

October 30, 2023

Murphy Park

Located south of Steen Road
and Murphy Road
City of Maricopa, Arizona

Citizen Participation Final Report

Case Numbers : GPA23-04, PAD23-01



4550 N 12th Street

Phoenix, AZ 85014

CVL Job No: 1-01-03839-01

Citizen Participation Final Report

for

Murphy Park

Developer

Maricopa 480 Partners, LLC
C/O Emmerson Holdings, LLC
7373 North Scottsdale Road #B210
Scottsdale, Arizona 85253
Attn: Chase Emmerson
480-368-5205

Planning/Civil Engineering Consultant:

CVL Consultants
4550 North 12th Street
Phoenix, Arizona 85014
Attn: Julie Vermillion
602-285-4765
jvermillion@cvlci.com

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This report outlines the details of the process used by the applicant to involve the public in pursuit of Planned Area Development and Major General Plan Amendment applications pursuant to the City of Maricopa's ("City") Zoning Code Chapter 18.140, "Common Procedures."

1. Project Summary

On behalf of Emmerson Holdings, LLC, CVL Consultants is pleased to submit this request to the City of Maricopa ("City") for a new Planned Area Development ("PAD") zoning district known hereto as Murphy Park ("Project"), an approximately 481-acre development located south of Steen Road and Murphy Road in Maricopa, Arizona ("Property").

The purpose of this request is to submit, process, and obtain approval for a Major General Plan Amendment and Rezoning for the proposed project. The first request seeks a Major General Plan Amendment ("GPA") to change the existing split land use designations of Medium Density Residential ("MDR"), Master Planned Community ("MPC"), Low Density Residential ("LDR") and Open Space ("OS") to an overall Master Planned Community ("MPC") land use. The second companion request seeks to rezone the overall approximate 481-acre property for a new Planned Area Development ("PAD") zoning district.

Murphy Park consists of residential, business park, and employment uses intended to provide an environment that promotes a flexible and dynamic combination of land uses to support the City by creating large scale local employment opportunities and providing diverse and high-quality housing in a portion of Maricopa that especially lacks housing type diversity. The synergy of recreational amenities, housing, and employment within the Project creates an ideal environment to live, work and play, contributing to reduced traffic and providing the opportunity for residents to both live and work in Maricopa.

Murphy Park provides a comprehensive vision of land use opportunities allowing for multiple types of residential neighborhoods, business park, and employment uses with consideration for appropriate transitional buffering between uses of differing intensities. An integrated network of trails and open space with cohesive aesthetic character and theming is shared by the overall development to provide a distinct sense of place. Thoughtfully designed community entries with perimeter landscape buffers, landscaping, quality wall design and recreational amenity options are proposed in accordance with City requirements. The proposed plan allows the flexibility for the Project to utilize multiple land uses to prepare for future market conditions, while addressing the need for employment and housing in this area and mitigating

conditions encumbering the site, such as the offsite drainage impacting the Property. The proposed drainage design and improvements will ensure that the offsite flows are accommodated and routed as required.

Murphy Park achieves the aforementioned goals while providing the opportunity for development of the highest and best land use solution for this undeveloped property in a growing area of Maricopa.

2. Notification Summary

The following table summarizes the notification efforts to be executed for the project.

Notification	
1st Notification Letter	6/28/23
1st Neighborhood Meeting	7/13/23
2nd Notification Letter	9/8/23
1st Ad Publication (Casa Grande Dispatch)	9/9/23
1st Sign Posting	9/10/23
1st Planning and Zoning Commission (Information Only)	9/25/23
3rd Notification Letter	10/05/23
2nd Sign Posting	10/11/23
2nd Ad Publication (Casa Grande Dispatch)	10/24/23
2nd Neighborhood Meeting	10/26/23
2nd Planning and Zoning Commission	11/13/23
City Council	12/05/23

The mailing list and notification map of the individuals notified is attached. The affidavits for the notification mailing, site posting and newspaper publication efforts are attached to this report. The sign-in sheet and minutes from the neighborhood meetings are also provided with this report.

3. Summary of Public Notification Techniques

Notification was mailed to all landowners within a minimum 600' radius of the site and the Maricopa Unified School District (Exhibit C, Notification Letter & School Notification Letter).

Notice was published in the Casa Grande Dispatch in advance of the public hearing date (Exhibit D, Newspaper Notice).

A sign was posted on the site with the same notification information and updated as needed. Photos of the sign are attached to this report (Exhibit E, Sign Posting and Exhibit F, Sign Posting Location).

4. Notification Map & Mailing List

A map indicating the area of notification (Exhibit G, Existing 600' Adjacent Ownership Aerial Map & Generated Map) and the list of property owners that will be notified (Exhibit H, 600' Notification Mailing List & Labels) are provided for reference.

All property owners within the area of notification and the Maricopa Unified School District were sent a notification letter with the neighborhood meeting and public hearing information. The notification area map and the property owner list meet all City ordinance requirements and are provided in this report.

5. Sign Posting and Publication

The notification sign and the newspaper notice publication were executed in compliance with City ordinances. Specific language for the sign and publication were determined with the cooperation of City planning staff prior to time of posting and publication.

The newspaper notice was published in the Casa Grande Dispatch. A sign was posted on the property with corresponding information. Exhibits detailing the sign posting and the notice along with the affidavit certifying publication are provided in this report.

6. Neighborhood Meeting Minutes

The initial neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications for the Murphy Park community was held at 5:00 pm on Thursday, July 13, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

Two members of the development team were present and available to meet with the public. No members of the public attended.

A follow up neighborhood meeting was held at 5:30 pm on Thursday, October 26, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

One member of City staff and two members of the development team were available to meet with the public. One member of the public attended, Kurt Hyman. Kurt provided feedback regarding the regional drainage solution and asked about the intended timeframe for development. He would like if the project helps to increase property values in the area.

The sign-in sheet, meeting minutes, and presentations for both meetings are provided with this report (Exhibit I, Neighborhood Meeting Summary).

7. City Coordination

Specific language for notification materials was determined with the cooperation of City planning staff prior to time of posting, mailing and/or publication.

The applicant will continue to periodically update City planning staff on citizen outreach efforts through to ordinance adoption by the City Council. Updates will continue to be handled by e-mail, telephone, and in-person communications as needed.



Exhibit A

Vicinity Map

Murphy Park

Aerial Vicinity Map

Exhibit A

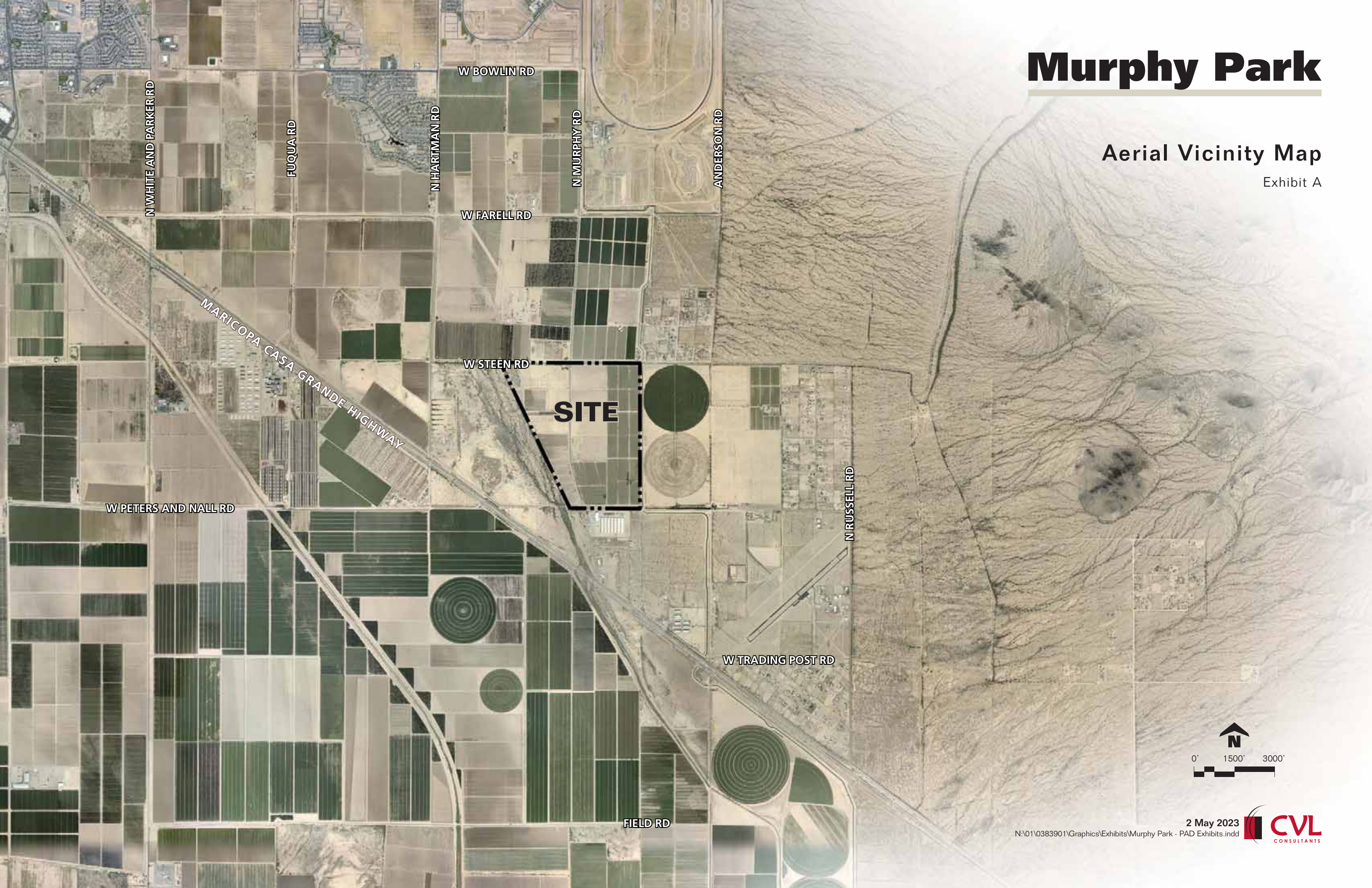




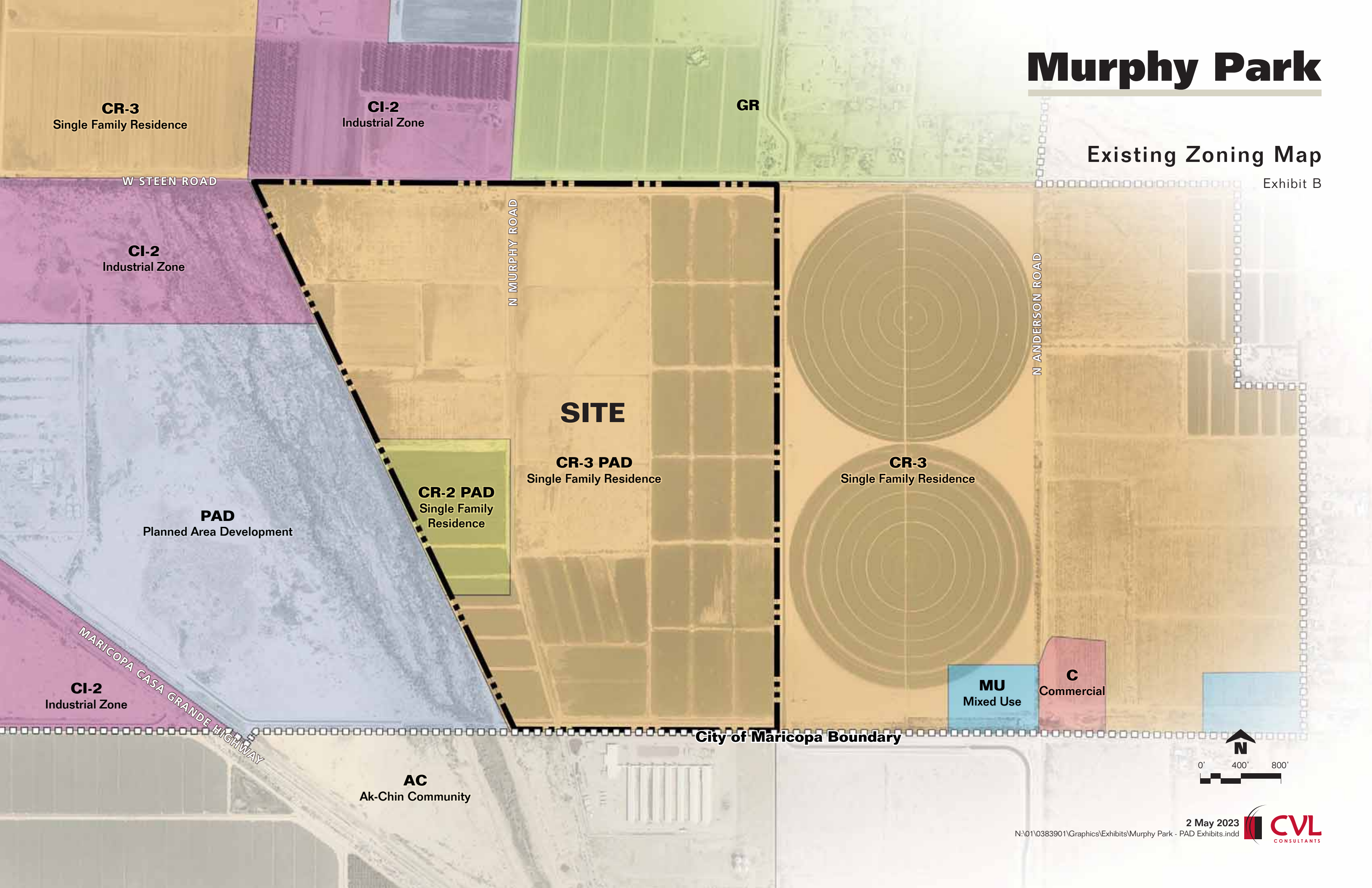
Exhibit B

**Existing & Proposed
Land Use and Zoning Maps**

Murphy Park

Existing Zoning Map

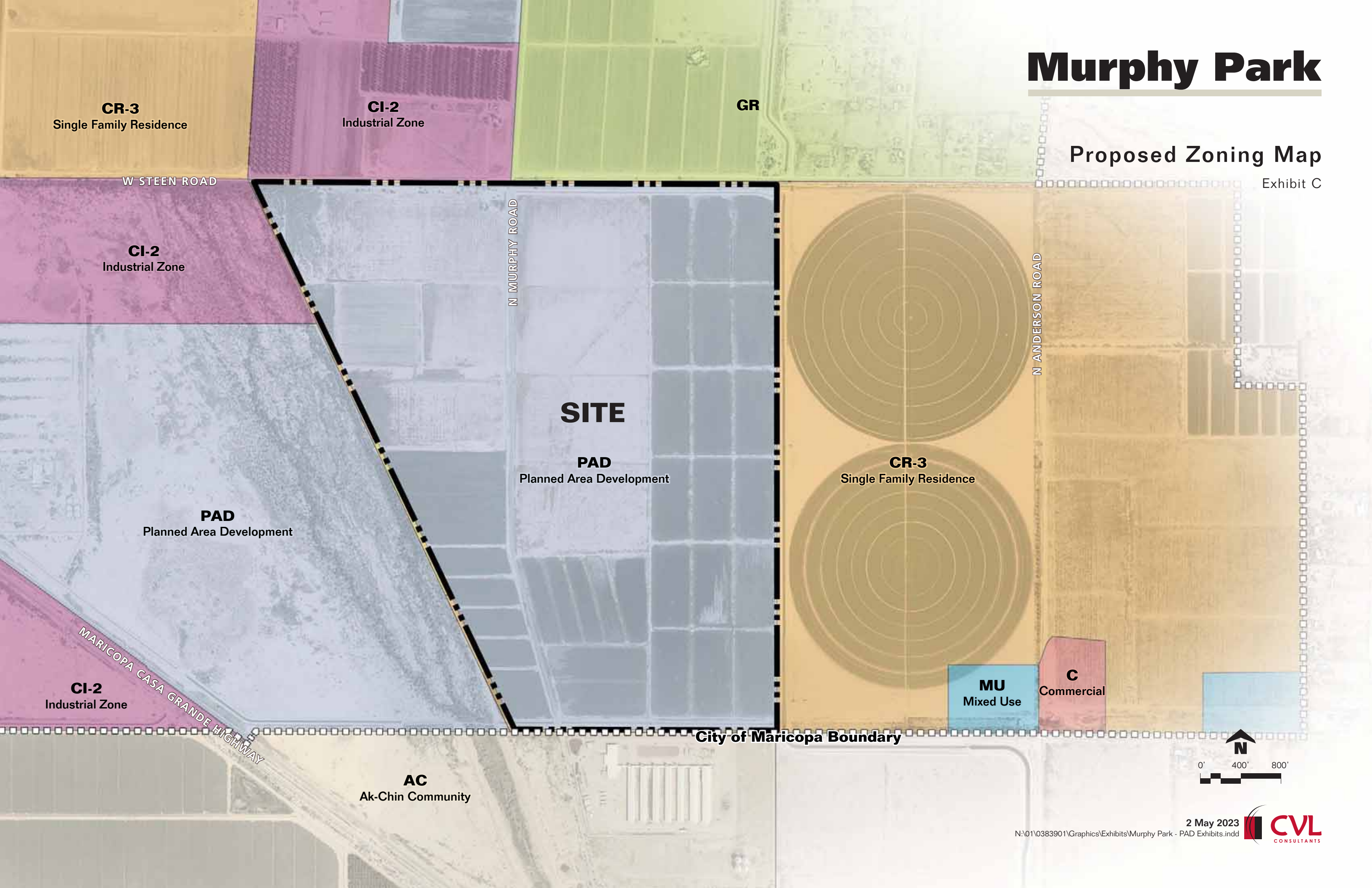
Exhibit B



Murphy Park

Proposed Zoning Map

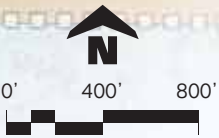
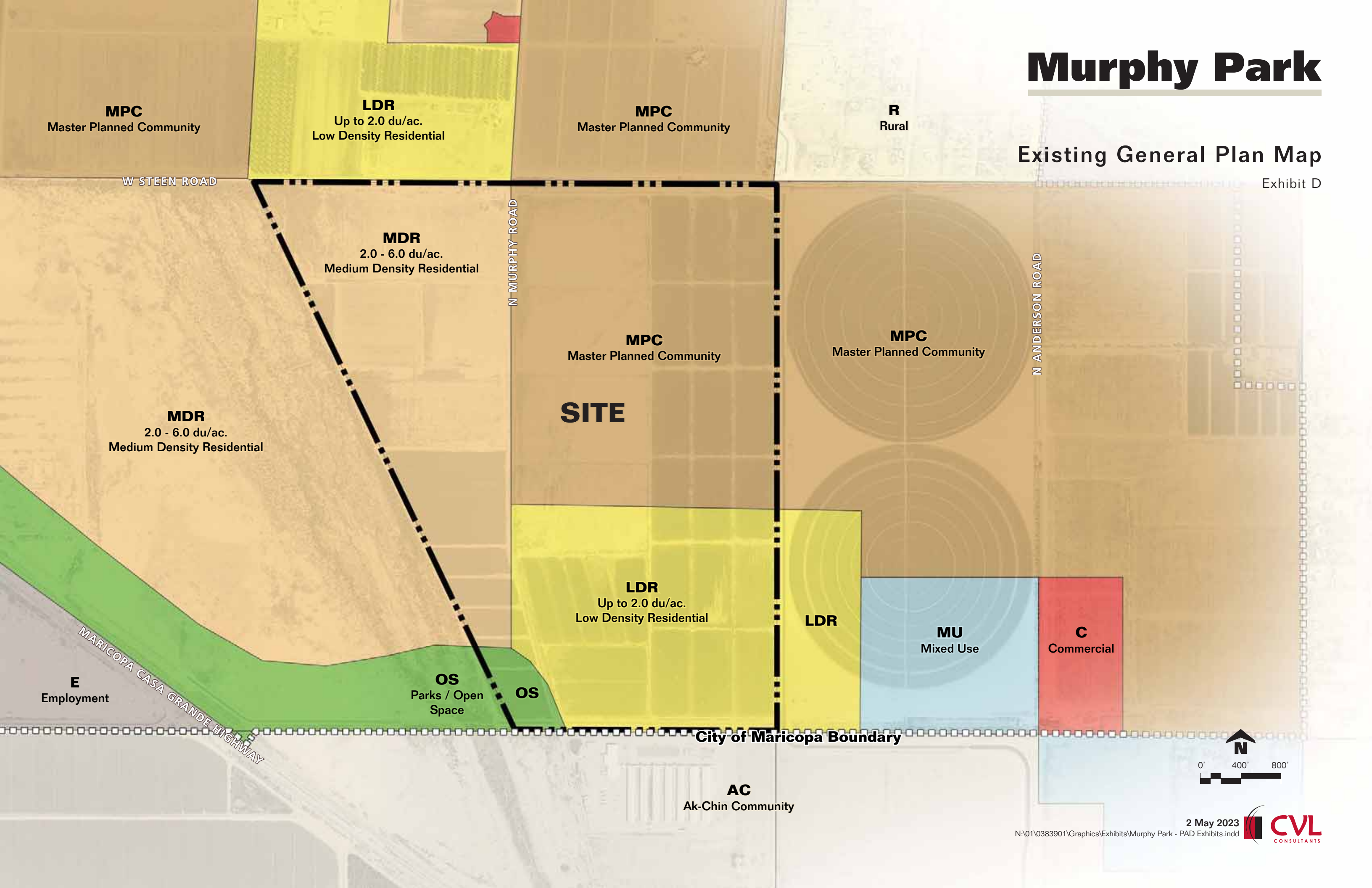
Exhibit C



Murphy Park

Existing General Plan Map

Exhibit D



2 May 2023

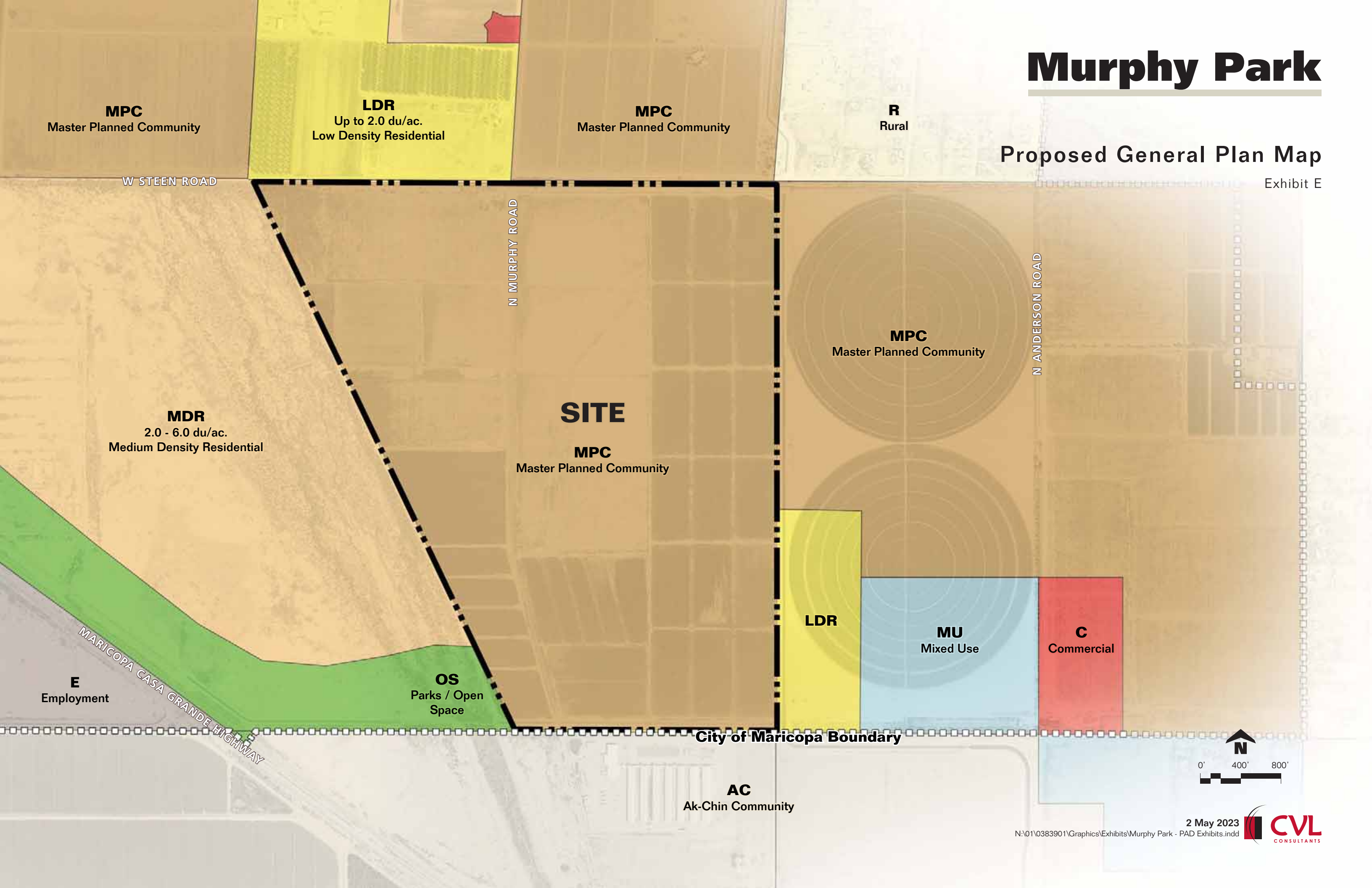
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Murphy Park

Proposed General Plan Map

Exhibit E



MPC
Master Planned Community

LDR
Up to 2.0 du/ac.
Low Density Residential

MPC
Master Planned Community

R
Rural

W STEEN ROAD

N MURPHY ROAD

N ANDERSON ROAD

MPC
Master Planned Community

MDR
2.0 - 6.0 du/ac.
Medium Density Residential

SITE

MPC
Master Planned Community

LDR

MU
Mixed Use

C
Commercial

OS
Parks / Open
Space

E
Employment

City of Maricopa Boundary

AC
Ak-Chin Community





Exhibit C

**Notification Letter &
School Notification Letter**

June 28, 2023

Subject: Murphy Park - Planned Area Development Request and Major General Plan Amendment Request (Case # PAD23-01 & GPA23-04). This +/- 481-acre site is generally located south of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

Dear Neighbor:

The purpose of this letter is to inform you that a Planned Area Development (PAD) application has been filed with the City of Maricopa by CVL Consultants on behalf of Emmerson Holdings. The application requests to amend the current zoning for the +/- 481-acre site known as Murphy Park generally located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a major amendment to the general plan land use from Medium Density Residential, Master Planned Community, Low Density Residential, and Open Space, to overall Master Planned Community. The intention is for development of a community consisting of residential, business park, and employment uses (Case # PAD23-01 & GPA23-04).

Murphy Park is the proposed PAD and Major GPA area containing approximately 481 acres of land located in Sections 9 and 10, Township 5 South, Range 4 East in Pinal County, Arizona. The property is generally bounded by the Steen Road alignment on the north; Peters and Nall Road on the south; and undeveloped land planned for future master planned communities to the east and west. Please see the attached existing and proposed zoning maps for an illustration of the proposed request.

According to the Pinal County Assessors records, you are a property owner within 900 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.

A **Neighborhood Meeting** is scheduled for July 13, 2023, at 6:00 pm in the Maple Room of the Maricopa Library and Cultural Center located at 18160 N Maya Angelou Drive in Maricopa, Arizona 85138. We look forward to meeting with you at the scheduled meeting and answering all of your questions regarding this proposed PAD and GPA request. If you wish to provide input on this matter, you may attend the meeting or submit a written comment before or during the meeting.

If you have any questions concerning this matter, please contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case #s PAD23-01 & GPA23-04, Project Name: Murphy Park - Planned Area Development and Major General Plan Amendment. Please refer to the attached documents for additional information regarding this request.

Sincerely,



Julie Vermillion
Project Manager, CVL Consultants
4550 North 12 Street, Phoenix, Arizona 85014
Phone: 602-285-4765 | Email: jvermillion@cvlci.com

June 28, 2023

Dr. Tracey Lopeman, Superintendent
Maricopa Unified School District
44150 West Maricopa Casa Grande Highway,
Maricopa, Arizona 85138

Subject: Murphy Park - Planned Area Development Request and Major General Plan Amendment Request (Case # PAD23-01 & GPA23-04). This +/- 481-acre site is generally located south of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

Dear Dr. Lopeman:

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We are seeking the School District's support regarding this Planned Area Development and Major General Plan Amendment. You may reach me at the contact information provided below, or you may contact Derek Scheerer, Planner II, at the City of Maricopa Development Services Department at 520-316-6980. You can also email them at Derek.Scheerer@maricopa-az.gov with the subject: Case #s PAD23-01 & GPA23-04, Project Name: Murphy Park - Planned Area Development and Major General Plan Amendment.

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September 8, 2023

Subject: Murphy Park - Planned Area Development Request and Major General Plan Amendment Request (Case # PAD23-01 & GPA23-04). This +/- 481-acre site is generally located south of Steen Road and Murphy Road within the City of Maricopa incorporated limits.

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The hearing dates scheduled for this request is as follows:

- **1st Planning & Zoning Commission (Introduction Only)**
September 25, 2023, at 6:00 pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Drive,
Maricopa, Arizona 85138
- **2nd Planning and Zoning Commission**
October 23, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
Maricopa, Arizona 85138
- **City Council**
November 21, 2023, at 6:00 pm
City Hall, 39700 West Civic Center Plaza
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We look forward to meeting with you at the scheduled meetings/hearings and answering all of your questions regarding this proposed PAD and GPA request. If you wish to provide input on this matter, you may attend each meeting or submit a written comment before or during the meeting.

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October 26, 2023, at 6:00 pm
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November 13, 2023, at 6:00 pm
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- **City Council**
December 5, 2023, at 6:00 pm
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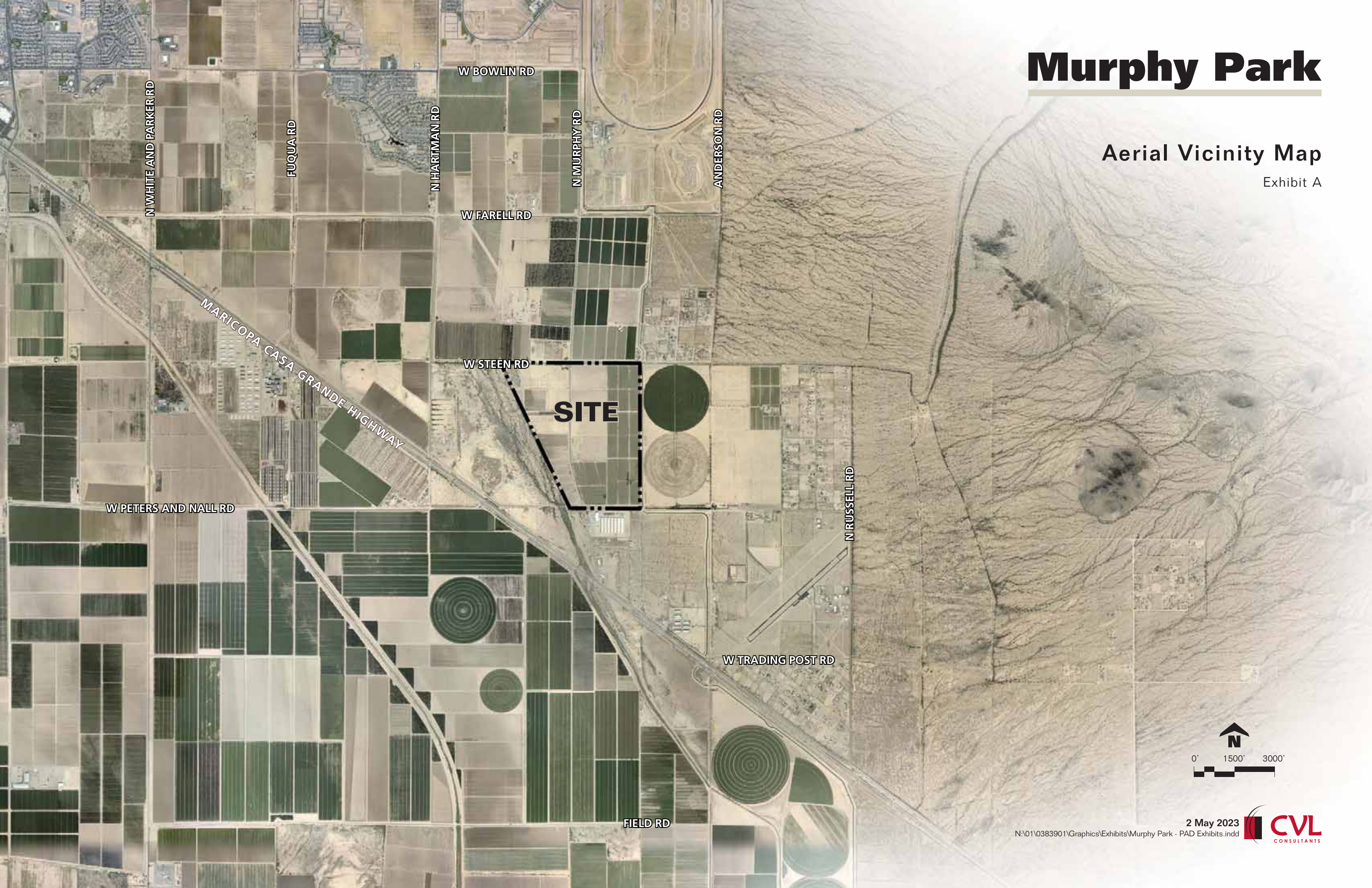
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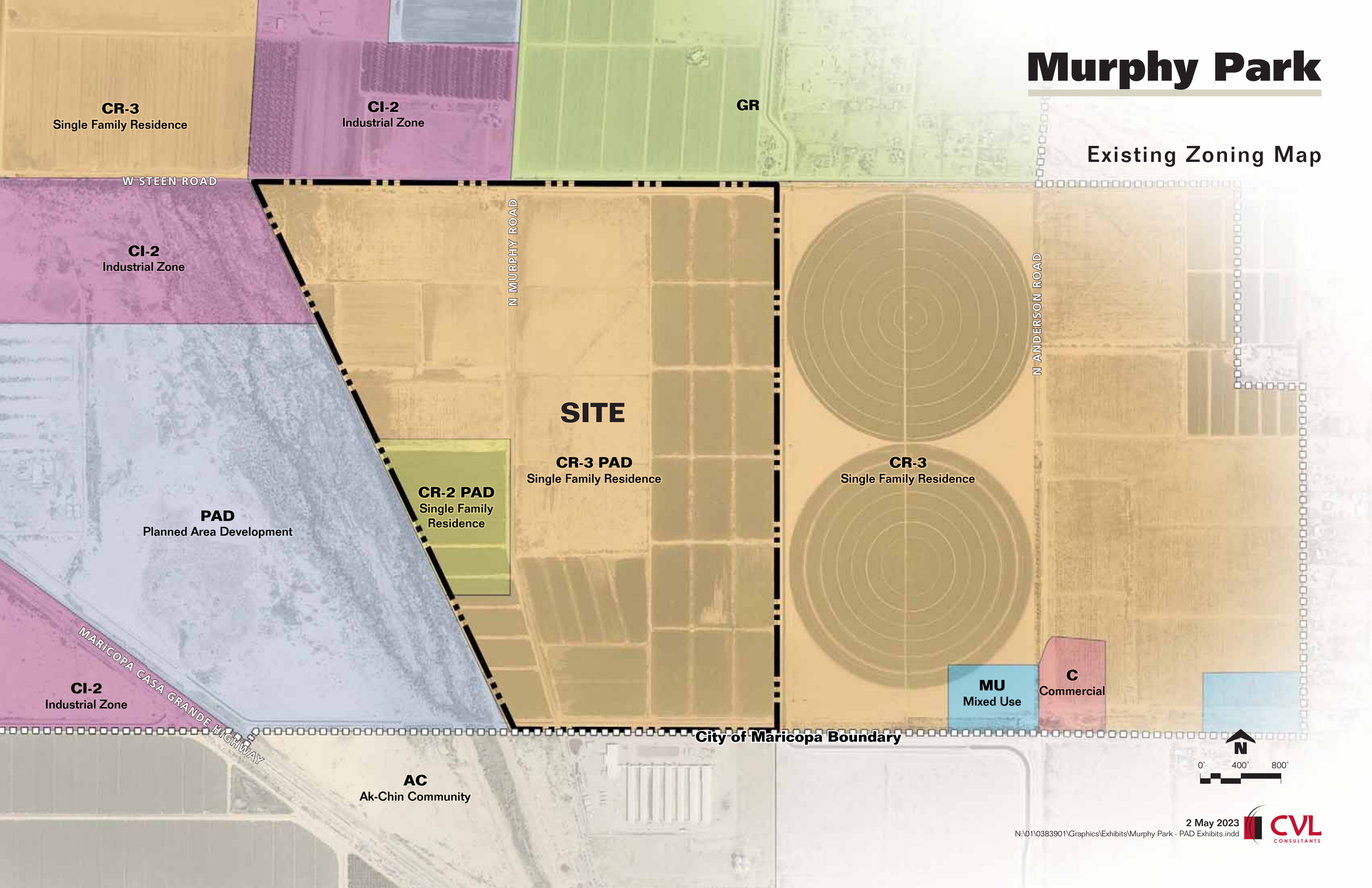
Aerial Vicinity Map

Exhibit A



Murphy Park

Existing Zoning Map



CR-3
Single Family Residence

CI-2
Industrial Zone

GR

W STEEN ROAD

CI-2
Industrial Zone

N MURPHY ROAD

SITE

CR-3 PAD
Single Family Residence

CR-2 PAD
Single Family Residence

PAD
Planned Area Development

CI-2
Industrial Zone

MARICOPA CASA GRANDE HIGHWAY

AC
Ak-Chin Community

City of Maricopa Boundary

CR-3
Single Family Residence

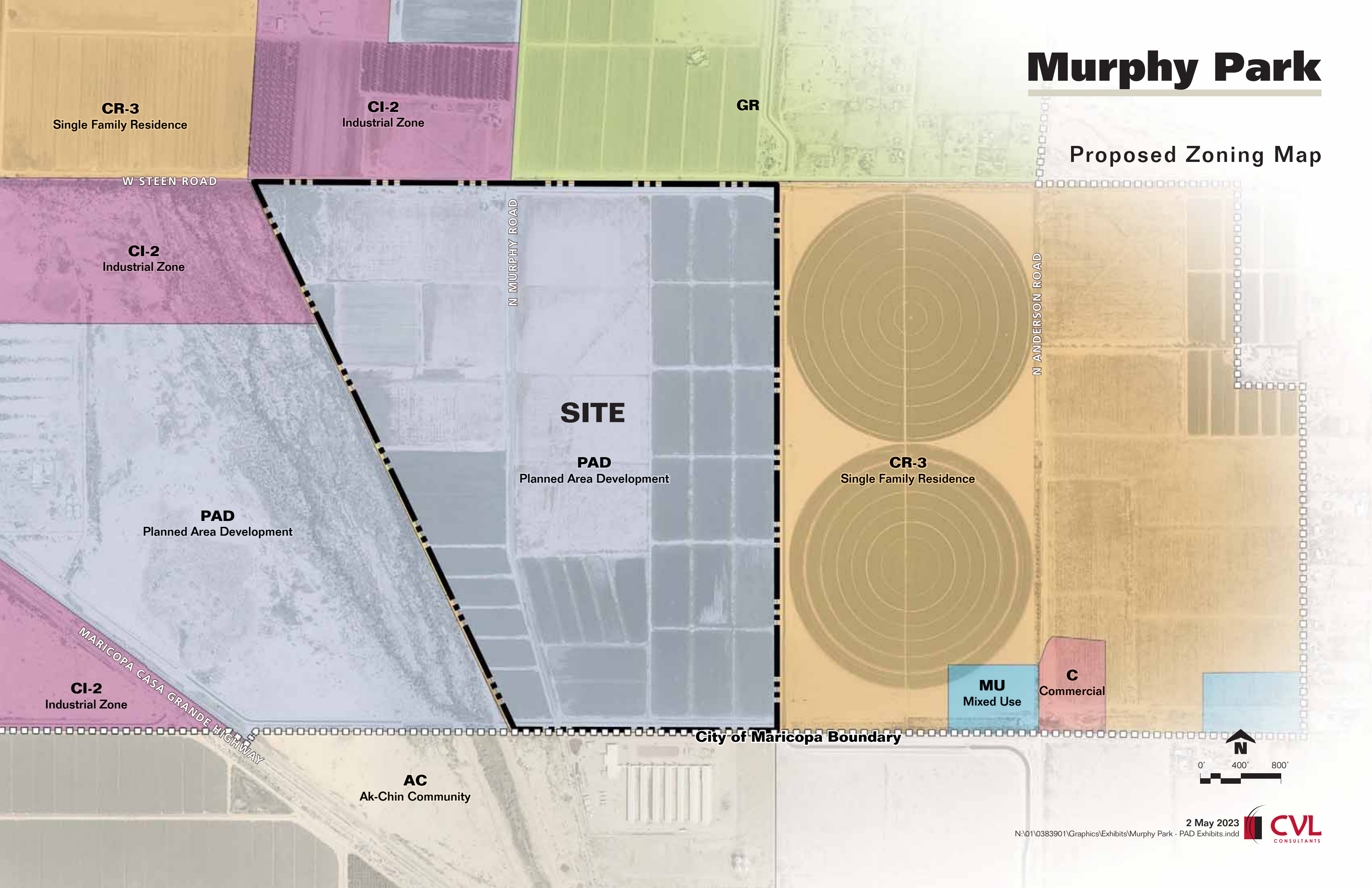
C
Commercial

MU
Mixed Use



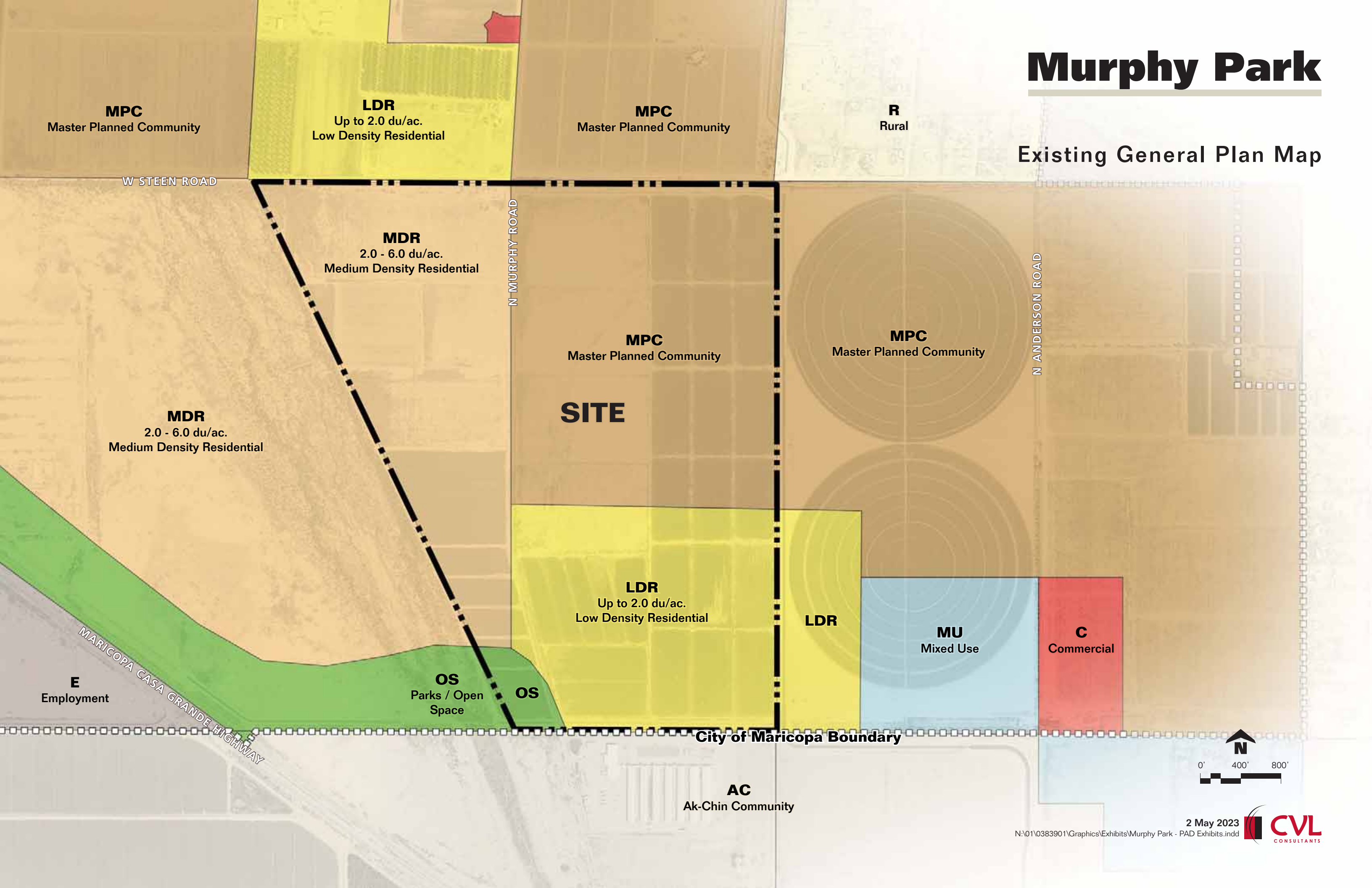
Murphy Park

Proposed Zoning Map



Murphy Park

Existing General Plan Map



Murphy Park

Proposed General Plan Map

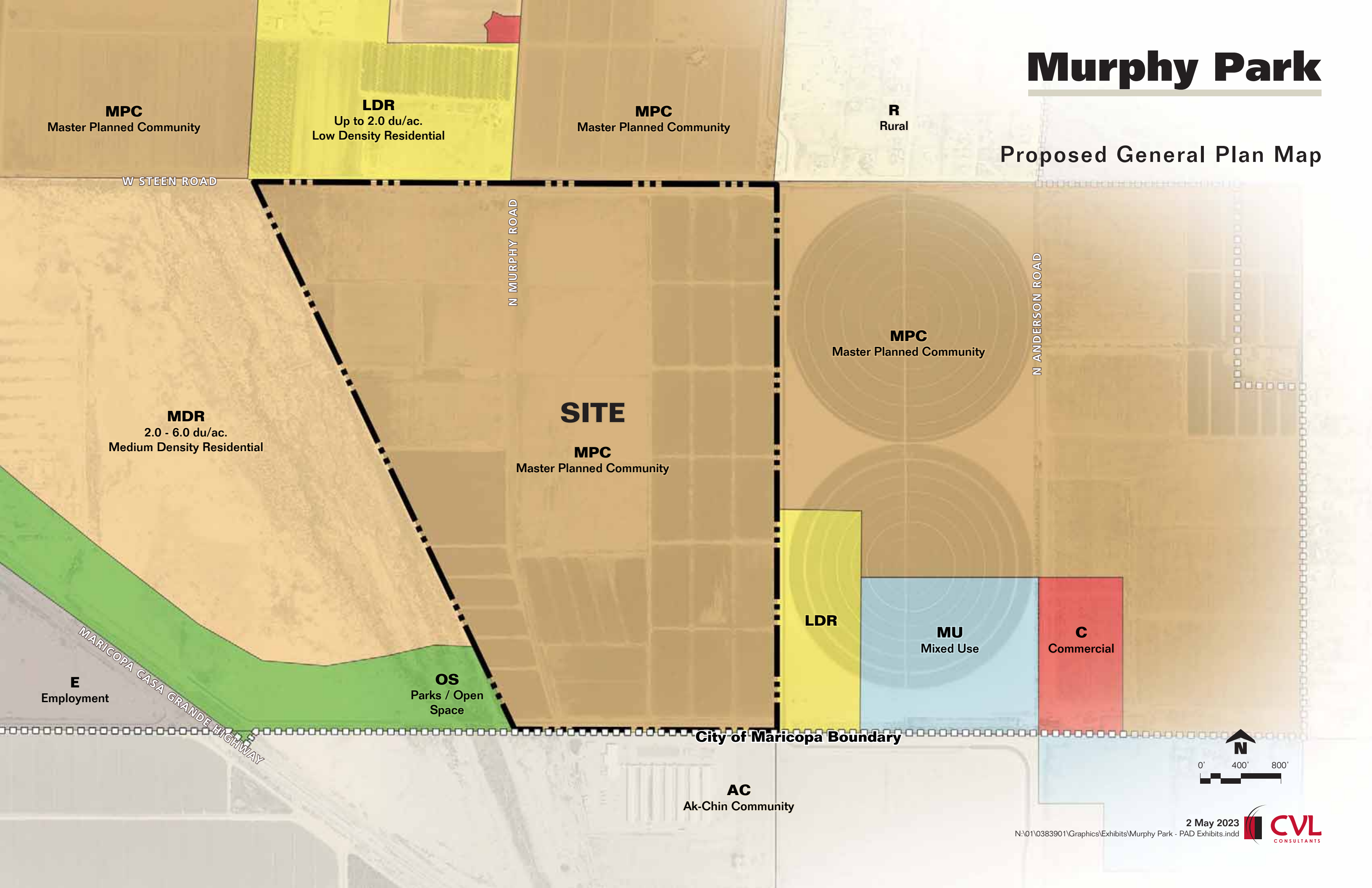


Exhibit D

Newspaper Notice

STATE OF ARIZONA

COUNTY OF PINAL

} SS.

NOTICE OF PUBLIC MEETING
AND HEARING

for
Planned Area Development Case
PAD23-01

& Major General Plan Amend-
ment Case # GPA23-04
1st Planning and Zoning Commis-
sion

September 25, 2023, at 6:00 pm
Maricopa Library and Cultural
Center

18160 N Maya Angelou Drive,
Maricopa, Arizona 85138
2nd Planning and Zoning Com-
mission

October 23, 2023, at 6:00 pm
City Hall, 39700 West Civic Cen-
ter Plaza

Maricopa, Arizona 85138

City Council

November 21, 2023, at 6:00 pm
City Hall, 39700 West Civic Cen-
ter Plaza

Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN
THAT the above listed meeting
and public hearings will be held
at the above referenced date,
time and location. The purpose
of the meeting is to inform residents
in the surrounding areas of the
proposed request to amend the
current zoning for the +/- 481-acre
site known as Murphy Park is
generally located south of Steen
Road and Murphy Road from In-
dustrial Zone to PAD and for a
major amendment to the general
plan land use designation from
CR-2 PAD & CR-3 PAD to overall
PAD zoning and for a major
amendment to the general plan
land use designation from split
land use designations of Medium
Density Residential, Master
Planned Community, Low Density
Residential, and Open Space, to
an overall land use of Master
Planned Community. The inten-
tion is to allow for development
of a community consisting of resi-
dential, business park, and em-
ployment uses (Case # PAD23-01
& GPA23-04).

The application is on file with the
Development Services Depart-
ment and is available for public
review and will be provided upon
request. Anyone wishing to ap-
pear and make comment is en-
couraged to attend. Written com-
ments are welcome, and if re-
ceived prior to the meeting will be
included in the record. All com-
ments or appeals should be sent
in a written form to the City of
Maricopa Development Services
Department, Attention: Derek
Scheerer, 39700 West Civic Cen-
ter Plaza, Maricopa, Arizona
85138. Please include name, ad-
dress, telephone number and sig-
nature.

No. of publications: 1; date of
publication: Sep. 09, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That
he/she is a native born citizen of the United States of America, over
21 years of age, that I am an agent and/or publisher of the 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 ONE issue. The
publications thereof having been on the following date:

09/09/2023

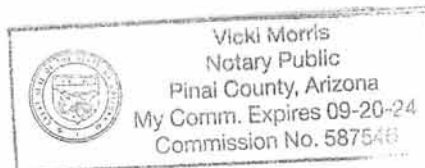
CASA GRANDE DISPATCH

By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 12th
day of Sept. A.D., 2023

[Signature: Vicki Morris]

Notary Public in and for the County
Of Pinal, State of Arizona



STATE OF ARIZONA

COUNTY OF PINAL

} SS.

NOTICE OF PUBLIC MEETING
AND HEARING

for
Planned Area Development Case
PAD23-01
& Major General Plan
Amendment Case # GPA23-04
Planning and Zoning Commission
November 13, 2023, at 6:00 pm
City Hall, 39700 West Civic
Center Plaza
Maricopa, Arizona 85138
City Council
December 5, 2023, at 6:00 pm
City Hall, 39700 West Civic
Center Plaza
Maricopa, Arizona 85138

NOTICE IS HEREBY GIVEN
THAT the above listed meeting
and public hearings will be held at
the above referenced date, time
and location. The purpose of the
meeting is to inform residents in
the surrounding areas of the
proposed request to amend the
current zoning for the +/- 481-acre
site known as Murphy Park is
generally located south of Steen
Road and Murphy Road from
Industrial Zone to PAD and for a
major amendment to the general
plan land use designation from
CR-2 PAD & CR-3 PAD to overall
PAD zoning and for a major
amendment to the general plan
land use designation from split
land use designations of Medium
Density Residential, Master
Planned Community, Low Density
Residential, and Open Space, to
an overall land use of Master
Planned Community. The
intention is to allow for
development of a community
consisting of residential, business
park, and employment uses
(Case # PAD23-01 & GPA23-04).
The application is on file with the
Development Services
Department and is available for
public review and will be provided
upon request. 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 City of
Maricopa Development Services
Department, Attention: Derek
Scheerer, 39700 West Civic
Center Plaza, Maricopa, Arizona
85138. Please include name,
address, telephone number and
signature.
No. of publications: 1; date of
publication: Oct. 24, 2023.

Affidavit of Publication

Kara K. Cooper, first being duly sworn deposes and says: That
he/she is a native born citizen of the United States of America, over
21 years of age, that I am an agent and/or publisher of the 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 ONE issue. The
publications thereof having been on the following date:

10/24/2023

CASA GRANDE DISPATCH

By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 30th

day of Oct. A.D. 2023

[Signature: Vicki Morris]

Notary Public in and for the County
Of Pinal, State of Arizona

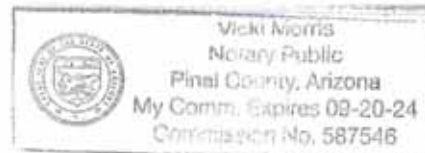




Exhibit E

Sign Posting

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the South of Steen Rd & Murphy Rd, in the City of Maricopa, on 9/11/2023.

See attached photo exhibit.

For applicant:

CVL Consultants

Dynamite Signs

Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 9/11/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-24





NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park to CIL, Consultants on behalf of Elevance Holdings. A request to amend the current zoning for the 4.48-acre site located south of Green Road and Murphy Road from CR2 PUD & CR3 PUD to amend PUD zoning and for a map amendment to the general plan land use designation from Medium Density Residential Master Planned Community, Low Density Residential & Open Space to mixed Master Planned Community. The request is to allow for a community consisting of residential, business, park, & employment uses. Case # PUD23-01 & CR23-04.

Current Zoning: CR-2 & CR-3 PUD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

1st Planning and Zoning:

Date: September 25, 2023

Time: 6:00 PM

Location:

Maricopa Library & Cultural Center
Maple Room 18160 N. Mayo Avenue Dr.
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: October 23, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Clive Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: November 21, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Clive Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Schwann 520-319-6995 or Derek.Schwann@maricopaaz.gov
www.maricopaaz.gov/maricopaearthshakes



Sep 11 2023 08:26AM

85138

Pinal County



NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by CIVL Consultants on behalf of Emerson Holdings. A request to amend the current zoning for the 44.81-acre site located south of Steen Road and Murphy Road from CR2 PAD & CR3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, & Open Space to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # R2023-01 & GFA23-04).

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

1st Planning and Zoning:

Date: September 25, 2023

Time: 6:00 PM

Location:

Maricopa Library & Cultural Center
Maple Room 18160 N. Mayo Angelou Dr.
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: October 23, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
38700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: November 21, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
38700 W. Civic Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Scheerer 520-316-6980 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates



Sep 11 2023 08:04AM
W Peters & Nall Rd
Pinal County



NOTICE OF PUBLIC HEARING

CITY OF MARICOPA

ZONING



PROPOSAL: Murphy Park by CVC Consultants on behalf of Emmerson Holdings. A request to amend the current zoning for the 4.485-acre site located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a master amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential & Open Space, to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # PAD23-01 & GND23-04).

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

1st Planning and Zoning:	2nd Planning and Zoning:	City Council Meeting:
Date: September 25, 2023	Date: October 23, 2023	Date: November 21, 2023
Time: 6:00 PM	Time: 6:00 PM	Time: 6:00 PM
Location: Maricopa Library & Cultural Center, Maple Room 18160 N. Maya Angelou Dr, Maricopa, AZ 85138	Location: City Hall Council Chambers, 39700 W. Civic Center Plaza, Maricopa, AZ 85138	Location: City Hall Council Chambers, 39700 W. Civic Center Plaza, Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Schaefer, 520-316-6980 or Derek.Schaefer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates



Sep 11, 2023 07:42AM
W Steen Rd
Pinal County



NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by C3, Consultants on behalf of Emmerison Holdings. A request to amend the current zoning for the ~485-acre site located south of Sleen Road and Murphy Road from CR2 PAD & CR3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential Master Planned Community, Low Density Residential & Open Space, to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses. (Case # PAD23-01 & GPD23-04)

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

1st Planning and Zoning:

Date: September 25, 2023

Time: 6:00 PM

Location:

Maricopa Library & Cultural Center

Maple Room 18160 N. Maya Angelou Dr.

Maricopa, AZ 85138

2nd Planning and Zoning:

Date: October 23, 2023

Time: 6:00 PM

Location: City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council Meeting:

Date: November 21, 2023

Time: 6:00 PM

Location: City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Scheerer 520-316-6060 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates

Sep 11, 2023 07:21AM

85138

Pinal County

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the South of Steen Rd & Murphy Rd, in the City of Maricopa, on 10/11/2023.

See attached photo exhibit.

For applicant:

CVL Consultants

Dynamite Signs

Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/11/2023 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-24





NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by CVA Consultants on behalf of Emmerson Holdings. A request to amend the current zoning for the 4.481-acre site located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a map amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, & Open Space, to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # PAD23-01 & GPC23-04).

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

Neighborhood Meeting:

Date: October 26, 2023

Time: 5:30 PM

Location:

Maricopa Library & Cultural Center
Maple Room 18180 N. Mayia Angelou Dr.
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: November 13, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: December 5, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Schierer 520-315-6900 or Derek.Schierer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates



Oct 11, 2023 01:50PM
85138
Pinal County



NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by CVL Consultants on behalf of Emmerson Holdings: A request to amend the current zoning for the 4485-acre site located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential & Open Space to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # PAD23-01 & CR23-04).

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

Neighborhood Meeting:

Date: October 26, 2023
Time: 5:30 PM
Location: Maricopa Library & Cultural Center
Maple Room 18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: November 13, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: December 5, 2023
Time: 8:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Scheerer 520-316-6880 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates

Oct 11 2023 01:53PM
W Peters & Nall Rd
Pinal County





NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by CML Consultants on behalf of Emerson Holdings: A request to amend the current zoning for the 4-481-acre site located south of Sleen Road and Murphy Road from CR2 PAD & CR3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, & Open Space, to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # PA2023-01 & GRA23-04)

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

Neighborhood Meeting:

Date: October 26, 2023
Time: 5:30 PM
Location: Maricopa Library & Cultural Center
Maple Room 18160 N. Maya Angelou Dr
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: November 13, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: December 5, 2023
Time: 6:00 PM
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Scheerer 602-315-6980 or Derek.Scheerer@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates



Oct 11, 2023 02:03PM

85138

Pinal County



NOTICE OF PUBLIC HEARING CITY OF MARICOPA ZONING



PROPOSAL: Murphy Park by CVA Consultants on behalf of Emmerson Holdings: A request to amend the current zoning for the 4.48-acre site located south of Sleen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall RPD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, & Open Space to overall Master Planned Community. The intention is to allow for a community consisting of residential, business park, & employment uses (Case # PAD23-11 & CR23-14).

Current Zoning: CR-2 & CR-3 PAD (Single Family)

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

Neighborhood Meeting:

Date: October 26, 2023

Time: 5:30 PM

Location:

Maricopa Library & Cultural Center
Maple Room 18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

2nd Planning and Zoning:

Date: November 13, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Meeting:

Date: December 5, 2023

Time: 6:00 PM

Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

For questions or comments regarding this case contact case planner: Derek Scherer: (520) 315-6960 or Derek.Scherer@maricopa-az.gov
www.maricopa-az.gov/maricopaparticipants



Oct 11, 2023 01:59PM
W Sleen Rd
Pinal County

Exhibit F

Sign Posting Location

Murphy Park

Sign Posting Locations Map

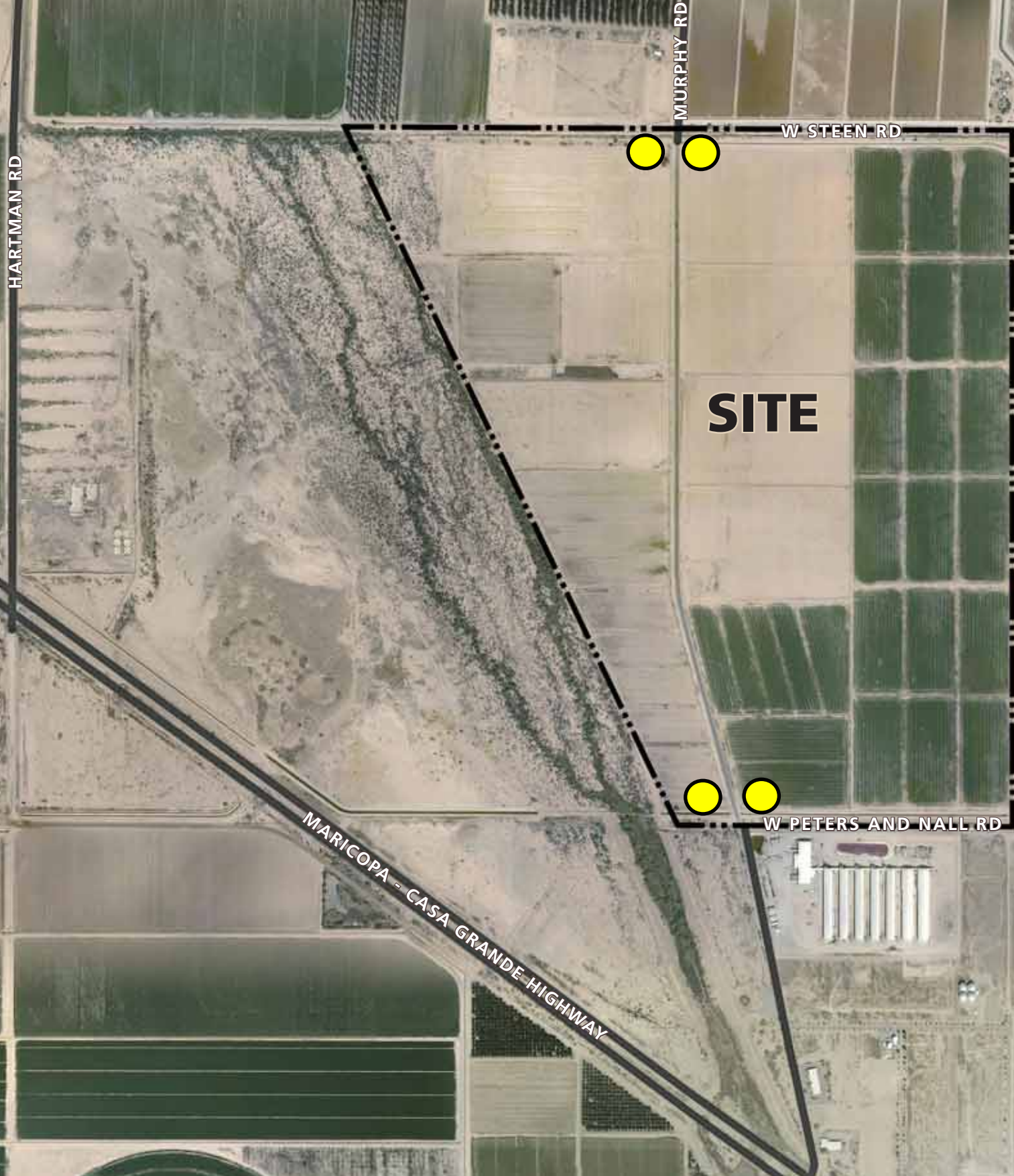


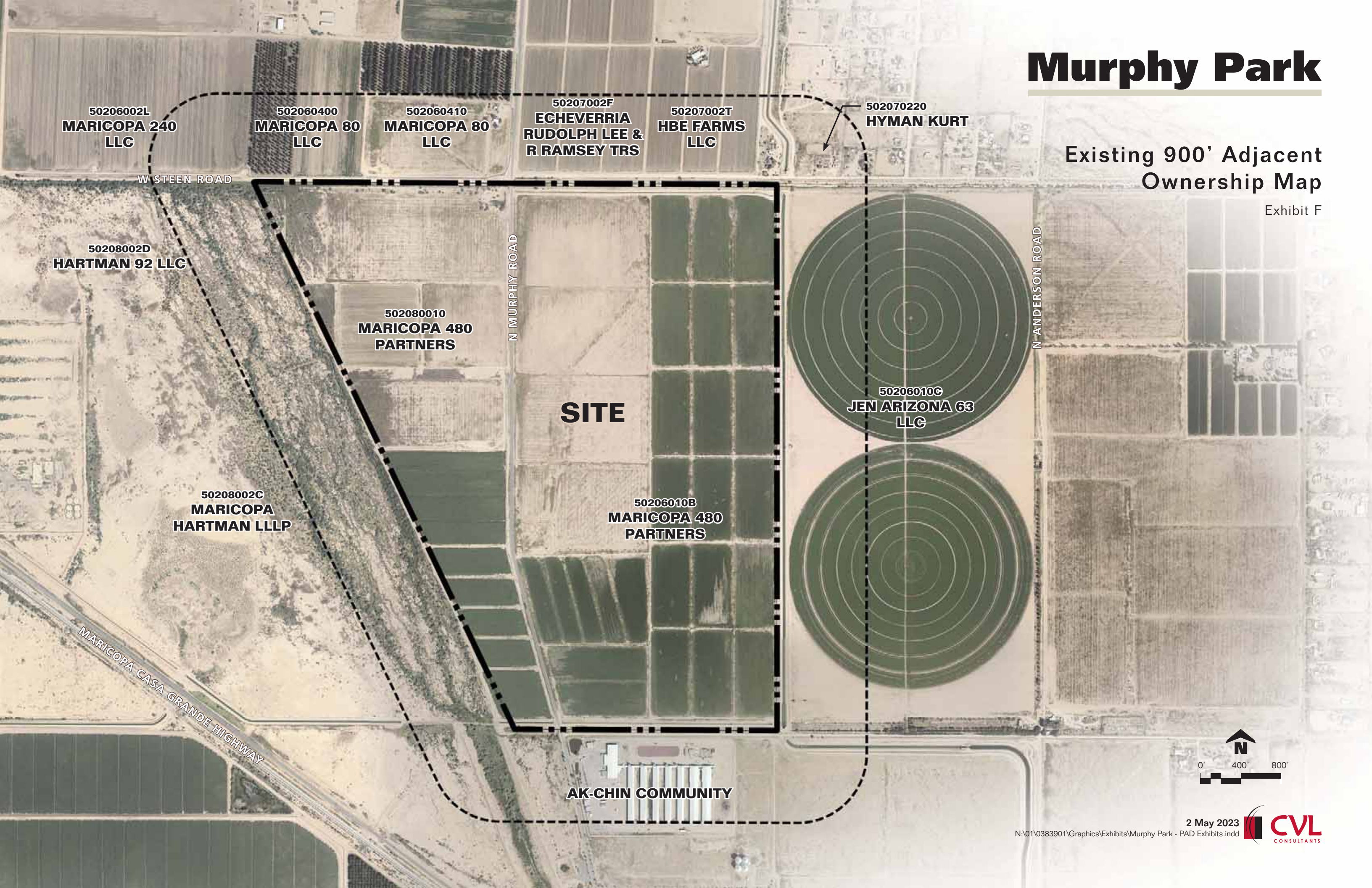
Exhibit G

900' Adjacent Ownership Map

Murphy Park

Existing 900' Adjacent
Ownership Map

Exhibit F



50206002L
MARICOPA 240
LLC

502060400
MARICOPA 80
LLC

502060410
MARICOPA 80
LLC

50207002F
ECHEVERRIA
RUDOLPH LEE &
R RAMSEY TRS

50207002T
HBE FARMS
LLC

502070220
HYMAN KURT

50208002D
HARTMAN 92 LLC

502080010
MARICOPA 480
PARTNERS

50208002C
MARICOPA
HARTMAN LLLP

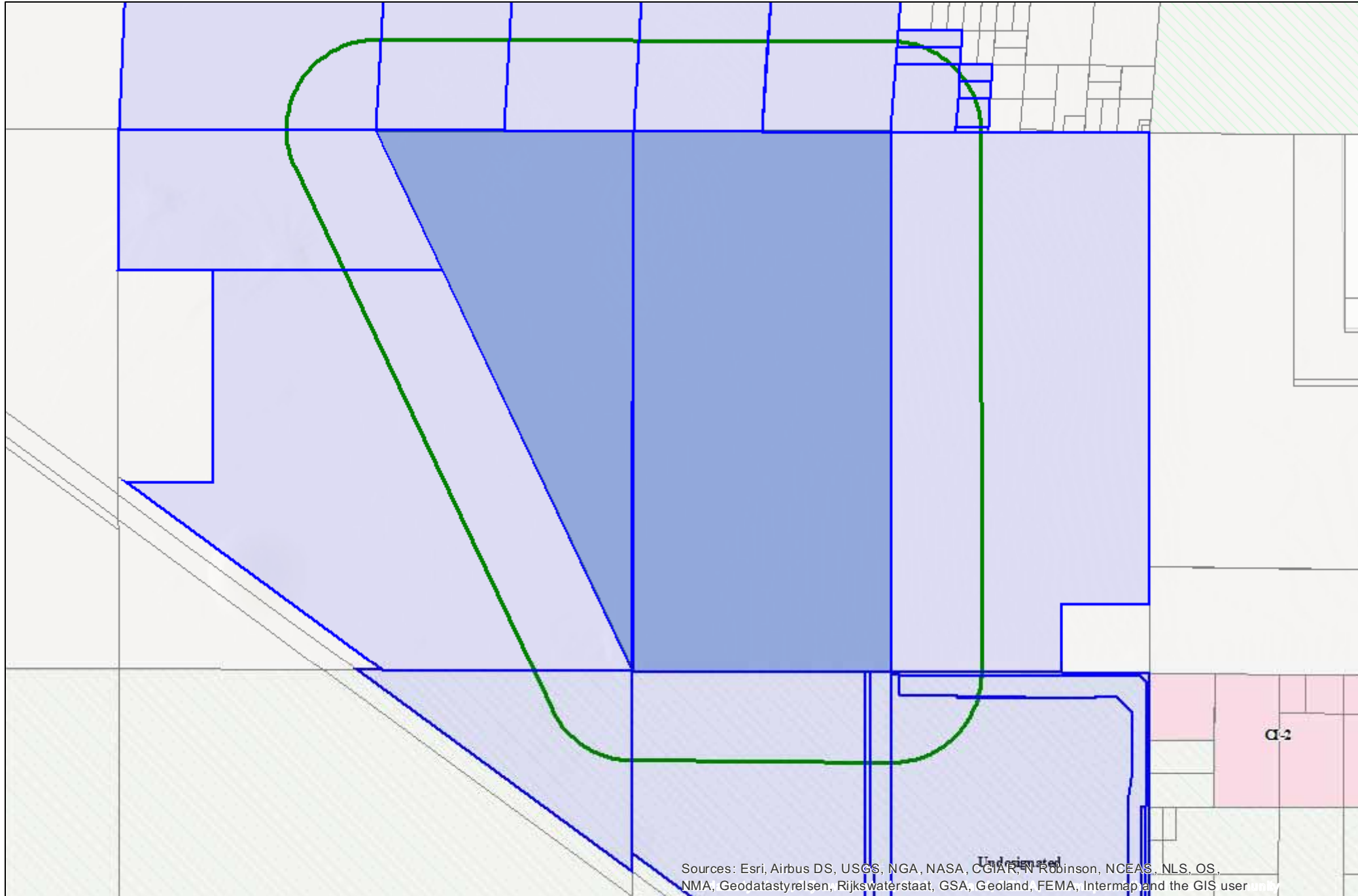
50206010B
MARICOPA 480
PARTNERS

50206010C
JEN ARIZONA 63
LLC

SITE

AK-CHIN COMMUNITY





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

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

Exhibit H

**900' Notification
Mailing List & Labels**

HARTMAN 92 LLC
PO BOX 1328
QUEEN CREEK, AZ 85142

MARICOPA 240 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

REED SHARON
14841 N SAPPHIRE AVE
MARICOPA, AZ 85138

HBE FARMS LLC
34621 W LA BREA RD
MARICOPA, AZ 85138

USA IN TRUST FOR AK-CHIN IN...
42507 W PETERS & NALL RD
MARICOPA , AZ 85138

REED SEAN E & SHARON
14841 N SAPPHIRE AVE
MARICOPA, AZ 85138

OZORIO ROSA E GARCIA
15383 N SADDLEBACK VISTA A...
MARICOPA, AZ 85138

USA IN TRUST FOR AK-CHIN IN...
45207 W PETERS AND NALL RD
MARICOPA, AZ 85139

REED SEAN E & SHARON
14841 N SAPPHIRE AVE
MARICOPA, AZ 85138

CITY OF MARICOPA, PLANNING
ATTN: DEREK SCHEERER
39700 W. CIVIC CENTER PLAZA
MARICOPA, AZ 85138

USA IN TRUST FOR AK-CHIN IN...
42507 W PETERS & NALL RD
MARICOPA , AZ 85138

HYMAN KURT
PO BOX 701
MARICOPA, AZ 85139

RAJKARAN RUPESH
6848 W DALE LN
PEORIA, AZ 85383

MARICOPA HARTMAN LLLP
6325 N 75TH ST
SCOTTSDALE, AZ 85250

ECHEVERRIA RUDOLPH LEE & ...
34621 W LA BREA RD
MARICOPA, AZ 85138

JEN ARIZONA 63 LLC
2222 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

MARICOPA 80 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 480 PARTNERS
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 480 PARTNERS LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

MARICOPA 80 LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

900' Notification List		
Parcel Identification Number	Property Owner Name	Address
502060400	MARICOPA 80 LLC	7377 N SCOTTSDALE RD STE B..., PARADISE VALLEY, AZ 85253
502060410	MARICOPA 80 LLC	7376 N SCOTTSDALE RD STE B..., PARADISE VALLEY, AZ 85253
502070220	HYMAN KURT	PO BOX 701, MARICOPA, AZ 85139
502080010	MARICOPA 480 PARTNERS LLC	7375 N SCOTTSDALE RD STE B..., PARADISE VALLEY, AZ 85253
502100320		
50206002L	MARICOPA 240 LLC	7373 N SCOTTSDALE RD STE B..., PARADISE VALLEY, AZ 85253
50206010B	MARICOPA 480 PARTNERS	7374 N SCOTTSDALE RD STE B..., PARADISE VALLEY, AZ 85253
50206010C	JEN ARIZONA 63 LLC	2222 W PINNACLE PEAK RD ST..., PHOENIX, AZ 85027
50207002F	ECHVERRIA RUDOLPH LEE & R RAMSEY TRS	34621 W LA BREA RD, MARICOPA, AZ 85138
50207002T	HBE FARMS LLC	34621 W LA BREA RD, MARICOPA, AZ 85138
50207007C	REED SHARON	14841 N SAPPHIRE AVE, MARICOPA, AZ 85138
50207021D	RAJKARAN RUPESH	6848 W DALE LN, PEORIA, AZ 85383
50208002C	MARICOPA HARTMAN LLLP	6325 N 75TH ST, SCOTTSDALE, AZ 85250
50208002D	HARTMAN 92 LLC	PO BOX 1328, QUEEN CREEK, AZ 85142
50210001A	USA IN TRUST FOR AK-CHIN INDIAN COMM	42507 W PETERS & NALL RD, MARICOPA , AZ 85138
50210001C	USA IN TRUST FOR AK-CHIN INDIAN COMM	42509 W PETERS & NALL RD, MARICOPA , AZ 85138
50210001E	USA IN TRUST FOR AK-CHIN INDIAN COMM	42508 W PETERS & NALL RD, MARICOPA , AZ 85138
NAP		
NAP		
NAP		



Exhibit I

Neighborhood Meeting Summary

MEETING MINUTES

July 13, 2023

Meeting: Murphy Park (Case #s PAD23-01 & GPA23-04) – Neighborhood Meeting
Location: Maple Room, Maricopa Library & Cultural Center
18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date: Thursday, July 13, 2023
Start Time: 6:00 p.m. Estimated Ending Time: 7:00 p.m.
Attendees: Members of the Development Team in attendance:
Julie Vermillion and Parker Froelich – CVL Consultants
No members of the public were in attendance.

The neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications currently in progress for the Murphy Park community was held at 6:00 pm on Thursday, July 13, 2023 in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter for this meeting, the above-mentioned applications are to amend the +/-481-acre site generally located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, and Open Space, to an overall land use of Master Planned Community. The intention is to allow for development of a community consisting of residential, business park, and employment uses (Case # PAD23-01 & GPA23-04).

The meeting minutes are as follows:

1. The in person meeting at Maricopa Library & Cultural Center opened to the public at 6:00 pm with a member of the development team available to share information related to the project. No members of the public were in attendance.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room. A copy of this presentation is attached for reference.
3. Sign-in sheets, handouts, and copies of the presentation were made available.
4. The meeting was adjourned at 6:00 pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: July 13, 2023

Attachments: Power Point Presentation.

NEIGHBORHOOD MEETING

Sign-in Sheet

Date and Time:	July 13, 2023 at 6:00 pm
Location:	Maple Room, Maricopa Library and Cultural Center
Address:	18160 N Maya Angelou Drive in Maricopa, Arizona 85138

[illegible]

MURPHY PARK

NEIGHBORHOOD MEETING

Project Comments

Date and Time:	July 13, 2023 at 6:00 pm
Location:	Maple Room, Maricopa Library and Cultural Center
Address:	18160 N Maya Angelou Drive in Maricopa, Arizona 85138

Please provide the information outlined below, as well as any comments about the project.

Contact Information

Name:
Address:
Phone:
Email:

Comments:

Comment sheets are blank
as no neighbors were in
attendance.

MEETING MINUTES

October 26, 2023

Meeting: Murphy Park (Case #s PAD23-01 & GPA23-04) – Neighborhood Meeting
Location: Maple Room, Maricopa Library & Cultural Center
18160 N Maya Angelou Drive, Maricopa, Arizona 85138
Date: Thursday, October 26, 2023
Start Time: 5:30 p.m. Estimated Ending Time: 6:30 p.m.
Attendees: Members of the Development Team: Julie Vermillion & Parker Froelich
Members of City staff in attendance: Derek Scheerer
Members of the public in attendance: Kurt Hyman; 520-568-2454;
kurt.hyman@outlook.com

The follow up neighborhood meeting for the companion Planned Area Development (PAD) and Major General Plan Amendment (GPA) applications in progress for the Murphy Park community was held at 5:30 pm on Thursday, October 26, 2023, in the Maple Room of the Maricopa Library & Cultural Center located at 18160 N Maya Angelou Drive, Maricopa, Arizona 85138.

As stated in the notification letter, the above-mentioned applications are to amend the +/-481-acre site generally located south of Steen Road and Murphy Road from CR-2 PAD & CR-3 PAD to overall PAD zoning and for a major amendment to the general plan land use designation from Medium Density Residential, Master Planned Community, Low Density Residential, and Open Space, to an overall land use of Master Planned Community. The intention is to allow for development of a community consisting of residential, business park, and employment uses.

The meeting minutes are as follows:

1. The meeting at Maricopa Library & Cultural Center opened to the public at 5:00 pm with two members of the development team available to share information related to the project. Derek Scheer with the City of Maricopa and one member of the public, Kurt Hyman, were in attendance.
2. A Power Point presentation detailing the project was displayed on the television in the meeting room and discussed. A copy of this presentation is attached for reference.
3. Kurt provided feedback regarding the regional drainage solution and asked about the intended timeframe for development and noted that he would like if the project helps to increase property values in the area.
4. The meeting was adjourned at 6:30 pm.

END OF MINUTES

Prepared by: Julie Vermillion
Date Prepared: October 26, 2023

Attachments: Power Point Presentation.

10/26
Neighborhood
Meeting

PAB22-17/GPA23-02 Pecan Groves
PAB23-01/GPA23-04 Murphy Park

Name	Contact Info
KURT HYMAN	520 568-2858 KURT.HYMAN@OUTLOOK.COM
Derek Scheerer	p. 520-316-6980 Derek.Scheerer@maricopa-az.gov

Murphy Park

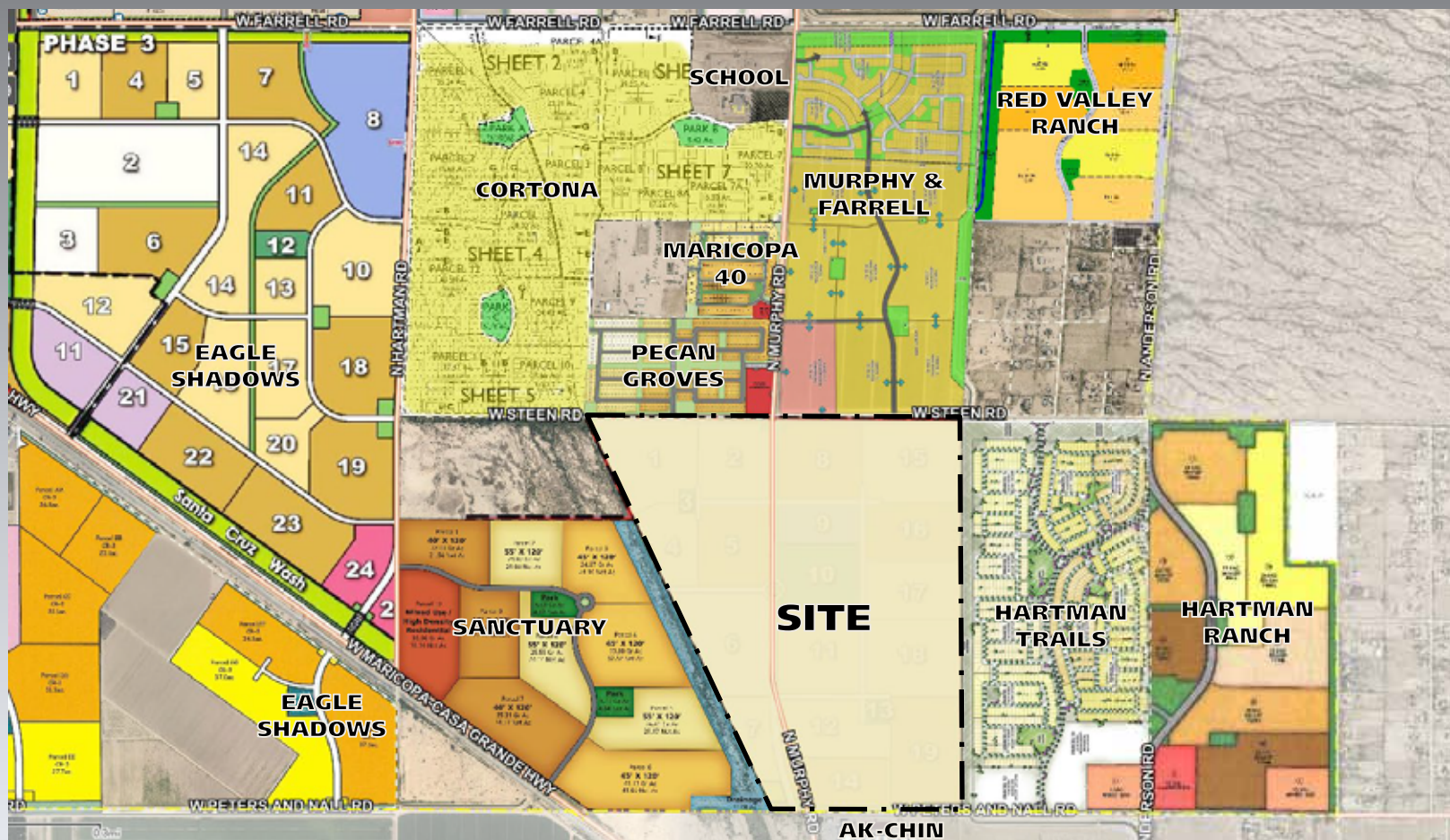
**GPA & PAD
Neighborhood Meeting**



Vicinity Map

Murphy Park is located directly south of the Steen Road and Murphy Road intersection in Maricopa, Arizona.

Acreage: ±481 acres



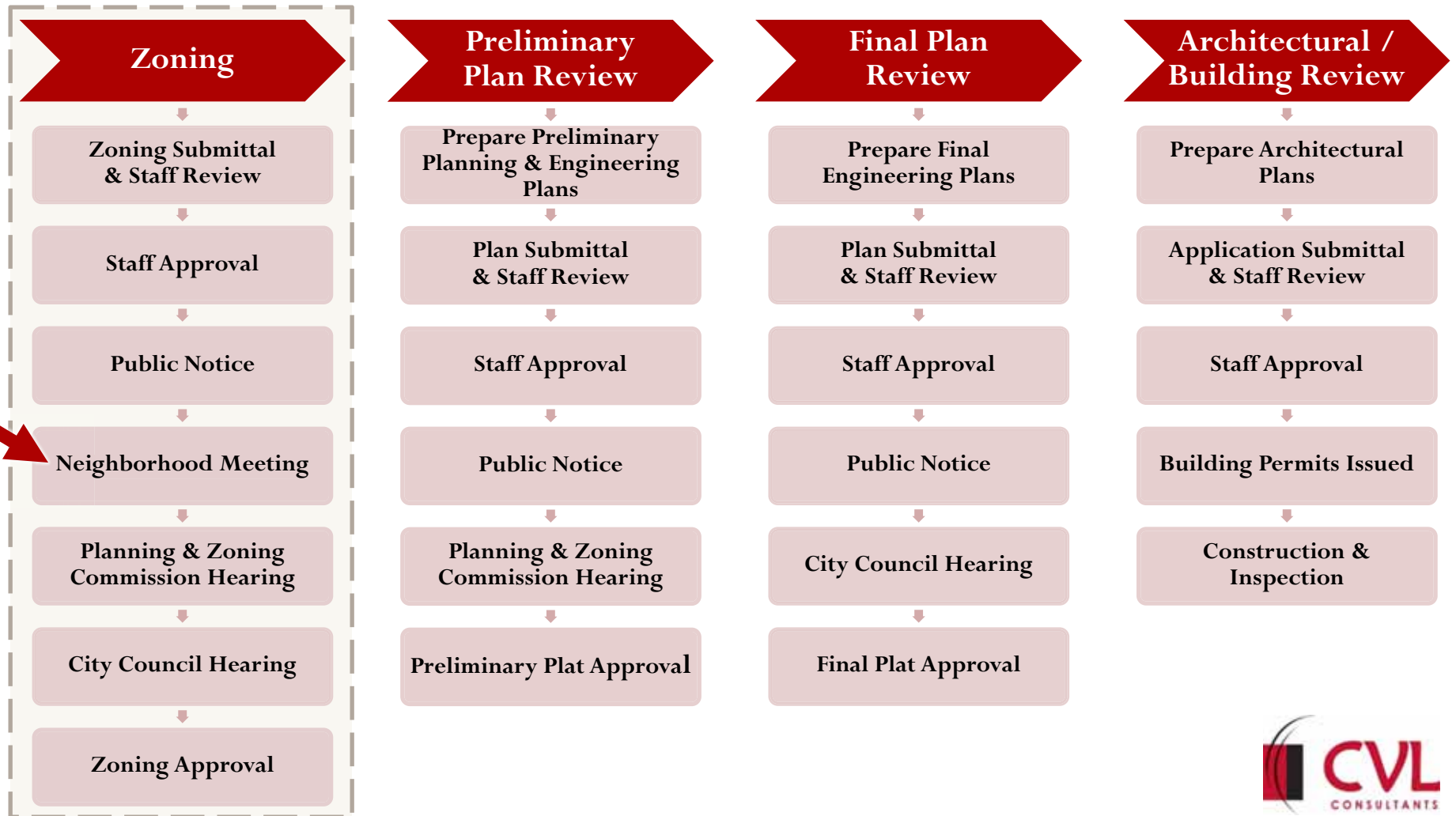
City of Maricopa Development Map

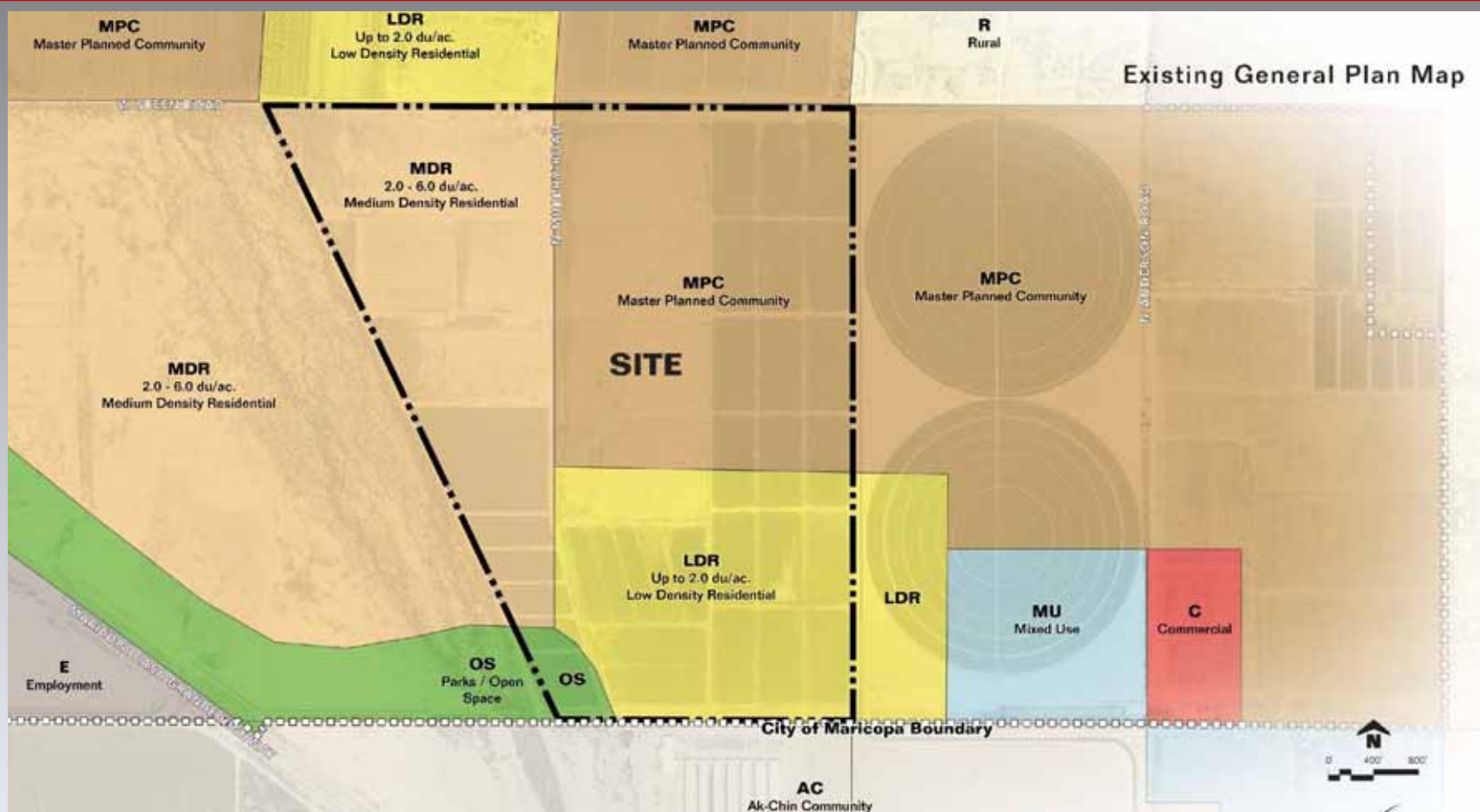
Surrounding developments include land planned for future master planned communities to the north, east, and west. To the south is Hickman's Egg Farm and undeveloped land outside of City limits within the Ak-Chin jurisdiction.

The colors on the map represent a variety of residential, park/open space, commercial, office, and industrial land uses.

City of Maricopa Process Overview

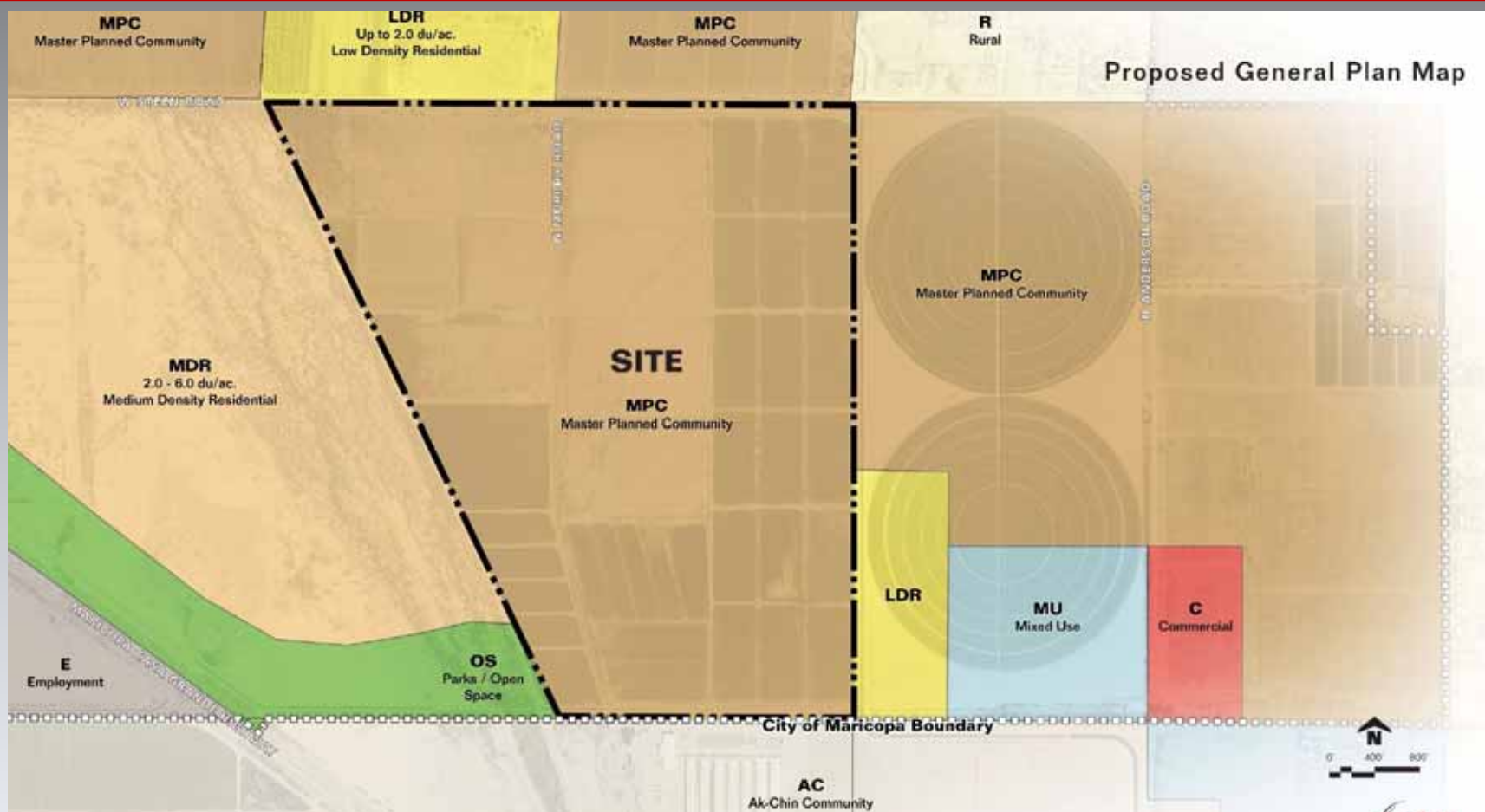
Current Process: Zoning





Existing General Plan

The parcel is split into a combination of primarily Master Planned Community and Medium Density Residential with small portions planned for Low Density Residential and Open Space.



Proposed General Plan

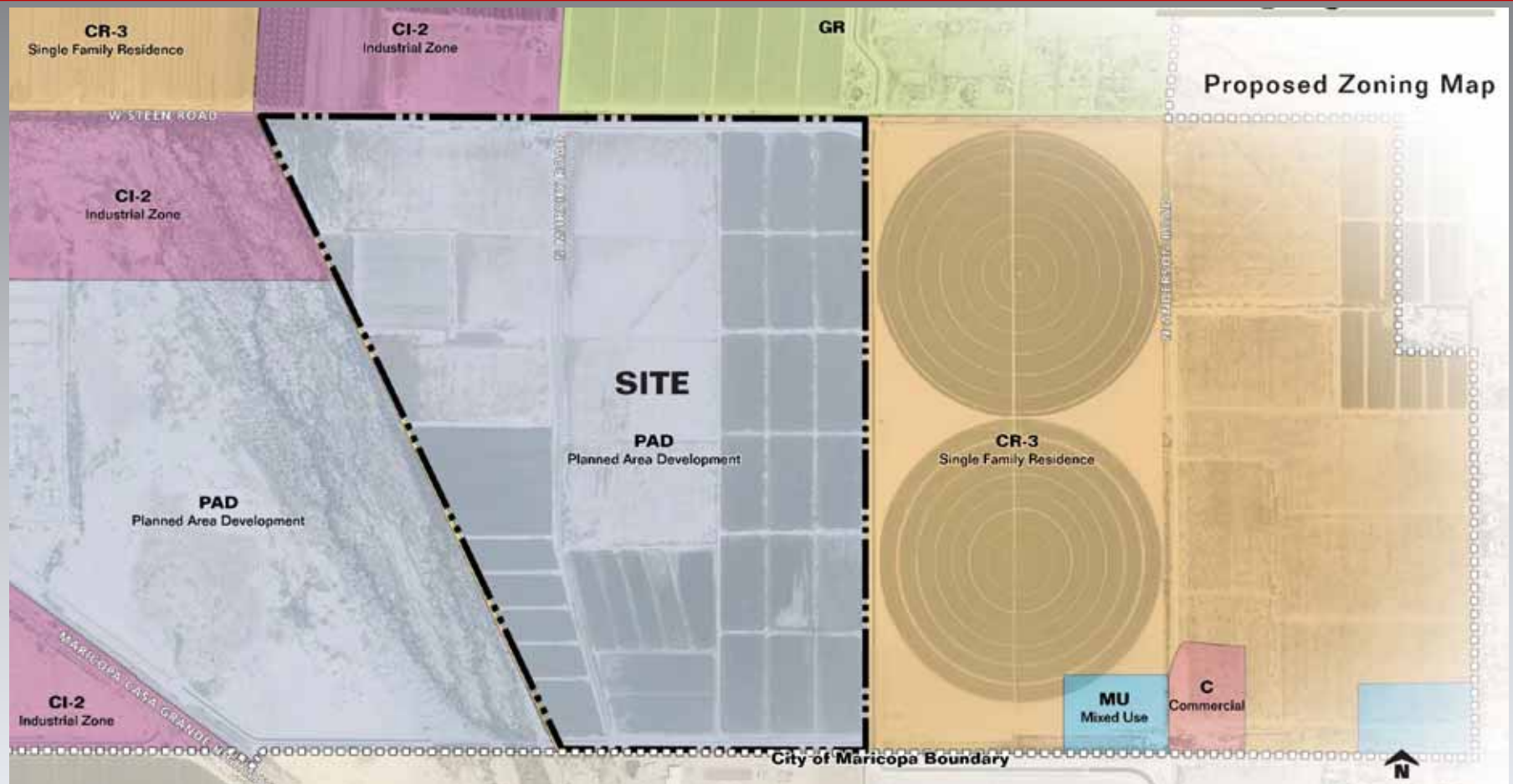
Master Planned Community is proposed overall for consistency.



Existing Zoning

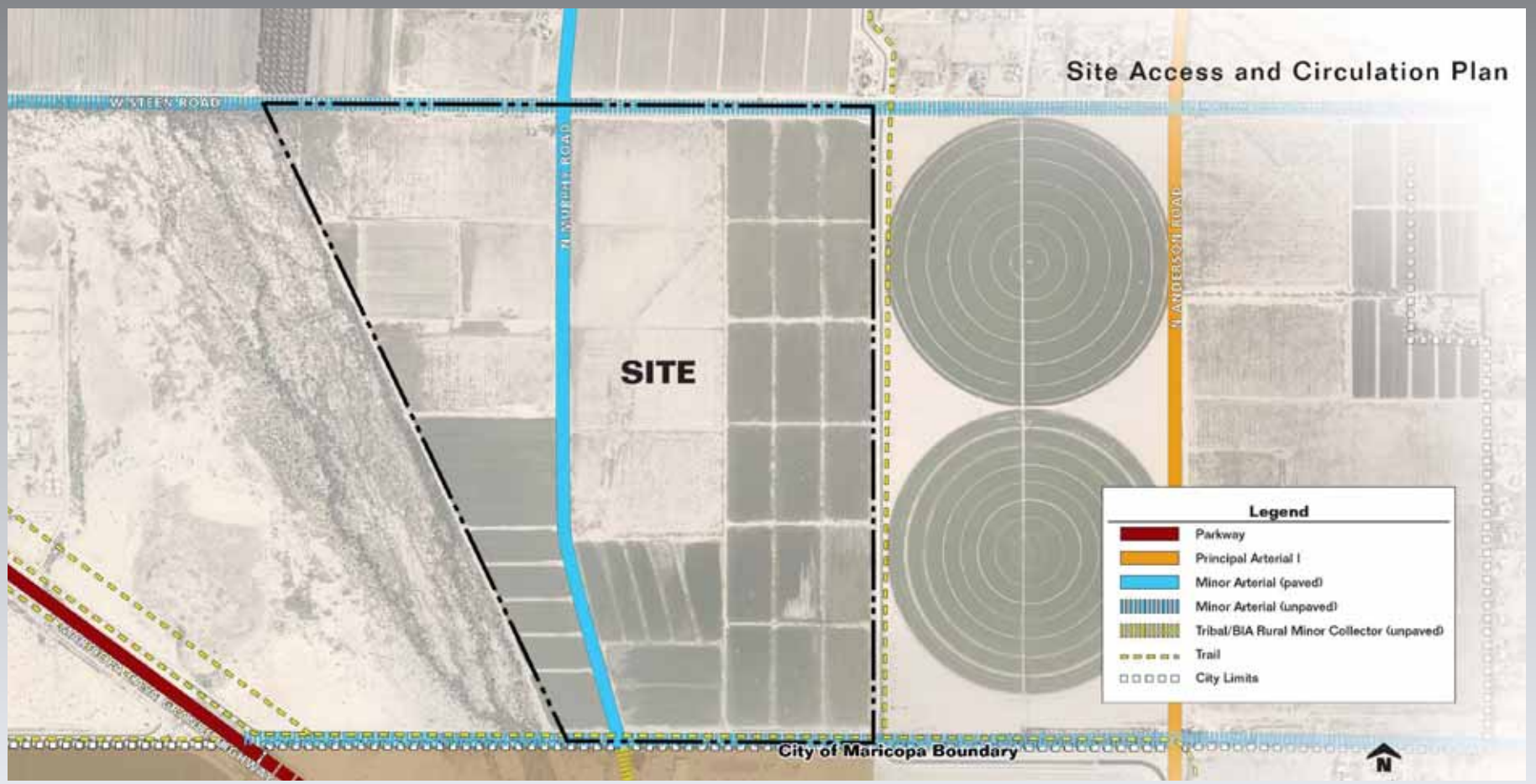
The parcel is split into a combination of primarily CR-3 PAD with a small portion planned for CR-2 PAD.

PAD refers to Planned Area Development which is a custom zoning district created for the community.



Proposed Zoning

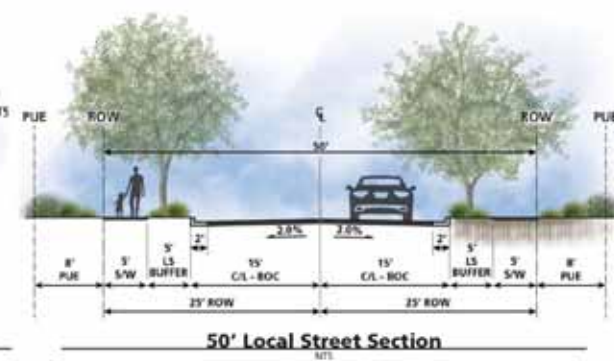
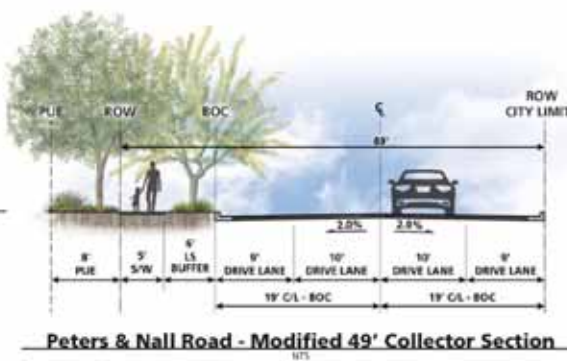
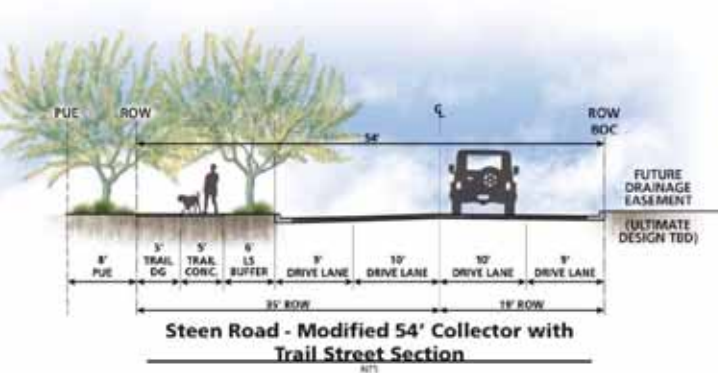
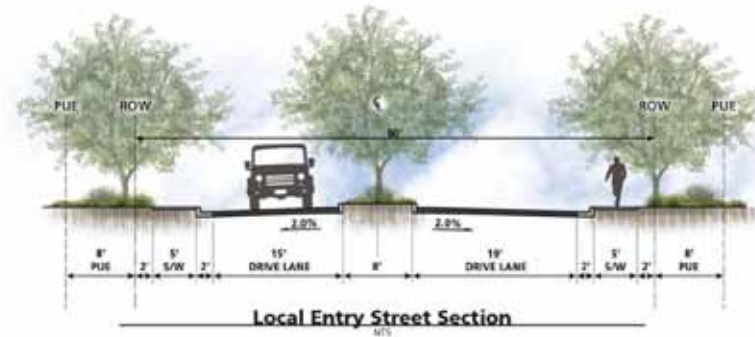
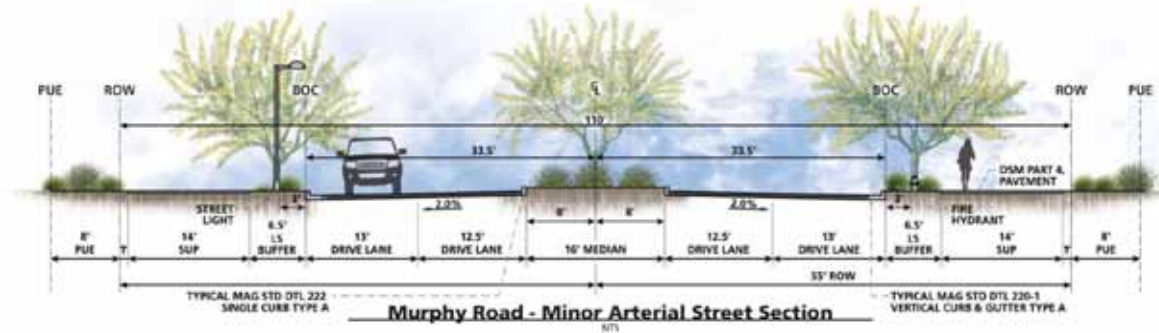
A new Planned Area Development (PAD) is proposed overall for consistency and the flexibility to create a custom development specific to this site.



Circulation Plan

Murphy Park

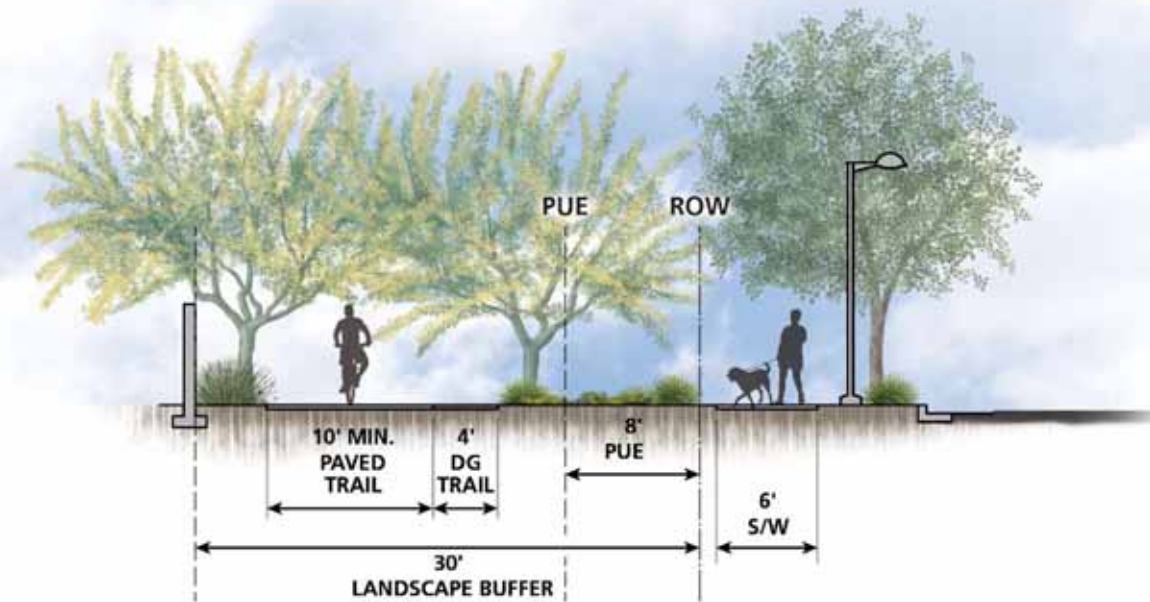
Street Sections/Streetscape



Notes: Modified Sections as requested by City of Manassas Engineering in neighboring Arden Trails project

Murphy Park

Typical Landscape Buffer/Pedestrian Trail Section Detail



Buffer/Pedestrian Trail Section
NTS



Murphy Park

Character/Concept Photos
Entry & Wall Concepts



Murphy Park

Character/Concept Photos
Residential Amenities





Murphy Park

Character/Concept Photos
Employment





Murphy Park

Character/Concept Photos
Business



Questions?