

Citizen Participation Plan

Industrial Triangle

GPA24-04

September 25, 2024

Greetings from the City of Maricopa Planning Department,

This email is to inform you of a City initiated Major General Plan Amendment to the Maricopa General Plan 2040. The proposed amendment, along with information regarding the request can be found in the body of the document below.

The City of Maricopa General Plan can be viewed here: <https://www.maricopa-az.gov/departments/planning-maricopa-general-plan>

Below are public hearing meeting dates and locations associated with the proposed amendment:

- **Monday, December 9, 2024: Planning Commission 1st Public Hearing, 6:00 p.m.**
Maricopa Library and Cultural Center: 18160 N. Maya Angelou Drive.
- **Monday, December 23, 2024: Planning Commission 2nd Public Hearing, 6:00 p.m.**
Maricopa City Hall Council Chambers: 39700 W. Civic Center Plaza.
- **Tuesday, January 21, 2025: City Council Public Hearing, 6:00 p.m.**
Maricopa City Hall Council Chambers: 39700 W. Civic Center Plaza.

Please remit any comments or questions to Rick Williams with the Maricopa Planning Department no later than the end of business on **November 25, 2024.**

Best regards,



Rick Williams
Planning Manager
Development Services
39700 W. Civic Center Plaza
Maricopa, AZ 85138
p: 520-316-6921
e: Richard.williams@maricopa-az.gov

NOTICE OF PUBLIC HEARING(S)

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

Project Name and Location

Industrial Triangle Major General Plan Amendment

Generally Located south of the MCGH, east of N. Porter Road, east of N. White and Parker, and north of W. Peters and Nail Road.

Case Number(s)

General Plan Amendment Request: GPA24-04

Turn card over for more information.



Development Services
Department



PROJECT INFORMATION

How to learn more and comment

Project Name and Case Number(s)

Industrial Triangle
Major General Plan Amendment
Case #GPA24-04

Applicant Representative
City of Maricopa
Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov



Scan QR Code for more information

Project Description

The City of Maricopa is initiating a request for a Major General Plan Amendment amending the land use designation for approximately 716.5 gross acres of land from Master Planned Community (MPC), Medium Density Residential (MDR), and Open Space (OS) to the Employment (E) designation. The proposed amendment is generally located south of the Maricopa-Casa Grande Highway, east of N. Porter Road, east of N. White and Parker Road, and north of W. Peters and Nall Road. The Employment (E) land use category is a broad designation that accommodates numerous types of development. Preferred uses include lighter industrial uses such as light manufacturing and business park development, professional offices, medical facilities, etc.

Public Hearing Dates and Time

<u>1st Planning Commission</u>	<u>Planning Commission</u>	<u>City Council</u>
December 9, 2024 - 6:00pm <u>Maricopa Library (Off-site)</u> 18160 N. Maya Angelou Drive Maricopa, AZ 85138	December 23, 2024 - 6:00pm Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	January 21, 2025 - 6:00pm Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

Project application materials may be viewed in person at:

Development Services Department
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Department

If you have an interest in this request, contact the following Planning and Zoning Department staff member:

Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Andy Juarez, 520-316-6972 para la información.**

NOTICE OF NEIGHBORHOOD MEETING

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

Project Name and Location

Industrial Triangle Major General Plan Amendment

Generally Located south of the MCGH, east of N. Porter Road, east of N. White and Parker, and north of W. Peters and Nail Road.

Case Number(s)

General Plan Amendment Request: GPA24-04

Turn card over for more information. 



Development Services
Department



PROJECT INFORMATION

How to learn more and comment

Project Name and Case Number(s) Applicant Representative

Industrial Triangle
Major General Plan Amendment
Case #GPA24-04

City of Maricopa
Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov



Scan QR Code for more information

Project Description

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Neighborhood Meeting Date and Time

Rick Williams
520-316-6921
Richard.williams@maricopa-az.gov

Industrial Triangle Neighborhood Meeting

November 6, 2024 @ 6:00pm
Maricopa Library and Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Andy Juarez, 520-316-6972 para la información.**

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

600-foot Property Owner List

UNION PACIFIC RAILROAD	OMAHA	NE
MORIC NICO TR	MARICOPA	AZ
CITY OF MARICOPA	MARICOPA	AZ
PINAL FEEDING COMPANY	TEMPE	AZ
PROPERTY RESERVE ARIZONA LLC	SALT LAKE CITY	UT
AZ GRAIN INC	CASA GRANDE	AZ
PROPERTY RESERVE ARIZONA LLC	SALT LAKE CITY	UT
AZ GRAIN INC	CASA GRANDE	AZ
ELECTRICAL DISTRICT NO 3	MARICOPA	AZ
PINAL ENERGY LLC	MARICOPA	AZ
NORTHSIDE HAY COMPANY INC	TEMPE	AZ
MARICOPA INDUSTRIAL PARK 422	SCOTTSDALE	AZ
LTP MANAGEMENT LIMITED PSHIP LLLP	GLENDALE	AZ
EAGLE SHADOW LLC	SCOTTSDALE	AZ
LTP MANAGEMENT LIMITED PSHIP LLLP	GLENDALE	AZ
EAGLE SHADOW LLC	SCOTTSDALE	AZ
DUNN WILLIAM JR & REBECCA DUNN FAM TR	KEARNY	AZ
SMITH JD LIVING TR	MARICOPA	AZ
UNION PACIFIC RAILROAD	OMAHA	NE
KELLY OWEN J & SHIRLEY M TRS	MARICOPA	AZ
SAN TRAVASA LLC	SCOTTSDALE	AZ
EAGLE SHADOW LLC	SCOTTSDALE	AZ
KDJJ ENTERPRISES INC	CASA GRANDE	AZ
HYPONEX CORPORATION	MARYSVILLE	OH
PROPERTY RESERVE ARIZONA LLC	SALT LAKE CITY	UT
CLARK INVESTMENTS LLC	MARICOPA	AZ
SMITH JD LIV TRUST	PHOENIX	AZ
RED RIVER CATTLE LLP	TEMPE	AZ
Rick Williams - City of Maricopa	Maricopa	AZ



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43040

84151

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85044

85284

85138

60-day Distribution List for Major GPA

Agency	Contact	Email
Ak-Chin	Elaine Peters	EPeters@ak-chin.nsn.us
Ak-Chin	Duane Antone	diantone@ak-chin.nsn.us
Ak-Chin	Sandra Shade	Sandra.Shade@ak-chin.nsn.us
Ak-Chin	Tim Costello	TCostello@ak-chin.nsn.us
Arizona Commerce Authority	Keith Watkins, Senior Vice President, Economic/Rural Development	keithw@azcommerce.com
Arizona Dept of Environmental Quality	Amanda Stone	stone.amanda@azdeq.gov
Arizona Dept of Environmental Quality	Misael Cabrera	cabrera.misael@azdeq.gov
Arizona DOT	Randy Everett, Agency Director	REverett@azdot.gov
Arizona Dept of Water Resources	Thomas Buschatzke, Director	tbuschatzke@azwater.gov
Arizona Soaring Inc (Sailport)	Jason Stephens	jason@azsoaring.com
Arizona State Land	Joe Charles	jcharles@azland.gov
Arizona State Land	Karen Dada, Planner III	kdada@azland.gov
Casa Grande	Paul Tice, Planning Director	ptice@casagrandeaz.gov
Central Arizona Assoc of Governments	Andrea Robles, Executive Director	arobles@cagaz.org
Central Arizona Assoc of Governments	Travis Ashbaugh	tashbaugh@cagaz.org
ED3	Scott Kelly	scott@ed-3.org
Gila River Indian Community	Kimberly Cooper, Director	Kimberly.cooper.LUPZ@gric.nsn.us
Gila River Indian Community	Corinna Ortiz	Corinna.ortiz.lupz@gric.nsn.us
Global Water	Jon Corwin	jon.corwin@gwresources.com
Global Water	Jason Thuneman	Jason.Thuneman@gwresources.com
Global Water	Ron Lakefield	ron.lakefield@gwresources.com
Goodyear	Christopher Baker, Dev Svcs Director	planning@goodyearaz.gov
Maricopa Assoc of Governments	Scott Wilken	swilken@azmag.gov
Maricopa County	Matthew Hom	Matthew.Holm@maricopa.gov
Maricopa Flood District	David Alley	dalley@maricopaafcd.com
Maricopa Unified School District	Jacob Harmon	jharmon@musd20.org
Maricopa-Stanfield Irrigation District	Shelly Walker	shelly@msidd.com
Maricopa-Stanfield Irrigation District	George Cairo	gcairo@gcairoinc.com
Pinal County	Gilbert Olgin, Planning Manager	gilbert.olgin@pinal.gov
Union Pacific RR	Rodney S. Carroll	rscarroll@up.com
MCDWID	William Collings	dnacivil@aol.com

[illegible]

NEWSPAPER NOTICE

**PUBLIC HEARING
AND PUBLIC MEETING
Case # GPA24-04**

**Planning & Zoning Commission Meeting
(1st Public Meeting - Offsite)
December 9, 2024 @ 6:00 PM
Maricopa Library and Cultural Center
18160 N. Maya Angelou Drive
Maricopa, AZ 85138**

**Planning & Zoning Commission Meeting
(2nd Public Meeting)
December 23, 2024 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**City Council
(Public Hearing)
January 21, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

NOTICE IS HEREBY GIVEN THAT at the above listed meetings, and PUBLIC HEARING will be held at the above stated date, time, and location.

The City of Maricopa has initiated a Major General Plan Amendment (GPA) for 716.5 gross acres of land from Master Planned Community (MPC), Medium Density Residential (MDR), and Open Space (OS) to the Employment (E) designation. The proposed amendment is generally located south of the W. Maricopa-Casa Grande Highway, east of N. Porter Road, east of N. White and Parker Road, and north of W. Peters and Nall Road.

You may download a copy of the draft changes on the City of Maricopa website, <http://www.maricopa-az.gov/meetingnotices>. 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 Development Services Department, Attn: Rick Williams, at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at Richard.williams@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact Rick Williams directly at (520) 316-6921.

November 13, 2024

Published in the Casa Grande Dispatch
November 19, 2024

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Farrell and Porter Rds, in the City of Maricopa, on 11/14/24.

See attached photo exhibit.

For applicant:

City of Maricopa

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 11/14/24 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



GENERAL PLAN AMENDMENT

CITY OF MARICOPA- PLANNING DIVISION



CASE #: GPA24-04:

The City of Maricopa has initiated a Major General Plan Amendment (GPA) for 716.5 gross acres of land from Master Planned Community (MPC), Medium Density Residential (MDR), and Open Space (OS) to the Employment (E) designation. The proposed amendment is generally located south of the W. Maricopa-Casa Grande Highway, east of N. Porter Road, east of N. White and Parker Road, and north of W. Peters and Nail Road

PLANNING COMMISSION OFF-SITE MEETING

Date: December 9, 2024
Time: 6:00 P.M.
Location: Maricopa Library
18160 Maya Angelou Dr
Maricopa, AZ 85138

PLANNING COMMISSION REGULAR MEETING

Date: December 23, 2024
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL PUBLIC HEARING

Date: January 21, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Rick Williams 520-316-6921 Email: Richard.Williams@maricopa-az.gov

Posting Date: 11/14/24

November 14, 2024 at 10:59 AM
+32.999443, -111.996368
37000-37088 W Peters And Nail Rd
Maricopa AZ 85138
United States



GENERAL PLAN AMENDMENT

CITY OF MARICOPA- PLANNING DIVISION



CASE #: GPA24-04:

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PLANNING COMMISSION

OFF-SITE MEETING

Date: December 9, 2024
Time: 6:00 P.M.
Location: Maricopa Library
18160 Maya Angelou Dr
Maricopa, AZ 85138

PLANNING COMMISSION

REGULAR MEETING

Date: December 23, 2024
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL

PUBLIC HEARING

Date: January 21, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Rick Williams 520-316-6921

Email: Richard.Williams@maricopa-az.gov

Posting Date: 11/14/24

November 14, 2024 at 10:31 AM

+32.999425,-111.969499

W Peters And Nail Rd

Maricopa AZ 85138

United States



GENERAL PLAN AMENDMENT

CITY OF MARICOPA- PLANNING DIVISION



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Maricopa, AZ 85138

PLANNING COMMISSION

REGULAR MEETING

Date: December 23, 2024
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Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL

PUBLIC HEARING

Date: January 21, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Rick Williams 520-316-6921 Email: Richard.Williams@maricopa-az.gov

Posting Date: 11/14/24

November 14, 2024 at 10:01 AM

+33-009811-111-973459

38301-38427 W. Cowtown Rd

Maricopa AZ 85138

United States



GENERAL PLAN AMENDMENT

CITY OF MARICOPA- PLANNING DIVISION



CASE #: GPA24-04:

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18160 Maya Angelou Dr
Maricopa, AZ 85138

PLANNING COMMISSION

REGULAR MEETING

Date: December 23, 2024
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL

PUBLIC HEARING

Date: January 21, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Rick Williams 520-318-8921

Email: Richard.Williams@maricopa-az.gov

Posting Date: 11/14/24

November 14, 2024 at 9:37 AM
+33.024094, -111.996678
N White And Parker Rd
Maricopa AZ 85138
United States



GENERAL PLAN AMENDMENT

CITY OF MARICOPA- PLANNING DIVISION



CASE #: GPA24-04:

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Location: Maricopa Library
18150 Maya Angelou Dr
Maricopa, AZ 85138

PLANNING COMMISSION REGULAR MEETING

Date: December 23, 2024
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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Date: January 21, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Rick Williams 520-316-6921 Email: Richard.Williams@maricopa-az.gov

Posting Date: 11/14/24

November 14, 2024 at 9:10 AM
+33.029334, -112.013484
41175 W Cowtown Rd
Maricopa AZ 85138
United States

