

Citizen Participation Report

For

TownePlace Suites At Maricopa Power Center

Major PAD Amendment Case#PAD26-02

Located at
West End of the Maricopa Power Center
Pinal County
Maricopa, Arizona

For Submittal to:
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Prepared by:



8502 E. Via de Ventura, Suite 101
Scottsdale, Arizona 85258
o: 480.393.3640

VESPRO Project No. 23041

Date: March 11, 2026

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1.0 Introduction:

This report is provided in accordance with the City of Maricopa "Citizen Participation Guide: Land Use Change" dated May 2024. The guide indicates this report should include documents from the Citizen Participation Plan (CPP) as well as the Citizen Participation Report (CPR). All steps in the CPP were completed prior to the Neighborhood Meeting held on March 3, 2026.

2.0 Purpose of Report:

The purpose of this report is to demonstrate that all requirements have been met for the Major PAD Amendment request to increase the allowable building height from 35-feet to 60-feet.

3.0 Background:

Maricopa Hospitality, LLC is proposing to construct a 4-story hotel a 2.31 acre parcel located northeast of the intersection of Stonegate Road and Maricopa CasaGrande Highway in the City of Maricopa. The lot is situated on Lot 17B, as shown on the "RePlat of Lots 16A, 17 and 18 of Maricopa Power Center the Wells".

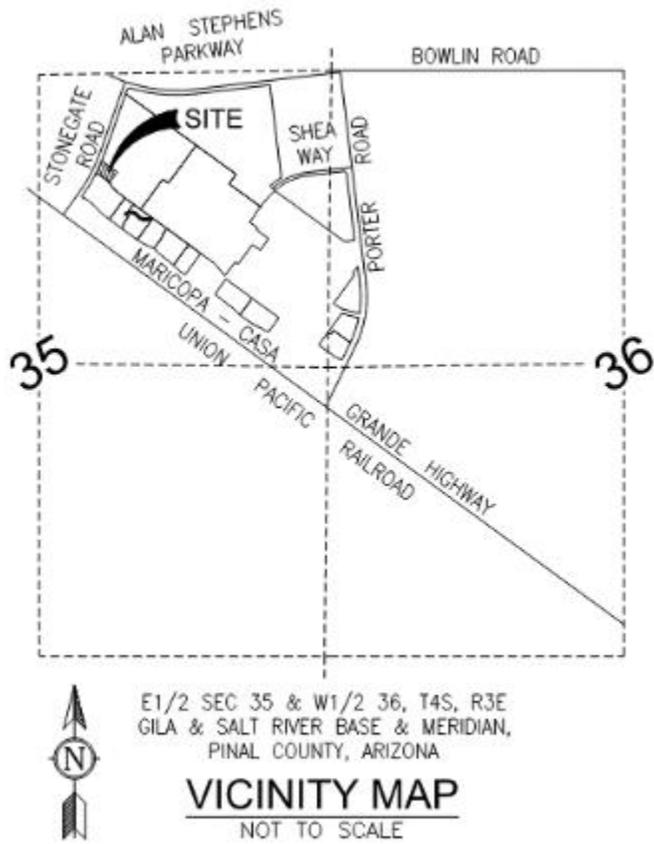


Figure 1. Vicinity Map

Appendix A

Citizen Participation Plan - Narrative

Project Narrative

Major PAD Amendment

TownePlace Suites at Maricopa Power Center

Site Description:

The TownePlace Suites development is a proposed 2.31 acre hotel located northeast of the intersection of Stonegate Road and West Maricopa Casa Grande Highway in the City of Maricopa. The project is situated on Lot 17B as shown on the "RePlat of Lots 16A, 17 and 18 of the Maricopa Power Center the Wells".

By legal description, the Project is in a portion of the northeast quarter of section 35, township 4 south, range 3 east of the Gila and Salt River Base and Meridian, Pinal County, Arizona. The site is located within Pinal County, APN: 510-12-052C and 510-12-062B as the Pinal County Assessor Parcel Viewer has not yet been updated.

Proposed Amendment:

This amendment request is for an increase in the maximum building height from 35' to 60'. The proposed increase will allow for a 4-story hotel to be constructed on the 2.31 acre lot. Since the requested height is greater than a 20% increase, a Major PAD amendment is required. This amendment shall only apply to the proposed hotel and does not include any other parcels or developments.

Appendix B

Citizen Participation Plan – Draft Notification Letter

NOTIFICATION LETTER

RE: Case #PAD26-02 TownePlace Suites at Maricopa Power Center. This site is generally located near the intersection of W Maricopa-Casa Grande Highway and Stonegate Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Maricopa Hospitality, LLC, for a TownePlace Suites Hotel at the above-mentioned property. This is a request for a Major PAD Amendment, for approval of an increase in the maximum building height from 35 feet to 60 feet.

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. An informational meeting will be held at the following date, time and location shown below.

Neighborhood Meeting

March 3, 2026; 6:00p.m.
Copper Sky, Room B
44345 MLK Jr. Blvd.
Maricopa AZ, 85138

Planning and Zoning Commission

(PUBLIC HEARING)
March 23, 2026; 6:00p.m.
Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

City Council Meeting

April 21, 2026; 6:00p.m.
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

If you wish to provide input on this matter, please 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 and Zoning Division at 520-316-6980. You can also email Derek at Derek.Scheerer@maricopa-az.gov, Subject Case #PAD26-02 TownePlace Suites at Maricopa Power Center.

Please see additional pages for project narrative and other exhibits:

Sincerely,
Peter Vesecky

**Esta información se puede proporcionar en español a pedido, por favor comuníquese con (Rodolfo Lopez), 520-316-6920 para la información.*

Appendix C

Citizen Participation Plan – 600-Foot Radius Map

Appendix D

Citizen Participation Plan – List of Property Owners

NAP

, -

510120420
ALLURA2 INVESTMENT LLC
170 SUMMERTON DR
BLUFFTON , SC 29910-0480

510120410
COUTTS RICHARD D & STEPHANIE F TRUST ETAL
22 PASEO ARAGON
SANTA FE , NM 87506-6211

510120400
BARNETT JACOBS LAND LLC
650 N 99TH AVE STE 108
AVONDALE , AZ 85323--532

510120390
42020 W MARICOPA CASA LLC
840 N ESTRELLA PKWY
GOODYEAR , AZ 85338--933

510120370
COUNTRY ORCHARD ESTATES INC
277 LA COLINA DR
REDLANDS , CA 92374-4824

510120360
AZ REAL ESTATE 005 LLC
PO BOX 53102
CHICAGO , IL 60653-3010

51012038A
42020 W MARICOPA CASA LLC
840 N ESTRELLA PKWY
GOODYEAR , AZ 85338--933

51012038B
TB3 MARICOPA REVOCABLE LIVING TRUST
MAIL RETURN

, -

51012019E
OMNI MARICOPA SELF-STORAGE LLC
6615 N SCOTTSDALE RD STE 207
SCOTTSDALE , AZ 85250-0440

51012054H
A+ CHARTER SCHOOLS
41735 W ALAN STEPHENS PKWY
MARICOPA , AZ 85138-8469

51012054J
MARICOPA WELLS VILLAS LLC
7400 E MCDONALD DR STE 121
SCOTTSDALE , AZ 85250-0609

510120630
CACTUS SEED LLC
78365 HIGHWAY 111 # 116
LA QUINTA , CA 92253-3207

51012052B
MARICOPA WELLS VILLAS LLC
7400 E MCDONALD DR STE 121
SCOTTSDALE , AZ 85250-0609

51012052C
MARICOPA HOSPITALITY LLC
12755 N YELLOW BIRD RD
ORO VALLEY , AZ 85755-5741

800300600
CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA , AZ 85138-8350

512417200
HOME DEPOT USA INC
2455 PACES FERRY RD SE BLDG C-19
ATLANTA , GA 30339-9644

51012062A
BRSD DIVERSIFIED LLC
7377 E DOUBLETREE RANCH RD STE A170
SCOTTSDALE , AZ 85258-8205

51012062B
MARICOPA HOSPITALITY LLC
12755 N YELLOW BIRD RD
ORO VALLEY , AZ 85755-5741

51012052D
BRSD DIVERSIFIED LLC
7377 DOUBLETREE DR STE A-170
SCOTTSDALE , AZ 85258-8525

Appendix E

Citizen Participation Plan – Proposed Newspaper Notice

NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

Case #PAD26-02

Project Name: TownePlace Suites at Maricopa Power Center

Planning and Zoning Commission:

Date/Time: March 23, 2026 at 6:00p.m.

Location: Maricopa Library and Cultural Center

18160 N. Maya Angelou Drive

Maricopa, AZ 85138

City Council Meeting:

Date/Time: April 21, 2026 at 6:00p.m.

Location: 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.

TownePlace Suites at Maricopa Power Center, represented by Maricopa Hospitality, LLC, is proposing to amend the existing PAD on file. The proposed amendment would increase the allowable building height (for the subject site only) to be increased from 35 feet to 60 feet. The increase in height would allow the developer to construct a 4-story hotel.

The property consists of 2.31 acres located near the NE intersection of Maricopa Casa Grande Highway and Stonegate Road.

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 to the Planning and Zoning Division. Atten.: Derek Sheerer 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) 568-9098.

Appendix F

**Citizen Participation Plan – Reduced Copy of Sign
posting**

ZONING

City of Maricopa - Planning Division

Proposal: Case # 26-0332 (PAD 26-02) - A request by Maricopa Hospitality, LLC to modify the PAD for "Homestead at Rancho El Dorado" to increase the allowable building height from 35' to 60' (for this parcel only) which is zoned CI-1PAD.

NEIGHBORHOOD MEETING

March 3, 2026; 6:00 p.m.
Copper Sky, Room B
44345 MLK Jr. Blvd.
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

March 23, 2026; 6:00 p.m.
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

April 21, 2026; 6:00 p.m.
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT

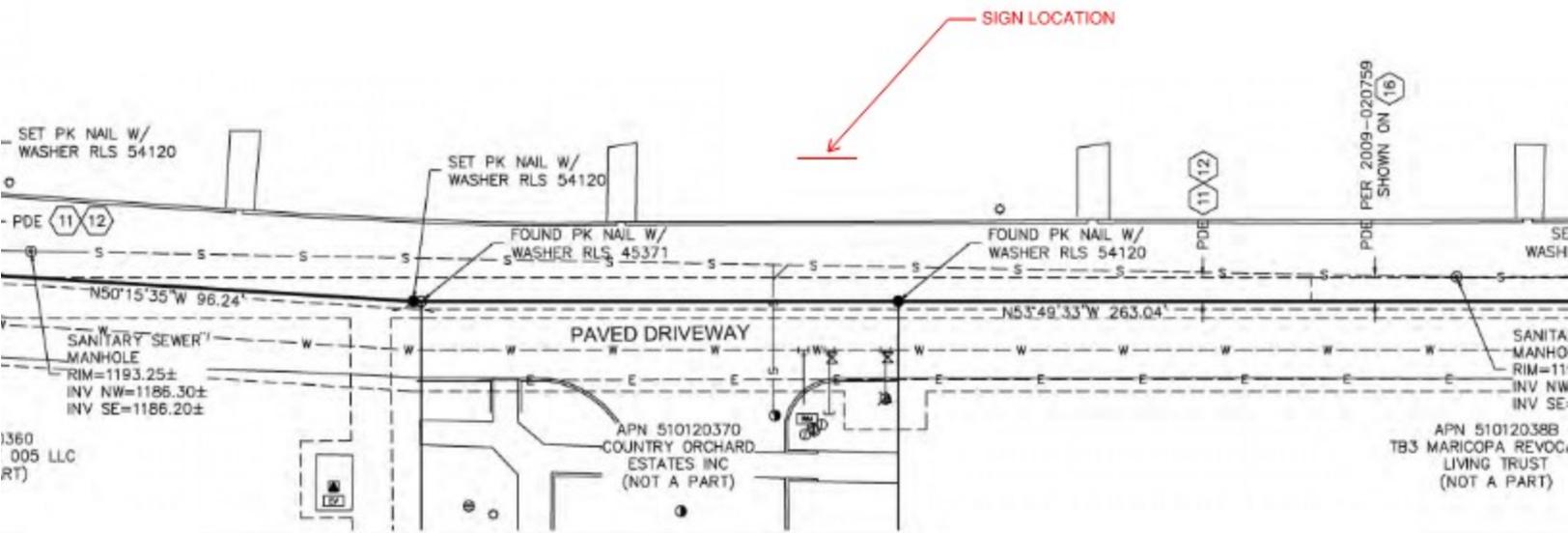
CASE PLANNER:
Derek Scheerer
520-316-6980

Email: Derek.Scheerer@maricopa-az.gov
Posting Date: February 16, 2026

Appendix G

**Citizen Participation Plan – Aerial of site noting location
of sign posting**

SUBJECT PROPERTY
100,674 SF±
2.311 AC±



Appendix H

Citizen Participation Report – Picture of Sign Posting

ZONING

City of Maricopa – Planning Division

Proposal: Case # 26-0332 (PAD 26-02) – A request by Maricopa Hospital to amend the PAD for "Homestead at Rancho El Dorado" to increase the maximum building height from 35' to 60' (for this parcel only) which is zoned CI-1F.

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18160 N. Maya Angelou Dr
Maricopa, AZ 85138

CITY COUNCIL MEETING

April 21, 2026; 6:00 p.m.
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Maricopa, AZ 85138



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CONTACT CASE PLANNER:
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Appendix I

Citizen Participation Report – Final List of Property Owners Contacted

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Appendix J

Citizen Participation Report – Final Draft of Sign Language

ZONING

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REGARDING THIS CASE CONTACT

CASE PLANNER:
Derek Scheerer
520-316-6980

Email: Derek.Scheerer@maricopa-az.gov
Posting Date: February 16, 2026

Appendix K

Citizen Participation Report – Final Draft of Notification Letter

NOTIFICATION LETTER

RE: Case #PAD26-02 TownePlace Suites at Maricopa Power Center. This site is generally located near the intersection of W Maricopa-Casa Grande Highway and Stonegate Road within the City of Maricopa incorporated limits.

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44345 MLK Jr. Blvd.
Maricopa AZ, 85138

Planning and Zoning Commission

(PUBLIC HEARING)
March 23, 2026; 6:00p.m.
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting

April 21, 2026; 6:00p.m.
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Maricopa, AZ 85138

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Sincerely,
Peter Vesecky

**Esta información se puede proporcionar en español a pedido, por favor comuníquese con (Rodolfo Lopez), 520-316-6920 para la información.*

Appendix L

Citizen Participation Report – Confirmation from Newspaper

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Mar. 5, 2026

NOTICE ID: JYJU6bOWhJ7LZilgdZd

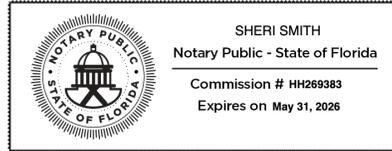
NOTICE NAME: Newspaper Notice for Hotel at MPC

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 03/06/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

Case #PAD26-02

Project Name: TownePlace Suites at Maricopa Power Center

Planning and Zoning Commission: Date/Time: March 23, 2026 at 6:00p.m.

Location: Maricopa Library and Cultural Center

18160 N. Maya Angelou Drive Maricopa, AZ 85138

City Council Meeting:

Date/Time: April 21, 2026 at 6:00p.m.

Location: 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.

TownePlace Suites at Maricopa Power Center, represented by Maricopa Hospitality, LLC, is proposing to amend the existing PAD on file. The proposed amendment would increase the allowable building height (for the subject site only) to be increased from 35 feet to 60 feet. The increase in height would allow the developer to construct a 4-story hotel.

The property consists of 2.31 acres located near the NE intersection of Maricopa Casa Grande Highway and Stonegate Road.

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 to the Planning and Zoning Division. Atten.: 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) 568-9098.

Published 3/05/26

Appendix M

Citizen Participation Report – Neighborhood Meeting Minutes

Neighborhood Meeting Minutes

Major PAD Amendment to increase building height from 35' to 60'

TownePlace Suites at Maricopa Power Center

Case #PAD26-02

A neighborhood meeting was held on March 3, 2026 at 6:00 pm at the Copper Sky, Room B located at 44345 MLK Jr. Blvd., Maricopa Arizona, 85138. The purpose of this meeting was to give the public a chance to comment on the requested PAD Amendment to increase the proposed building height. In attendance was:

James Wagner – Vespro
Peter Vesecky – Vespro
Simar Singh – Developer
Derek Scheerer – City of Maricopa
Bill Robertson – City of Maricopa/Resident

Vespro gave a short presentation describing the project scope. Exhibits included a site plan and perspectives of the building from various angles. There were no questions or opposition to the project or the PAD Amendment request.

Appendix N

Citizen Participation Report – Neighborhood Meeting Sign-In Sheet

Sibel in Full Hotel NEIGADOK HOOD MTS

BILL ROBERTSON