

**Citizen
Participation Report
PAD19-03
City of Maricopa
Submitted: 1/27/2021**

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Matrix Equities, Inc.

10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258

November 5, 2020

RE: PAD19-03 West Maricopa Village – City of Maricopa, Arizona. This site, consisting of approximately 35 acres, is generally located at the southeast corner of Loma Road and Arizona State Route 238, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Matrix Equities, Inc. and Maricopa 35, LLC, for a rezoning of the property from CI-2 (Industrial Zone) to PAD (Planned Area Development) detailing a mixed-use development at the above-mentioned property. The meeting dates regarding this request are as follows:

<p>NEIGHBORHOOD MEETING <u>November 20, 2020 from 6:00-7:00 P.M.</u> Meeting will be held via Zoom To participate, please click the link below. https://zoom.us/j/94572263467</p>	
<p>PLANNING AND ZONING COMMISSIONS: <u>TBD</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>CITY COUNCIL MEETING: <u>TBD</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>

According to the Pinal County Assessor records, you are a property owner within 300 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 comments before or at meeting. If you have any questions concerning this matter, please contact Ryan Wozniak at the City of Maricopa Planning Department at 520-568-9098. You can also email him at ryan.wozniak@maricopa-az.gov, subject: Case# PAD19-03, West Maricopa Village.

Please see additional pages for project narrative and other exhibits.

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,

Ronald L. Smith, P.E.
Vice President
Matrix Equities, Inc.

Matrix Equities, Inc.

10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258

Participation Narrative:

Matrix Equities, Inc. and Maricopa 35, LLC (henceforth known as the “Applicant”) are excited to bring to the City of Maricopa (henceforth known as the “City”), West Maricopa Village. West Maricopa Village is a 35-acre (approximately 35 net acres) master-planned community (parcel number: 510-17-003E) located at the southeast corner of the intersection of Loma Road and West Smith Enke Road (State Route 238) (henceforth known as the “Property” or “Site”) (See **Exhibit A: Aerial Vicinity Map**).

This Site is an appropriate location to introduce this unique housing product and community. The applicant intends for the West Maricopa Village development to become a point of pride within the City, offering a variety of architecturally distinct housing choices and thematic architectural and landscape elements will be designed and implemented. The quality and proposed aesthetics of West Maricopa Village reflects the Applicant’s commitment to progressive community design and development. These elements will benefit both current and future residents of the City of Maricopa.

Purpose & Intent

West Maricopa Village is proposed as a mixed-use project that includes uses such as single-family for rent, multifamily residential, commercial/retail, and office. The conceptual locations for these uses can be found on **Exhibit B: Conceptual Bubble & Phasing Plan**. Land uses will be primarily regulated by the MU-G, GC, RM, and RH zoning districts with exceptions that will be outlined in this Planned Area Development document (henceforth known as the “PAD”). The PAD District structure is flexible in nature and will both optimize the City’s interests and allow the applicant to develop the Property to the highest and best use. Development of this PAD allows the applicant to bring a vital and vibrant, village-scaled development to the City of Maricopa.

Lot 1 is planned for apartment rental product (styled as single-family homes) that will consist of a mixture of two-bedroom detached units and one-bedroom duplex units, at approximately 12 dwelling units per acre (du/ac). An amenity package will be developed as part of the cluster project which includes a resort style swimming pool and clubhouse. Development standards are under consideration and will be largely based upon the Multi-unit Residential (RM) Zoning designation of the City’s Zoning Code.

Lot 2 is planned for multifamily uses such as an apartment complex with amenity package, which could include a swimming pool and a social pavilion with exercise facilities. Development standards under consideration will be largely based upon High Density (RH) Zoning designation.

Lot 3 is planned for a corner gas station and convenience market with automated car wash with development standards under consideration based upon General Commercial (GC) zoning designation.

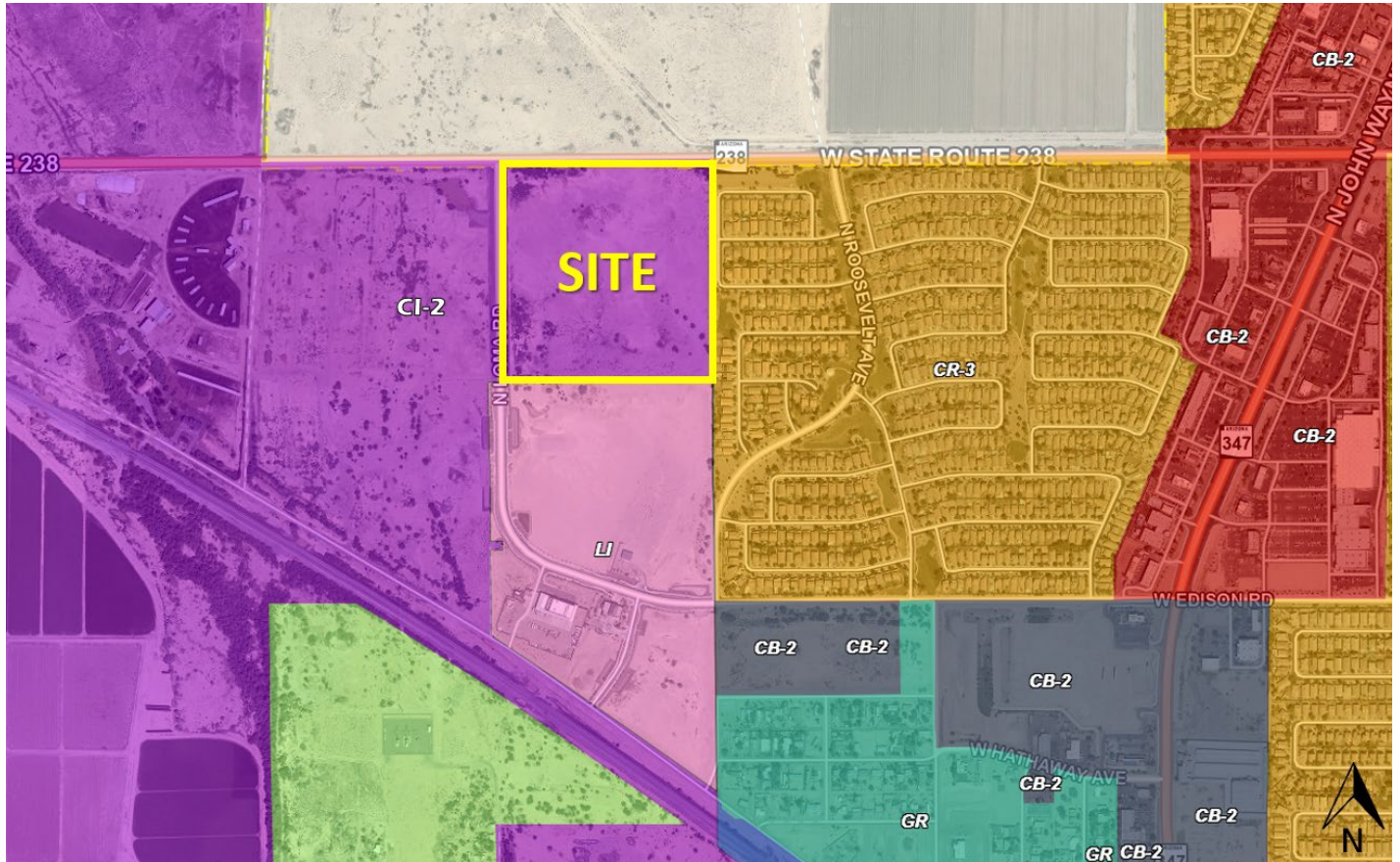
Lots 4 and 5, east of Lot 3, are located along the frontage of SR-238. The two lots will allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user. Development standards under consideration will be based largely upon Mixed Use General (MU-G) zoning designation.

Matrix Equities, Inc.

10446 North 74th Street, Suite 200

Scottsdale, Arizona 85258

Aerial Vicinity & Existing Zoning Map

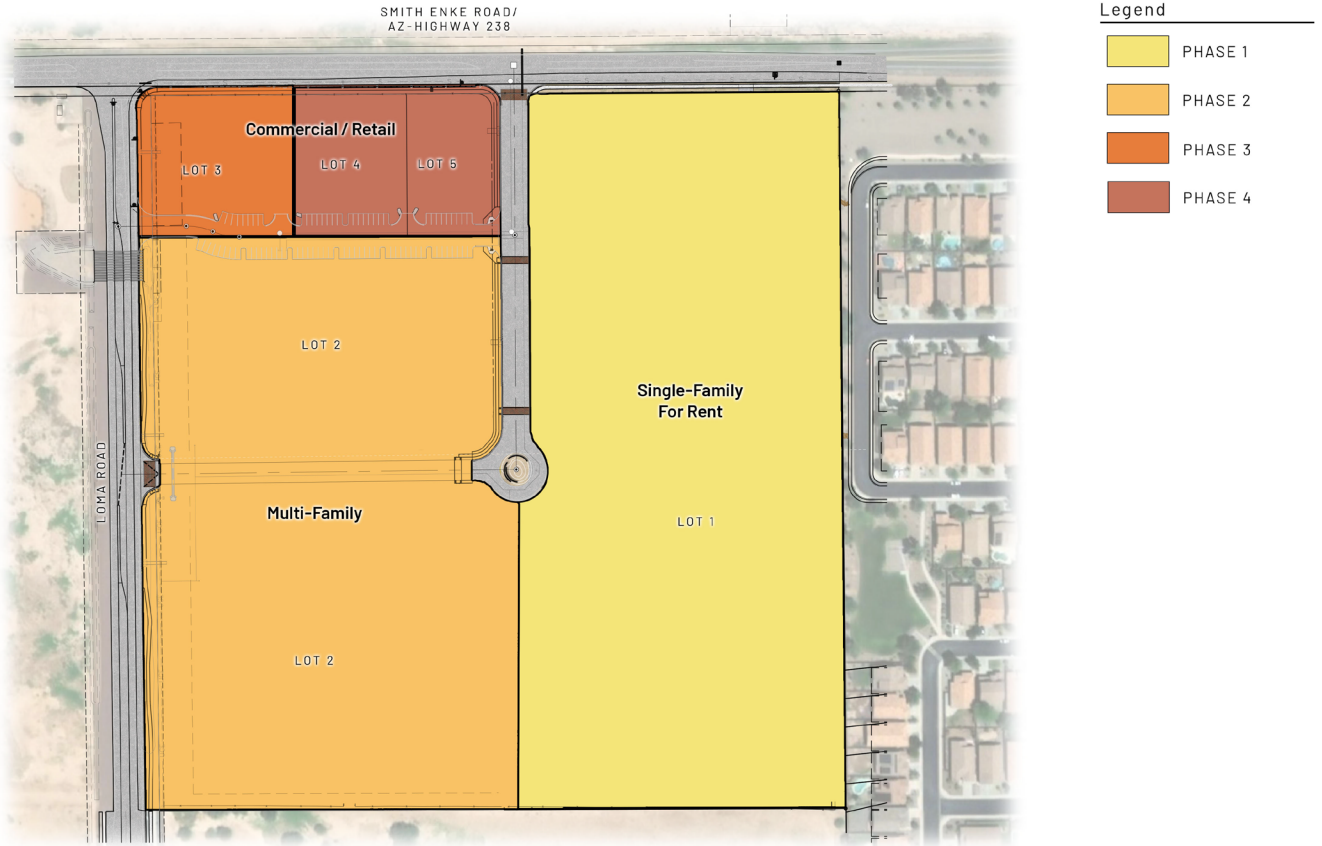


Matrix Equities, Inc.

10446 North 74th Street, Suite 200

Scottsdale, Arizona 85258

Bubble & Phasing Plan Map



WEST MARICOPA VILLAGE
Bubble/ Phasing Plan

Plan Scale 1" = 80' Date: 10-29-2020
ABELASTUDIO.COM



West Maricopa Village Neighborhood Meeting PAD19-03

November 20, 2020
Zoom Meeting
6:00 PM to 7:00 PM

Residents:

James Witherspoon
Eugenia Witherspoon
Katie Sawyer
Steve Huston

Staff:

Ryan Wozniak

Host:

Thomas Durant, ABLA
Ron Smith, Matrix Equities, Inc.

Discussion

Mr. Thomas Durant, with ABLA, provided an overview of the PAD request including site background, aerial, zoning, and General Plan maps. He described the proposal to allow a mixed-use development within the City of Maricopa. He explained that the site would be a high-quality development with uses including, but not limited to, multifamily residential, commercial, and mixed-use. He outlined the development standards for the site and described improvements through visuals including character images, a circulation plan, and landscape plan. He described the proposed main street that will run east-west from Loma Road to the proposed public street, West Village Parkway. The main street will encourage walkability and create a sense of place by including features such as benches, tree wells, bicycle racks, shaded walkways, and outdoor eating areas. He concluded by noting that this neighborhood meeting would be followed by a second round of notifications that would include the public hearing dates for the PAD.

Mr. James Witherspoon, resident, asked how this development would impact is property values. **Mr. Ron Smith, with Matrix Equities, Inc.**, explained that the proposed project is a high-quality development, and no negative impacts are anticipated as a result of the development. **Mr. Witherspoon** stated his excitement to see the site being developed.

Ms. Katie Sawyer, reporter for Pinal Central, inquired about whether this project or the Estrella Gin project would be developed first. **Mr. Smith** explained that West Maricopa Village would be developed before the Estrella Gin project.

Mr. Steve Huston, resident, asked how many homes would be developed in Lot 1 and would all the lots be developed before being rented. **Mr. Smith** explained that approximately 182

single-family for rent product units were proposed for Lot 1. He further explained that the units would be developed in forty (40) unit blocks; however, the main roads, landscaping, trails, and amenities will be developed with the first 40 units. **Mr. Huston** asked when construction would start and how long would it occur, as he lives adjacent to Lot 1. **Mr. Smith** explained that, pending zoning approval, construction would likely begin around March or April of 2021. He also noted that he would consider Mr. Huston's concerns and ensure that construction took place during appropriate hours. **Mr. Huston** stated that the project seemed like a nice facility.

Mr. Witherspoon asked if a traffic study was being done for the project. **Mr. Smith** explained that the traffic study was currently in review with the City and Arizona Department of Transportation (ADOT). **Mr. Ryan Wozniak, Staff**, confirmed the traffic study was in review.

No other discussion occurred. The hosts waited until 7:00pm before ending the Zoom meeting.

Matrix Equities, Inc.

10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258

January 21, 2020

RE: PAD19-03 West Maricopa Village – City of Maricopa, Arizona. This site, consisting of approximately 35 acres, is generally located at the southeast corner of Loma Road and Arizona State Route 238, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Matrix Equities, Inc. and Maricopa 35, LLC, for a rezoning of the property from CI-2 (Industrial Zone) to PAD (Planned Area Development) detailing a mixed-use development at the above-mentioned property. The meeting dates regarding this request are as follows:

<p>PLANNING AND ZONING COMMISSIONS: <u>FEBRUARY 8, 2021 at 6:00 PM</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>CITY COUNCIL MEETING: <u>MARCH 2, 2021 at 6:00 PM</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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According to the Pinal County Assessor records, you are a property owner within 300 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 comments before or at meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-568-9098. You can also email him at Byron.Easton@maricopa-az.gov, subject: Case# PAD19-03, West Maricopa Village.

Please see additional pages for Project Narrative and other exhibits.

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,

Ronald L. Smith, P.E.
Vice President
Matrix Equities, Inc.

Matrix Equities, Inc.

10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258

Participation Narrative:

Matrix Equities, Inc. and Maricopa 35, LLC (henceforth known as the “Applicant”) are excited to bring to the City of Maricopa (henceforth known as the “City”), West Maricopa Village. West Maricopa Village is a 35.24-gross acre (approximately 33.81 net acres) master-planned community located at the southeast corner of the intersection of Loma Road and West Smith Enke Road (State Route 238) (henceforth known as the “Property” or “Site”) (See **Exhibit A: Aerial Vicinity Map**).

Purpose & Intent

West Maricopa Village is proposed as a mixed-use project that permits uses such as single-family for rent, multifamily residential, and commercial/retail. The conceptual locations for these uses can be found on **Exhibit B: Conceptual Bubble & Phasing Plan**. Land uses and development standards will be regulated by Section 4 of this Planned Area Development document (henceforth known as the “PAD”). The PAD district structure is flexible in nature and will both optimize the City’s interests and allow the applicant to develop the Property to the highest and best use. Development of this PAD allows the applicant to bring a vital and vibrant, village-scaled development to the City of Maricopa.

Lot 1, approximately 16.35 acres, is planned for a multifamily development that functions as a single-family for rent product. The development will consist of a mixture of two-bedroom detached units and one-bedroom duplex units, at approximately 11 dwelling units per net acre (du/ac). An amenity package will be developed as part of the cluster project, which includes a resort style swimming pool and clubhouse.

Lot 2, approximately 14.01 acres, is planned for multifamily uses such as an apartment complex with amenity package that may include a swimming pool and a social pavilion with exercise facilities.

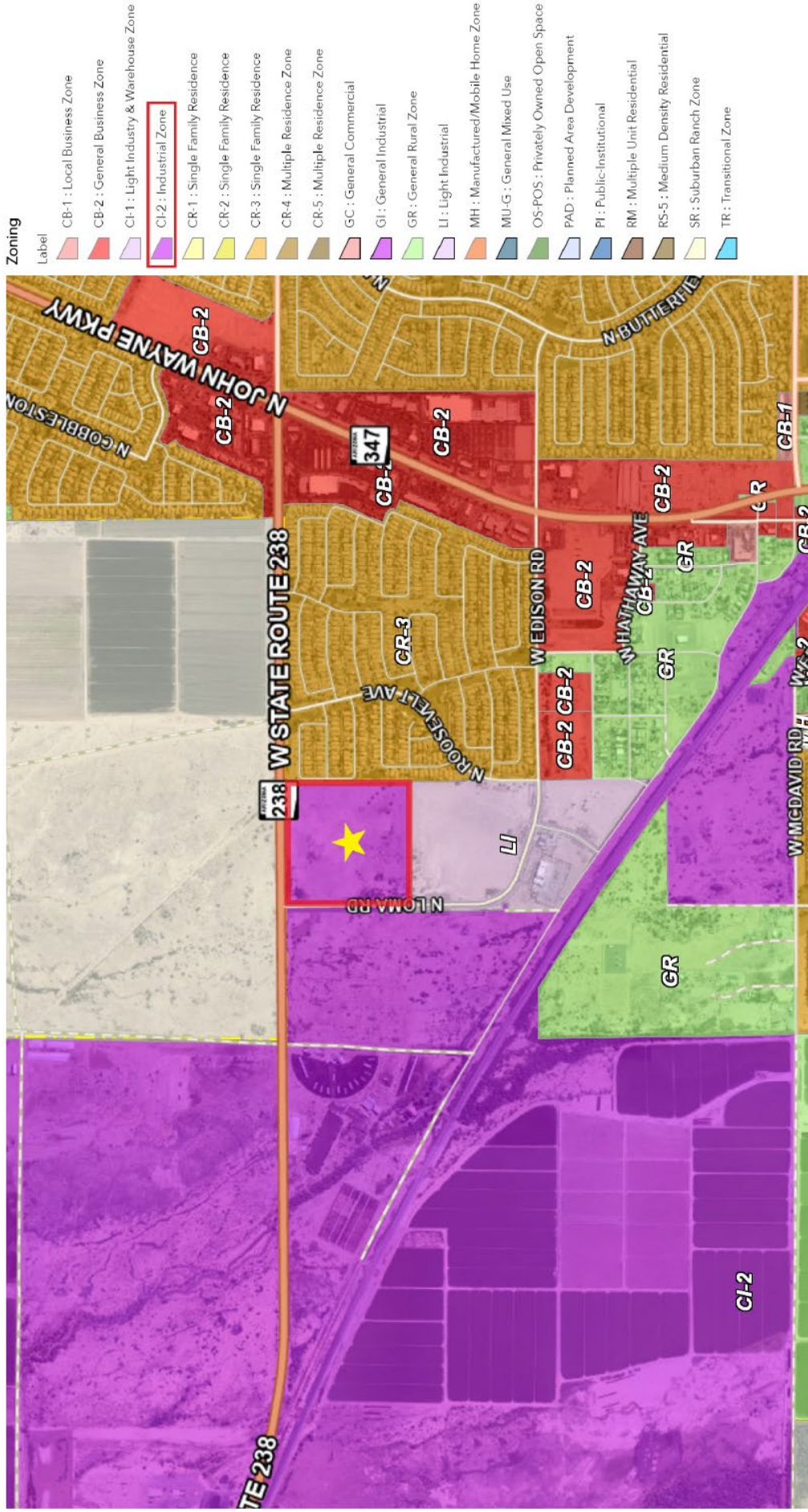
Lot 3, approximately 1.44 acres, is planned for commercial uses which may include a corner gas station, convenience market, and/or automated car wash.

Lots 4 and 5, approximately 2.01 acres total, allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user.

Request

In order to develop West Maricopa Village, the Applicant is requesting to rezone the subject site from Industrial (CI-2) to Planned Area Development (PAD).

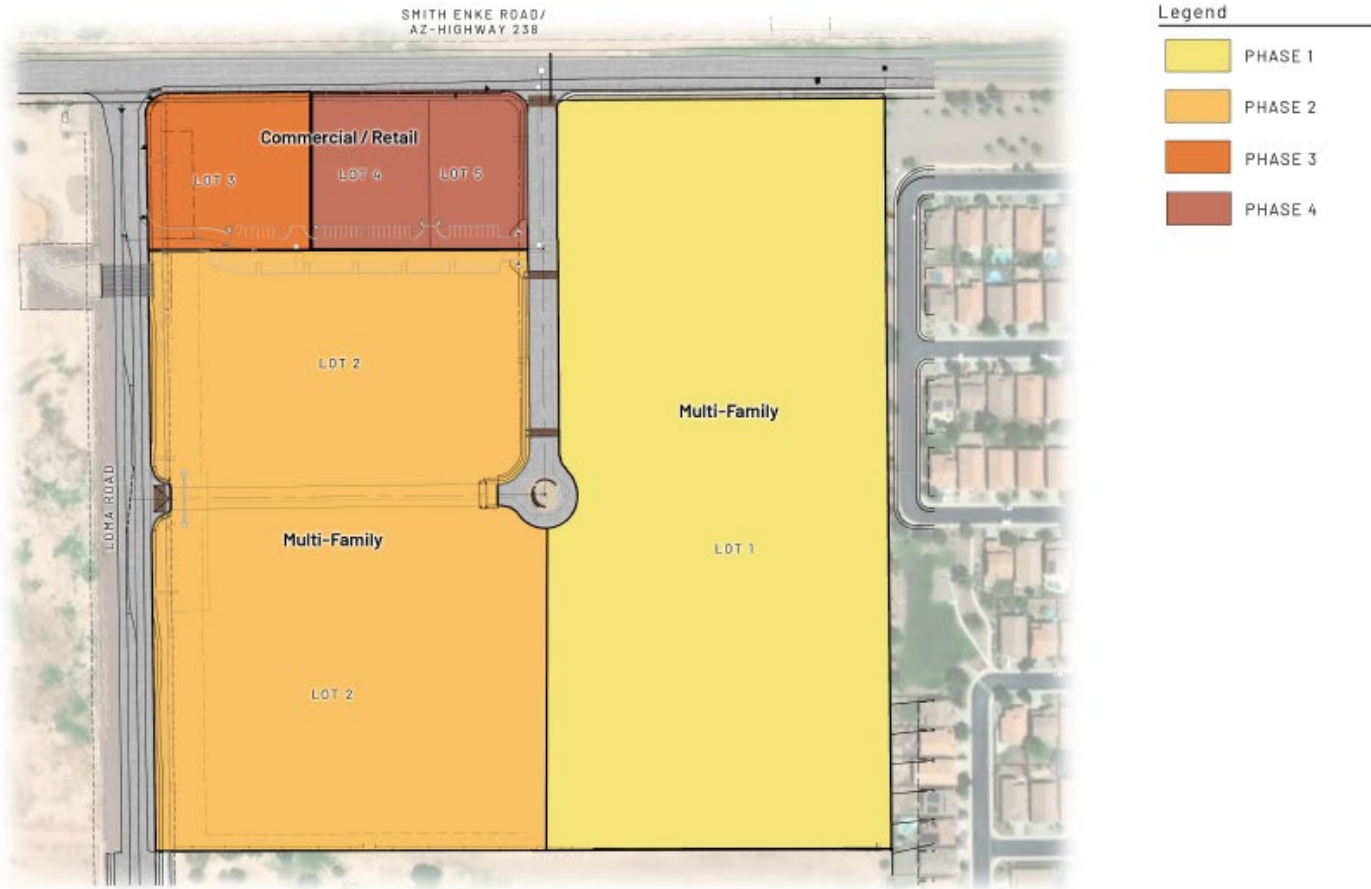
Aerial Vicinity & Existing Zoning Map



Matrix Equities, Inc.

10446 North 74th Street, Suite 200
Scottsdale, Arizona 85258

Bubble & Phasing Plan Map

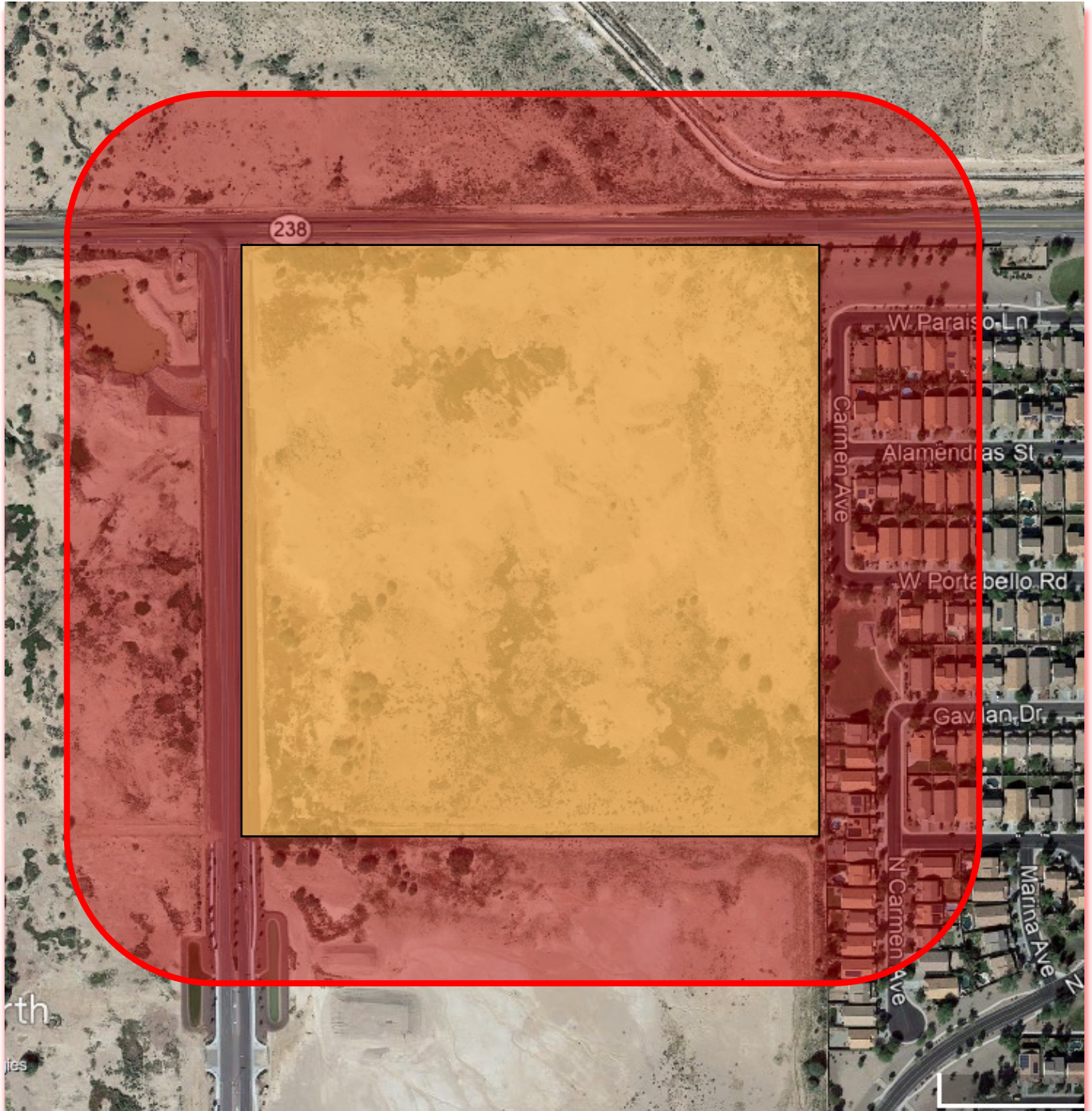


Notification Area Map

Project Name: West Maricopa Village – City of Maricopa, Arizona.

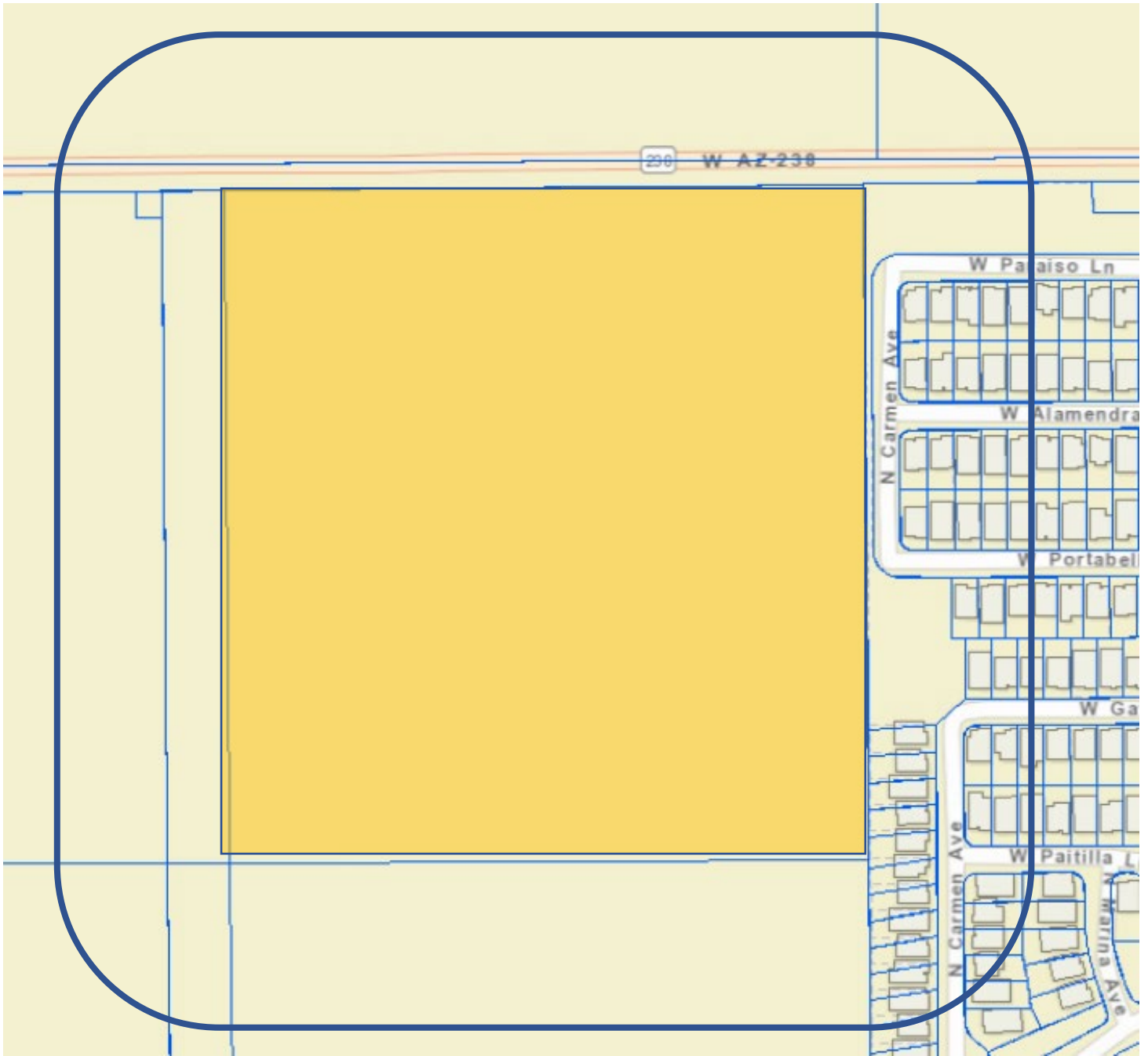
Location: 35 Acres adjacent located at the southeast corner of Loma Road and Arizona State Route 238 in the City of Maricopa, Pinal County, Arizona, Section 21, Township 4 South, Range 3 East.

Request: To rezone from CI-2 (Industrial Zone) TOD (Transit Overlay District) to PAD (Planned Area Development) to allow residential, office, commercial/retail uses.



 300-foot Notification Area

 Subject Property



300-foot Notification Area

Property Owner Notification: 300 feet mailing list

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
STUART, JOSEPH L & LORI D TRS	512300010	45479 W PARAISO LN MARICOPA, AZ 85139	19156 N WHITE & PARKER RD MARICOPA, AZ 85138
STONE, DAVID J & BENESCH SUZANN RENEE	512300020	45463 W PARAISO LN MARICOPA, AZ 85139	30025 5TH AVE SW FEDERAL WAY, WA 98023
JOHNSON, JEFFREY W & JOHNSON, RITA C	512300030	45449 W PARAISO LN MARICOPA, AZ 85139	45449 W PARAISO LN MARICOPA, AZ 85139
RUBIO, ANTHONY R & RUBIO, EMILIO T	512300040	45433 W PARAISO LN MARICOPA, AZ 85139	45433 W PARAISO LN MARICOPA, AZ 85139
MAYES, JEREMY K & JAMIE L	512300050	45415 W PARAISO LN MARICOPA, AZ 85139	45415 W PARAISO LN MARICOPA, AZ, 85139
ANTHOPOULOS, MARIA	512300200	45480 W ALAMENDRAS ST MARICOPA, AZ 85139	45480 W ALAMENDRAS ST MARICOPA, AZ 85139
ROBBINS, LILLIAN L	512300190	45464 W ALAMENDRAS ST MARICOPA, AZ 85139	45464 W ALAMENDRAS ST MARICOPA, AZ 85139
SMITH, VANESSA	512300180	45450 W ALAMENDRAS ST MARICOPA, AZ 85139	12939 W CRYSTAL LAKE DR SUN CITY WEST, AZ 85375
JACKSON, JANE L	512300170	45434 W ALAMENDRAS ST MARICOPA, AZ 85139	45434 W ALAMENDRAS ST MARICOPA, AZ 85139
JONES, MICHAEL I & SHAY L	512300160	45418 W ALAMENDRAS ST MARICOPA, AZ 85139	45418 W ALAMENDRAS ST MARICOPA, AZ 85139
GENTRY, TOBIN E & SHARON	512300210	45479 W ALAMENDRAS ST MARICOPA, AZ 85139	45479 W ALAMENDRAS ST MARICOPA, AZ 85139
KNUTH, KEVIN K	512300220	45463 W ALAMENDRAS ST MARICOPA, AZ 85139	45463 W ALAMENDRAS ST MARICOPA, AZ 85139

GIN, DURWIN & SOPHIA Y REV TRUST	512300230	45449 W ALAMENDRAS ST MARICOPA, AZ 85139	10501 WAGON BOX CIR HIGHLANDS RANCH, CO 80130
SANSON, JAMES PATRICK & JESSLEA	512300240	45433 W ALAMENDRAS ST MARICOPA, AZ 85139	44412 W COPPER TRL MARICOPA, AZ 85139
HENRIQUEZ, SOBEIDA M & STROHL DYLAN P	512300250	45415 W ALAMENDRAS ST MARICOPA, AZ 85139	45415 W ALAMENDRAS ST MARICOPA, AZ 85139
GARCIA, DANIEL PAUL	512300460	45480 W PORTABELLO RD MARICOPA, AZ 85139	45480 W PORTABELLO RD MARICOPA, AZ 85139
TRIEBER, DOROTHY L FAM TRUST	512300450	45464 W PORTABELLO RD MARICOPA, AZ 85139	45464 W PORTABELLO RD MARICOPA, AZ 85139
ENRIQUEZ, LAURA & RAMIREZ, JOSE ENRIQUEZ	512300440	45450 W PORTABELLO RD MARICOPA, AZ 85139	45450 W PORTABELLO RD MARICOPA, AZ 85139
BAUMHEFNER, BRANDELYN	512300430	45434 W PORTABELLO RD MARICOPA, AZ 85139	19962 N DONITHAN WAY MARICOPA, AZ 85138
HARRIS, PATRICIA A	512300420	45418 W PORTABELLO RD MARICOPA, AZ 85139	45418 W PORTABELLO RD MARICOPA, AZ 85139
DAVIS, PATRICK W & MATILDA	512300470	45451 W PORTABELLO RD MARICOPA, AZ 85139	45451 W PORTABELLO RD MARICOPA, AZ 85139
ROBEDEE, JEFFERY D JR & NICKERSON DANIELLE M	512300480	45437 W PORTABELLO RD MARICOPA, AZ 85139	45437 W PORTABELLO RD MARICOPA, AZ 85139
HOYME, CHRISTOPHER & TRACY	512300490	45421 W PORTABELLO RD MARICOPA, AZ 85139	45421 W PORTABELLO RD MARICOPA, AZ 85139
STEVEN, GARY & JANICE E HUSTON REVOCABLE LIVING TRUST	512300700	45442 W GAVILAN DR MARICOPA, AZ 85139	45442 W GAVILAN DR MARICOPA, AZ 85139
SOLIS VIVIANA LORENA GALLARDO	512300690	45430 W GAVILAN DR MARICOPA, AZ 85139	45430 W GAVILAN DR MARICOPA, AZ 85139
ENRIQUEZ, MARCELA & OSCAR	512300680	45416 W GAVILAN DR MARICOPA, AZ 85139	45416 W GAVILAN DR MARICOPA, AZ 85139
A 1 PROPERTIES OF ROCHESTER LLC	512301080	45445 W GAVILAN DR MARICOPA, AZ 85139	1004 7TH ST NW ROCHESTER, MN 55901

TAYLOR, BEVERLY G	512301090	45429 W GAVILAN DR MARICOPA, AZ 85139	45429 W GAVILAN DR MARICOPA, AZ 85139
MONAGHAN, BRENDAN MICHAEL & LYNN	512301100	45419 W GAVILAN DR MARICOPA, AZ 85139	MAIL RETURN
BIELAK, RONALD E & DEBORAH L	512301070	45446 W PAITILLA LN MARICOPA, AZ 85139	45446 W PAITILLA LN MARICOPA, AZ 85139
CEASAR, JAMIE	512301060	45430 W PAITILLA LN MARICOPA, AZ 85139	45430 W PAITILLA LN MARICOPA, AZ 85139
SHOOK, CARL D & MARY C TRS	512301050	45416 W PAITILLA LN MARICOPA, AZ 85139	45416 W PAITILLA LN MARICOPA, AZ 85139
GRAHAM, ROBERT L	512300900	20783 N CARMEN AVE MARICOPA, AZ 85139	20783 N CARMEN AVE MARICOPA, AZ 85139
GRAY, KEITH T & ERIN E	512300910	20784 N MARINA AVE MARICOPA, AZ 85139	20784 N MARINA AVE MARICOPA, AZ 85139
PETERSEN, JOHN	512300890	20767 N CARMEN AVE MARICOPA, AZ 85139	20767 N CARMEN AVE MARICOPA, AZ 85139
ESCOBAR, JUAN J & ESCOBAR, JOSMAR J	512300920	20766 N MARINA AVE MARICOPA, AZ 85139	20766 N MARINA AVE MARICOPA, AZ 85139
HADDER, DON E & ANDREA L	512300880	20751 N CARMEN AVE MARICOPA, AZ 85139	20751 N CARMEN AVE MARICOPA, AZ 85139
MELLADO, REYES & PALACIO, SONYA	512300930	20750 N MARINA AVE MARICOPA, AZ 85139	20750 N MARINA AVE MARICOPA, AZ 85139
HANSEN, BRANDON C & SHANNON JAMI	512300870	20735 N CARMEN AVE MARICOPA, AZ 85139	830 E DESERT INN DR CHANDLER, AZ 85249
WONG, JAMES	512300860	20721 N CARMEN AVE MARICOPA, AZ 85139	20721 N CARMEN AVE MARICOPA, AZ 85139
PLATT, RICHARD R II & TAMMY J	512300710	20868 N CARMEN AVE MARICOPA, AZ 85139	20868 N CARMEN AVE MARICOPA, AZ 85139
SEITTER, MICHAEL J SR & SYLVIA	512300720	20852 N CARMEN AVE MARICOPA, AZ 85139	20852 N CARMEN AVE MARICOPA, AZ 85139
TANG, JEANNIE KIM TR & 1828 TRUST I	512300730	20838 N CARMEN AVE MARICOPA, AZ 85139	44133 W YUCCA LN MARICOPA, AZ 85138

WITHERSPOON, JAMES C & EUGENIA P	512300740	20824 N CARMEN AVE MARICOPA, AZ 85139	20824 N CARMEN AVE MARICOPA, AZ 85139
THOMSON, MARVIN D & VIKKI M	512300750	20808 N CARMEN AVE MARICOPA, AZ 85139	20808 N CARMEN AVE MARICOPA, AZ 85139
TOMPKINS, KENNY B & TRACIE L	512300760	20792 N CARMEN AVE MARICOPA, AZ 85139	20792 N CARMEN AVE MARICOPA, AZ 85139
D AMBROSIO, LORI ANN & MATTHEW A	512300770	20778 N CARMEN AVE MARICOPA, AZ 85139	20778 N CARMEN AVE MARICOPA, AZ 85139
WOODS, KIMBERLEE E & DONALD	512300780	20764 N CARMEN AVE MARICOPA, AZ 85139	20764 N CARMEN AVE MARICOPA, AZ 85139
PASCADOR, JOHNNA	512300790	20748 N CARMEN AVE MARICOPA, AZ 85139	20748 N CARMEN AVE MARICOPA, AZ 85139
SEQUEIRA, MARIA A	512300800	20732 N CARMEN AVE MARICOPA, AZ 85139	20732 N CARMEN AVE MARICOPA, AZ 85139
BEUHLER, EDNA	512300810	20718 N CARMEN AVE MARICOPA, AZ 85139	20718 N CARMEN AVE MARICOPA, AZ 85139
SANTA CRUZ LAND & DEVELOPMENT, LLC	51017003D		6849 E COUNTY 9 ½ ST YUMA, AZ 85365
SANTA CRUZ LAND & DEVELOPMENT, LLC	51017004C	46180 W GARVEY AVE MARICOPA, AZ 85139	6849 E COUNTY 9 ½ ST YUMA, AZ 85365
ARIZONA STATE LAND DEPARTMENT	510170210	1616 WEST ADAMS ST PHOENIX, AZ 85007 PHONE: (602)542-4631	
ARIZONA STATE LAND DEPARTMENT	510127010	1616 WEST ADAMS ST PHOENIX, AZ 85007 PHONE: (602)542-4631	
CITY OF MARICOPA	510127000		

Matrix Equities, Inc.

NOTICE OF PUBLIC MEETING AND HEARING

REZONING - CASE #: PAD19-03

Planning and Zoning hearing:

February 8, 2021 at 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:

March 2, 2021 at 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 and public hearings will be held at the above stated date, time, and location.

Case #: PAD19-03

Request: MatrixEquities, Inc. & Maricopa 35, LLC is excited to bring to the City of Maricopa West Maricopa Village, a 35.24-acre (approximate 33.81 net acres) master-planned community located at the southeast corner of the intersection of Loma Road and West Smith Enke Road (State Route 238), within the City of Maricopa. In order to develop West Maricopa Village, Matrix Equities, Inc. is requesting to change the zoning of the subject property from CI-2, Industrial to PAD, Planned Area Development.

The Planning & Zoning Division is processing this proposal in accordance with the Zoning Code as a rezoning application.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcomed and, if received prior to the meeting, will be included in the record. All comments or appeals should be sent in 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, please contact Planning and Zoning Division at (520) 316-6920.

Dated this January 19, 2021.

Vanessa Bueras, City Clerk

Published in the Maricopa Monitor on Tuesday, January 26, 2021

Published in the Casa Grande Dispatch on Thursday, January 21, 2021

Nov 10, 2020 at 11:03:50

Loma Rd

Maricopa AZ 85139

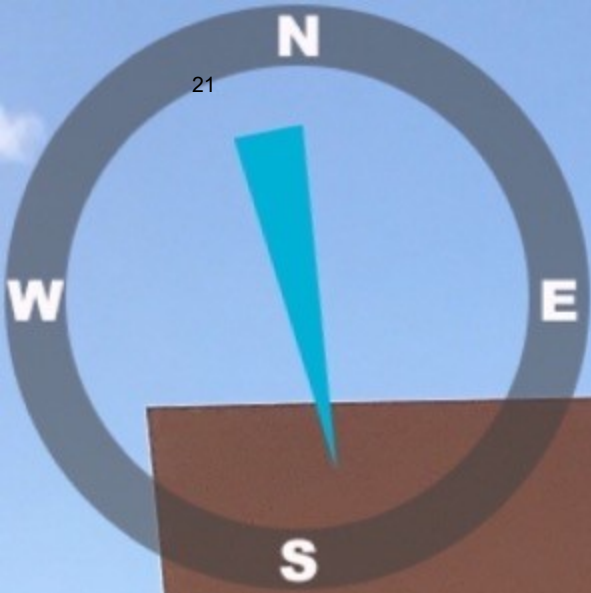
United States

ZONING
City of Maricopa - Planning Division

Proposal: Case # PA 20-02 Zoning change request from CI-2, Industrial & TC, Transportation Corridor Overlay to PAD, Planned Area Development. Matrix Equities, Inc. & Maricopa 35, LLC is excited to bring to the City of Maricopa, West Maricopa Village, a 36-acre (approximately 88 net acres) master-planned community located at the Southeast corner of the intersection of Loma Road and West Santa Catalina Road (State Route 238). West Maricopa Village is proposed as a Mixed-Use project. The project is proposed for the following uses: Lot 1 is planned for apartment rental product (apart as single-family homes) that will consist of a mixture of two-bedroom detached units and one-bedroom duplex units. It approximately 12 dwelling units per acre (DU/AC). An amenity package will be developed as part of the cluster project which includes a resort style swimming pool and clubhouse. Development standards are under consideration and will be largely based upon the Multi-unit Residential (MUR) Zoning designation of the City's Zoning Code. Lot 2 is planned for multifamily units such as an apartment complex with amenity package, which could include a swimming pool and a lot social pavilion with exercise facilities. Development standards under consideration will be largely based upon High Density (HD) Zoning designation. Lot 3 is planned for a corner gas station and convenience market with automated car wash with development standards under consideration based upon General Commercial (GC) zoning designation. Lots 4 and 5, east of Lot 3, are located along the fringe of SR 238. The two lots will allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user. Development standards under consideration will be based largely upon Mixed Use General (MUG) zoning designation. Lots 2, 3, 4 and 5 will consist of having a neighborhood-scale, walkable commercial district with a well-defined streetscape with intentional design for interest, sidewalk cafe/cafeteria, market retail, office, and apartments.

Current Zoning: CI-2 Industrial & TC Transportation Corridor Overlay Zone	Neighborhood meeting: November 20, 2020 6:00pm - 7:00pm Meeting will be held via Zoom http://zoom.us/j/9457263467	Planning and zoning hearing: To Be Determined	City Council Hearing: To Be Determined
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
Ryan Wozniak, Senior Planner, 520 316-6833, Economic & Community Development, 38700 W. Civic Center Plaza, Maricopa, AZ 85238



ZONING

City of Maricopa -Planning Division

Proposal: Case #: PA 20-02 Zoning change request from CI-2, Industrial & TC, Transportation Corridor Overlay to PAD, Planned Area Development. Matrix Equities, Inc. & Maricopa 35, LLC is excited to bring to the City of Maricopa, West Maricopa Village, a 35-acre (approximate 35 net acres) master-planned community located at the Southeast corner of the intersection of Loma Road and West Smith Enke Road (State Route 238). West Maricopa Village is proposed as a Mixed-Use project. The project is proposed for the following uses: Lot 1 is planned for apartment rental product (styled as single-family homes) that will consist of a mixture of two-bedroom detached units and one-bedroom duplex units, at approximately 12 dwelling units per acre (du/ac). An amenity package will be developed as part of the cluster project which includes a resort style swimming pool and clubhouse. Development standards are under consideration and will be largely based upon the Multi-unit Residential (RM) Zoning designation of the City's Zoning Code. Lot 2 is planned for multifamily uses such as an apartment complex with amenity package, which could include a swimming pool and a social pavilion with exercise facilities. Development standards under consideration will be largely based upon High Density (RH) Zoning designation. Lot 3 is planned for a corner gas station and convenience market with automated car wash with development standards under consideration based upon General Commercial (GC) zoning designation. Lots 4 and 5, east of Lot 3, are located along the frontage of SR-238. The two lots will allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user. Development standards under consideration will be based largely upon Mixed Use General (MU-G) zoning designation. Lots 2, 3, 4 and 5 will commit to framing a neighborhood-scaled walkable commercial district with a well-defined streetscape with intentional design for interest, sidewalk café/dining, market retail, office, and apartments.

Current Zoning: CI-2 Industrial & TC Transportation Corridor Overlay Zone

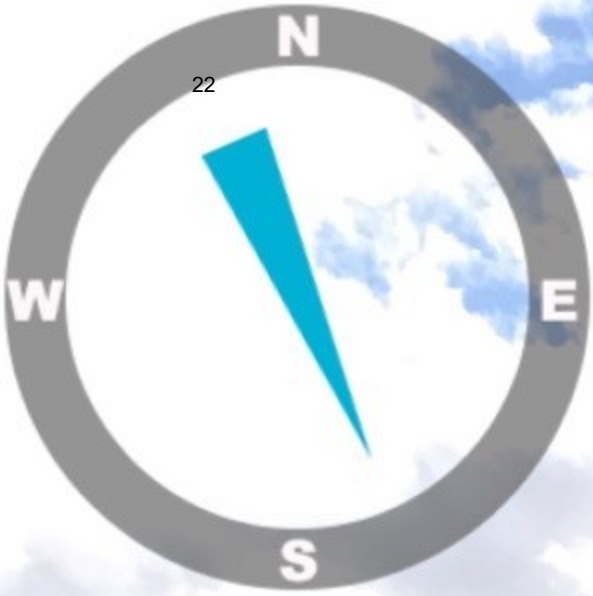
Neighborhood meeting:
November 20, 2020
6:00pm – 7:00pm
Meeting Will be held via Zoom
<http://zoom.us/j/94572263467>

Planning and zoning hearing:
To Be Determined

City Council Hearing:
To Be Determined

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
Ryan Wozniak, Senior Planner, 520 316-6933, Economic & Community Development, 39700 W. Civic Center
Plaza, Maricopa, AZ 85238

11/9/20, 2:33 PM
W Smith Enke Rd
Maricopa AZ 85139



ZONING

City of Maricopa -Planning Division

Proposal: Case #: PA 20-02 Zoning change request from CI-2, Industrial & TC, Transportation Corridor Overlay to PAD, Planned Area Development. Matrix Equities, Inc. & Maricopa 35, LLC is excited to bring to the City of Maricopa, West Maricopa Village, a 35-acre (approximate 35 net acres) master-planned community located at the Southeast corner of the intersection of Loma Road and West Smith Enke Road (State Route 238). West Maricopa Village is proposed as a Mixed-Use project. The project is proposed for the following uses: Lot 1 is planned for apartment rental product (styled as single-family homes) that will consist of a mixture of two-bedroom detached units and one-bedroom duplex units, at approximately 12 dwelling units per acre (du/ac). An amenity package will be developed as part of the cluster project which includes a resort style swimming pool and clubhouse. Development standards are under consideration and will be largely based upon the Multi-unit Residential (RM) Zoning designation of the City's Zoning Code. Lot 2 is planned for multifamily uses such as an apartment complex with amenity package, which could include a swimming pool and a social pavilion with exercise facilities. Development standards under consideration will be largely based upon High Density (RH) Zoning designation. Lot 3 is planned for a corner gas station and convenience market and may include an automated car wash with development standards under consideration based upon General Commercial (GC) zoning designation. Lots 4 and 5, east of Lot 3, are located along the frontage of SR-238. The two lots will allow for retail and/or commercial office or medical office uses. These lots may be combined to accommodate a single user. Development standards under consideration will be based largely upon Mixed Use General (MU-G) zoning designation. Lots 3, 4 and 5 will commit to framing a neighborhood-scaled walkable commercial district with a well-defined streetscape with intentional design for interest, sidewalk cafe/dining, market retail, office, and apartments.

Current Zoning: CI-2 Industrial & TC Transportation Corridor Overlay Zone	Neighborhood meeting: November 20, 2020 6:00pm - 7:00pm Meeting Will be held via Zoom http://zoom.us/j/94572263467	Planning and zoning hearing: February 8, 2021 @ 6:00 p.m. City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Hearing: March 2, 2021 @ 7:00 p.m. City Hall - Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138		

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
Byron Easton, Senior Planner, 520 568-9098, Byron.Easton@maricopa-az.gov, Economic & Community Development, 39700 W. Civic Center Plaza, Maricopa, AZ 85238

1/22/21, 2:22 PM
W Smith Enke Rd
Maricopa AZ 85139

 Subject Site
 Sign Locations

