associates

Neighbors: Approximately 16 neighbors (see sign-in sheet)

Meeting started at approximately 6:05PM.

Mr. Sanks explained the purpose of the meeting and introduced the developer team present at the meeting. Mr. Stiteley and Sturgeon introduced themselves and the Roers Companies and began describing the proposal and invited questions during the presentation which are described below.

Q: Question

C: Concern

R: Response

C: We are concerned about the impact to our access off Iron Point. Too many cars will make it difficult for us to get out of our neighborhood.

R: Mr. Sturgeon explained that the primary point of access is directly off Porter but he understood the concern and felt the gating of the entrance on Iron Point would help minimize the impact at that location.

Q: What is going to be done about traffic? It is already a problem going north.

R: Mr. Davis explained that a Traffic Study was prepared and submitted to the City for their review and comment and that will result in mitigation measures such as road improvements, signal improvements, etc. Mr. Davis also explained that much of the traffic generated by this project is intended to go south on Porter to utilize the new east-west highway.

Mr. Davis then spoke about the larger picture of regional development and the future improvements planned to help mitigate traffic in the long term. He also stated that this project was not intended for people working in Phoenix area...this was for the people in Maricopa and the future workers of the industrial development happening in the area.

Q: You state “future improvements”, will they be built before your project?

R: Mr. Davis indicated that we don’t have control over that but yes, we do intend for them to be built as they benefit our project and frankly, our residents need them to be ready.

Mr. Stiteley identified that this project wouldn’t be open for residents until at least summer of 2024.



Q: Do you own the land?

R: Mr. Stiteley indicated that no, they did not yet own the property.

C: I am concerned my property value will go down.

R: Property values are not impacted by adjacent uses that are kept up in nice condition which this project will be as Roers is a developer/owner...not a seller.

Q: Why are the buildings 3-stories with no elevators?

R: Mr. Davis stated it is a cost issue and 3-stories is the most people are comfortable climbing on a regular basis.

C: I am concerned my privacy will be negatively affected.

R: Mr. Stiteley mentioned that is why the garages were placed along the shared boundary. Mr. Davis offered that our team will prepare a line-of-sight exhibit to determine if that is going to be an issue. If it is, we can mitigate with larger and more landscaping.

Seeing no other questions or comments, Mr. Davis summed up the concerns which were privacy, access to Iron point, and overall traffic impact. Mr. Davis suggested residents contact himself or Mr. Byron Easton (City of Maricopa) with any additional questions and then thanked everyone for their attendance and adjourned the meeting.

Meeting adjourned at approximately 7:15PM.

Project: Roers Maricopa
Time Started: 6:00pm

Meeting Date: 05/4/2022
Time Ended: 7:00pm

Location: Maricopa Library

ATTENDANCE SIGN-IN

NAME - (please print)	ADDRESS	ZIP
Sally Lou Jolley	42009 W. Quintero Dr. Maricopa, AZ <small>1047-9013485pacgobd.net</small>	85138
Maria Elena Valencia	16969 N Rosa Dr Maricopa, AZ	85138
Melance Schaar	16969 N Rosa Dr <small>schaar-melanie@hotmail.com</small>	85138
Kim Sutton	16938 N. Rose Dr <small>63ksutton@gmail.com</small>	85138
Von T. Freeze	17213 N Rosemont <small>FreezeV1@ComTel.com</small>	85738
Collette Tompkins Bell	42281 W. Ramirez <small>colletteb@comcast.net</small>	85138
Ron Wetzel's	42281 W. Ramirez	85138
Phillip Jundzay	43448 W. Rose	85138
Bill Lindsey	" " <small>bjlindseyjr@gmail.com</small>	85138
Maria Naranjo	41846 W. Chatham Pl <small>maranbj3@msn.com</small>	85138
Rafael Rivera	41846 W Chatham Pl <small>ralph_rivera@yahoo.com</small>	85138
Tim and Mary Shorette	41891 W. Lago St. <small>lightrize@gmail.com</small>	85138
Shawna Y Arroyo	17275 N Bala Dr	85138
ALFONSO V. ARANJO	17275 N Bala Dr	85138
Lianne Delaney	42515 W Ramirez Dr. Maricopa	85138 →